



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, June 9, 2025
6:00 PM**

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Charles E. Proctor

Roll Call — City Clerk Ricardo Quiñones

Invocation — Pastor Fran Stubbs, Oasis Church

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 City Manager Review
 1. 2025 - City Managers Performance Evaluation 1 (FILLABLE)

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - May 12, 2025
 1. M05.12.2025
- 1.2 Request approval to purchase a Chevy 3500 Utility Vehicle
 1. NJPA_ZEPHYRHILLS, CITY OF_61697_Quote_2

2. PA Review Comments

- 1.3 Request Council's Approval and Signature Upon the Close Out Document for the Advanced WW Treatment Upgrade FDEP SRF Loan WW510531 - 64-20-01
 1. City of Zephyrhills - WW510531 - Amendment 4 - Final Close Out
- 1.4 Approval of Agreement 37-25-07 - R&M Services - Hydrant Maintenance
 1. R_M Service Solutions Piggyback 06092025(36332538.1)
 2. Exhibit A - R_M Longboat(36332541.1)
- 1.5 Approval of Utility Services Agreement No. 45-25-14 - Gagne Property
 1. Amended and Restated Utilities Agreement Prarieview Place FINAL(36339505.1)
 2. Exhibit B- 2025-03-07 Chancey 116 Utility Extensions (2)(36339502.1)
- 1.6 Approval of Utility Service Agreement No. 45-25-15 - 9011 Fairway Loop Dade City FL 33525
 1. 45-25-15 for 9011 Fairway Loop Dade City FL 33525
- 1.7 Approval of Utility Service Agreement No. 45-25-16 for 4356 6th Street, Zephyrhills FL 33542
 1. 45-25-16 for 4356 6th Street Zephyrhills FL 33542
- 1.8 Approval of Utility Service Agreement No. 45-25-17 for 38310 Jendral Avenue Zephyrhills FL 33542
 1. 45-25-17 for 38310 Jendral Avenue Zephyrhills FL 33542
- 1.9 Approval of Task Assignment JE 25-07, CityWorks and Tyler Enterprise ERP Integration
 1. 2025-04-03-PECON-Zephyrhills-35-18-03-TA25-07
- 1.10 Award of bid No. 26110-052-01 Pasco County RCW Interconnect Project
 1. ITB 2025-005 PKG-pasco_county_rcw_interconnect_project_(36297930.1)
 2. summary-Purchasing(36297942.1)
 3. TABULATIONS--Pasco County RCW Interconnect-Simons and Eiland Blvd ((36297928.1)
 4. je recommendation(36297927.1)
- 1.11 Award of Bid to Hubbard Construction Company
 1. 2.37 Bid Tab, ZPH, Taxilane & Apron Rehab
- 1.12 Award of RFP #2025-004, General Construction, to Four (4) Contractors
 1. Wirtten Ranking
- 1.13 Award of RFP #2025-004, Construction Manager at Risk (CMAR), to Four (4) Contractors
 1. Wirtten Ranking

2. PLANNING DIRECTOR'S REPORT

- 2.1 CCC Property Holdings LLC. Chancey Road - Annex, FLU, Rezone
 1. City Council Attachments
 2. Chancey Rd Annex, FLUMA, Rezoning Staff Report
- 2.2 Tree Ordinance - Planning Report
 1. Tree Ordinance Powerpoint
 2. PART 7.06.00. LANDSCAPING (2)
 3. LDC safety harbor Tree Ordinance (1)

4. Tree Ordinance General Observations
5. Planning Commission Tree Ordinance Comments

3. BUSINESS ITEMS

3.1 Rezone Butterfield Properties - FIRST READING

ORDINANCE NO. 1500-25 " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY REZONING TWO PARCELS TOTALING APPROXIMATELY 14,545.8 SQUARE FEET (0.33 ACRES), MORE OR LESS, FROM OP (OFFICE PROFESSIONAL) TO R3 (MEDIUM DENSITY RESIDENTIAL), LOCATED AT THE INTERSECTION OF NORTH AVENUE AND 12TH STREET, BEING PARCEL NUMBERS 02-26-21-0050-00000-0010 AND THE SOUTH 44.70 FEET OF PARCEL 02-26-21-0050-00000-0020, IN ZEPHYRHILLS, FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE. "

- A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1500-25 on the First Reading
1. RZ 17-25 Butterfield Properties Staff Report June 9 2025
 2. Ordinance 1500-15 Butterfield Rezoning(36332557.1)

4. CITY MANAGER'S REPORT

- 4.1 Utility Services Agreement 45-25-18 Evans/Orsi
 1. Utility Service Agreement (USA) for Orsi-Evans FINAL(36339135.1)
 2. Triple J Legal Description w Less Out
 3. Evans- Greer Hill 1-2-3-
 4. Drake Legal Description
 5. Valley Oaks Deed
- 4.2 Chicken Ordinance
 1. Amended Chicken Ordinance
 2. Backyard Chicken Application
- 4.3 City Entrance Signage
 1. CITY GATEWAY AND COLUMN EXHIBIT
 2. CITY GATEWAY AND COLUMN EXHIBIT (2)

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

5. NOTED ITEMS

- 5.1 Jones Edmunds TA JE 25-08 Generator Grant Design Assistance

1. JE 25-08 Generator Grant
- 5.2 Task Assignment 25-05 for Jones Edmunds GIS Data Update Support
 1. Jones Edmunds 25-05 GIS Data Update Support 2025
- 5.3 Task Assignment JE 25-06 CityWorks and ArcGIS Enterprise Support
 1. Jones Edmunds 25-06 CityWorks and ArcGIS Enterprise Support 2025
- 5.4 Memorandum of Agreement - 287(g) Task Force Model Between United States Immigration and Customs Enforcement (ICE) and the Zephyrhills Police Department (ZPD)
 1. MOA - ICE_ZEPHYRHILLS PD, FL TFM --Signed 4.14.25--
- 5.5 Data Sharing Authorization - Peregrine Technologies_Zephyrhills Police Department (ZPD)
 1. DATA SHARING AUTHORIZATION - Peregrine_Zephyrhills PD-FL --2025.06.03--
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- 5.6 ClearGov - 37-22-18 - 3 Year Renewal
 1. ClearGov - 37-22-18 - 3 Year Renewal

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**