

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on April 28, 2025 at 5:30 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Charles E. Proctor called the meeting to order at 5:45 PM

Roll call was taken. Present were members Lance Smith, Ken Burgess, Charles Proctor, Steven Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson arrived at 6:04 PM.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Utilities Director John Bostic III, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, IT Director Mike Panak, Airport Manager Nathan Coleman, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Building Official Calvin Switzer, Principal Planner Rodney Corriveau, GIS/Community Planner Tommy-Lee Hunt, Water Treatment Plant Operator A Eric Martin, Code Specialist Jackie Boges, Officer Seth Healy, Officer and City Clerk Ricardo Quiñones.

The Invocation was led by Jackie Boges, Senior Code Specialist

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Phyllis Pervis - 8618 Gall Boulevard - raised multiple concerns:

- Delay in processing her commercial zoning request.
- Perception of unequal treatment of landowners.
- Issues related to abandoned and neglected properties near Lowe 's and Publix.
- Concerns about flooding caused by DR Horton's development and construction near her family's property.
- Requested a more realistic and efficient approach to meetings, preferably via Zoom for elderly and distant family members.

Planning Director Todd Vandenberg confirmed plans for a new future land use element and committed to expediting the timeline and engaging property owners, including virtual meetings. Mr. Vande Berg then explained the steps ahead, including planning meetings, PUD applications, and state review.

Vicky Wiggins - East Pasco Chamber of Commerce - provided community announcements:

- Advent Health ribbon cutting on May 7.
- Business breakfast on May 8th featuring disaster recovery funding discussion.
- Ribbon cutting for SNR Services on May 9th.
- Annual celebration scheduled for August 28, 2025.

MAYOR

1. Proclamation Hospital Week 2025

Mayor Monson proclaimed May 11—17, 2025 as Hospital Week in Zephyrhills in honor of Advent Health Zephyrhills. Representatives from the hospital accepted the recognition and expressed appreciation.

2. Homelessness Update

Chief Brewer presented updates on the City's Homelessness Response, including both law enforcement and nonprofit coordination through CHIPZ. Since forming in 2023 the ZPD's Community Response Team has processed - 218 service calls, 177 contacts, 12 long-term placements, 15 Baker Acts, 22 arrests, 79 citations and 33 camp disbandment's affecting 197 individuals. CHIPZ has distributed about \$23,000 in aid and employed a part-time social worker named Kathy McKenzie.

Kathy McKenzie shared efforts in connecting individuals to services and the personal story of successful client rehabilitation. Ms. McKenzie emphasized the importance of compassion and early intervention.

Discussion by Council included recognition of the community policing approach, support for expanding the program including potentially increasing staff and acknowledgment of public misconceptions about homelessness and the need for education.

3. CPH - Explanation of Extra Work for City Complex

Representatives from CPH and AD Morgan presented a phased overview of the City Yard Complex project and timeline of events. Council questioned early on how and why the budget spiked from \$19 million to \$28 million. CPH explained that soft costs were not factored into the original bid. [Soft costs are expenses that are not directly related to the physical building, such as design fees, permits, and inspections.]

Council expressed disappointment at the differential cost. Consensus was reached to move forward with completing the designs at 100%, then review the budget and decide if the City Yard Complex can be built out all at once or if the project needs to be phased out over time. Staff to meet with CPH and AD Morgan to make a plan.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - April 14, 2025
- 1.2 Jacob's Scope & Fee - Construction Services Runway 01-19
- 1.3 Jacob's Scope & Fee - Construction Services Taxiway F
- 1.4 Approval of the Final Change Order #4 to FDC for the WWTP Advanced Wastewater Treatment (AWT) upgrades
- 1.5 Approval of Gilliam Construction LLC Agreement 25-25-05 - 6th Avenue Stormwater Improvements
- 1.6 Approval of Utility Agreement 45-25-09 for 3825 Fir Ave Zephyrhills FL 33542

Steven Spina motioned to approve consent items as presented. Seconded by Kenneth Burgess. Motion Passed, 5-0.

2. BUSINESS ITEMS

2.1 COMP PLAN Update - Transportation Element

Second Reading Ordinance 1497-24. "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), RELATING TO THE COMPREHENSIVE PLAN (THE "PLAN") IN ACCORDANCE WITH CHAPTER 163, PART 11, FLORIDA STATUTES; REPEALING AND REPLACING THE PLAN'S TRANSPORTATION ELEMENT; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE."

City Attorney Matthew Maggard read Ordinance 1497-24 by title.

Planning Director Todd Vande Berg explained that redoing the second reading was necessary due to a missed timing on submitting to Florida State.

City Manager William Poe asked that all the information that was provided in the original second hearing be brought to this hearing.

***** From December 9, 2024 City Council meeting item 3.1 - " Planning Director Todd Vande Berg explained Transportation Element was updated to reflect multimodal improvements and community input. Mr. Vande Berg emphasized integrating citizen feedback and state funding for future projects. Discussion followed, including road configurations, bypass loops, and long-term impacts on local traffic and businesses. " *****

Lance Smith motioned to approve Ordinance No. 1474-24 on the Second Reading based on the carried over information. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

2.2 Airport Rates and Fees

RESOLUTION 850-25 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE SCHEDULE OF FEES FOR THE RENTAL OF HANGARS AND OTHER FEES CONNECTED TO AVIATION AND NON-AVIATION SERVICES AT THE ZEPHYRHILLS MUNICIPAL AIRPORT. "

City Attorney Matthew Maggard read RESOLUTION NO. 850-25 by title.

Airport Manager Nathan Coleman presented proposed fee updates, including nine increases, two changes, and two new fees, all detailed in the meeting packet. Discussion followed.

Lance Smith motioned to approve RESOLUTION NO. 850-25. Seconded by Steven Spina. Motion Passed, 5-0.

2.3 Municipal Association of Pasco (MAP) Meeting May 01, 2025 - Saint Leo

RESOLUTION NO. 851-25 - " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE. "

City Attorney Matthew Maggard read RESOLUTION NO. by title.

Mr. Maggard explained this resolution allows Council to attend the MAP meeting on May 1, 2025 at St. Leo.

Lance Smith motioned to approve RESOLUTION NO. 851-25. Seconded by Jodi Wilkeson Motion Passed, 5-0.

3. Utility Director's Report

3.1 Approval of Change Order #1, South 301 Water and Sewer Project

Utilities Director John Bostic presented a request for approval of Change Order #1 to US Water in the amount of \$134,516.56 for additional work, including installing air release valves, a fire hydrant, a tree removal, and a horizontal directional drill under U.S. 301. The change also adds 19 days to the project timeline and results in no net budget impact due to offsetting savings from a separate contractor.

Lance Smith motioned to approve the Change Order for the South 301 Water and Sewer Project. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

4. FINANCE DIRECTOR'S REPORT

4.1 Budget Adjustment and Agreement 37-24-14 - Carlisle Thompson, LLC - FEMA Public Assistance Grant Management Support Services

Finance Director Ted Beason requested to increase the payment to Carlisle Thompson from \$60,000 to \$100,000 to assist in finalizing FEMA claims related to Hurricane Milton, with approximately \$3 million in storm-related expenses being submitted for reimbursement. The funds will be reallocated from reserves, with \$262,000 remaining in the contingency reserve.

Steven Spina motioned to approve the budget adjustment and agreement 37-24-14for Carlisle Thompson, LLC. Seconded by Kenneth Burgess. Motion Passed, 5-0.

5. CITY MANAGER'S REPORT

5.1 ZEDC Quarterly Update

Dr. Randy Stovall updated Council on the Chamber of Commerce for the first quarter of 2025. His report included new businesses that are in Zephyrhills, collaborations with Career Source and Amskills to bring job training to our area. Redesigning the Chambers webpage and continued education for the CEO Vicki Wiggins. Dr. Stovall said that the

groundbreaking ceremony for Bauducco went very well, and they are working with companies Tibbets Lumber and MiTek on their groundbreaking ceremonies.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe reported speaking to the Silver Oaks HOA about stormwater issues and updated them on City and County plans. He also noted the success of the Police Department's recent town hall meeting. Mr. Poe reminded Council of the Pasco County CDBG-DR meeting on May 13 at 6:00 PM at the train depot, and the Tibbett's groundbreaking on the same day at 10:00 AM, along with the upcoming MAP meeting on Thursday evening.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Lance Smith - Clarified Dias construction begins 4/29/2025 and we'll be back in Council Chambers for June 12, 2025 meeting.

Jodi Wilkeson - Thanked those who attended the Main Street Zephyrhills Market and Music event, noting that while turnout was lower than expected, attendees enjoyed themselves and funds were raised for the marquee restoration project. She also mentioned ongoing discussions with the executive committee about preparing a City update like the Chamber of Commerce format.

Steven Spina - NONE

Kenneth Burgess - NONE

Charles Proctor - NONE

6. NOTED ITEMS

6.1 March 2025 Quarterly Investment Report

ADJOURN 8:02 PM

Submitted by Ricardo Quiñones