



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, July 28, 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 Kendall Deford

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Proclamation - Malachi Woodard
 1. 2025 Malachi Woodard

1. CONSENT ITEMS

- 1.1 Approval of Storm Preparation Workshop Minutes - April 28, 2025
 1. M04.28.2025 - Storm Preparation Workshop FINAL
- 1.2 Approval of City Council Meeting Minutes - July 14, 2025
 1. M07.14.2025 - FINAL

- 1.3 Approval of Budget Workshop Minutes - July 14, 2025
 1. M07.14.2025 - Budget Workshop FINAL
- 1.4 Approval of Zephyr Park Presentation Minutes - July 17, 2025
 1. M07.17.2025 - Zephyr Park Presentation FINAL
- 1.5 Approval to Purchase 2026 Chevy 2500 Utility Vehicle from Alan Jay Fleet Sales
 1. Quote Sheet - 2026 Chevy 2500 Utility Vehicle from Alan Jay Fleet Sa(36895839.1)
- 1.6 Award of Bid to RCM Utilities for Bid #2025-009 Emergency Generator HMGP Grant
 1. 2025.07.17_Bid Evaluation LTR_RCM Utilities(36874467.1)
 2. ITB 2025-009 PA EVAL-Generators-Purchase _ Install(36874469.1)
- 1.7 Award of Bid for Generator Maintenance RFP #2025-007 to GenServe and RingPower
 1. 2025-007 Generator Maintenance(36874550.1)
 2. Genserve SUMMARY(36874588.1)
 3. Genserve Zephyrhills_TECHNICAL RESPONSE 2(36874589.1)
 4. Ring Power SUMMARY(36874570.1)
 5. Ring Power TECH RESP 2_Business_Continuity_- _Tampa(36874571.1)
- 1.8 Approval of Proposal for Hydrant Maintenance to R&M Services
 1. R_M Service Solutions Piggyback 06092025(36332538.1)
 2. Exhibit A - R_M Longboat(36332541.1)
 3. Approval Pgbk by RM Zephyrhills off LBK Cert Sign 04282025(36332533.1)
 4. Approval by Town of Longboat Key(36332532.1)
 5. City of Zephyrhills Hydrant Maintenance FY 25-26 25C0122RM
- 1.9 Approval of Proposal for Well #4 Rehabilitation to AC Schultes
 1. Quote_Well #4 pump replacement_7.17.25
- 1.10 Approval of **41-25-18** FDOT Piggyback with Bayer United Engineering Consultants LLC
 1. 36761418v1 - Piggyback with Bayer United Engineering Consultants LLC 41-25-18 07142025
 2. 36761419v1 - Exhibit A - Bayer United Piggyback
 3. Approval by FDOT
- 1.11 Approval of Amendment 1 to DEO Grant Agreement HL258 (**24-24-03**), Zephyr Park Improvements
 1. HL258 Amendment 1
- 1.12 Approval of Neptune meter 2.8% CPI and the 5% Tariff cost increases [**41-24-18**].
 1. US Surcharge Customer Letter
 2. City of Zephyrhills - Price Adjustment Notification for FY26

2. BUSINESS ITEMS/PUBLIC HEARING

- 2.1 CCC - Annexation
 Second Reading ORDINANCE NO. 1503-25 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 13.72 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY DESCRIBED AS PARCEL NUMBER 18-26-22-0010-09300-0000 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND

AN EFFECTIVE DATE."

- A. Council President opens Public Hearing.
- B. Council President closes Public Hearing.
- C. City Council considers Ordinance No. 1503-25 on the Second Reading.

1. 36742571v1 - Ordinance 1503-25 CCC Property Holdings Chancey Annexation Ordinance - Draft

2. Chancey Annexation Aerial Map

2.2 CCC - Rezoning and FLU

Second Reading **ORDINANCE NO. 1504-25 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO CITY IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 13.72 ACRES OF REAL PROPERTY LOCATED WEST OF CHANCEY ROAD, AND EAST OF THE ZEPHYRHILLS AIRPORT AND ZEPHYRHILLS MUNICIPAL BOUNDARY AND HAVING PARCEL ID# 18-26-22-0010-09300-0000; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."**

- A. Council President opens Public Hearing.
- B. Council President closes Public Hearing.
- C. City Council considers Ordinance No. 1504-25 on the Second Reading.

1. 36742566v1 - ORDINANCE 1504-25 CCC Property Holdings Chancey Rezoning and FLU - Draft

2. Chancey Annexation Aerial Map

2.3 Chicken Ordinance

Second Reading **ORDINANCE NO. 1505-25 " AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING A NEW SECTION TO CHAPTER 93 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, SECTION 93.03 ESTABLISHING REGULATIONS FOR THE KEEPING, HARBORING AND MAINTENANCE OF BACKYARD CHICKENS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing.
- B. Council President closes Public Hearing.
- C. City Council considers Ordinance No. 1505-25 on the Second Reading.

1. 36742574v1 - Chicken Ordinance No. 1505-25

2. Backyard Chicken Application

2.4 2025 Comprehensive Emergency Management Plan (CEMP)

Resolution No. 859-25 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING THE PASCO COUNTY COMPREHENSIVE EMERGENCY MANAGEMENT PLAN. "**

- A. City Council considers Resolution No. 859-25 on the First Reading.
1. Resolution 859-25 Comprehensive Emergency Management Plan (CEMP) 2025
 2. City of Zephyrhills Letter Requesting Adoption
 3. 2025 CEMP Final

3. PLANNING DIRECTOR'S REPORT

- 3.1 Tree Ordinance Planning Report
 - 1. Landscape-Tree Ordinance Changes

4. FINANCE DIRECTOR'S REPORT

- 4.1 Approval of Tentative Millage Rate
 - 1. Certification of Taxable Value
- 4.2 Debt Issuance for Public Works Facility and Zephyr Park
 - 1. Overall Site Dimension Plan
 - 2. Updated City of Zephyrhills Timetable Capital Improvement Revenue Bonds 2025
 - 3. Zephyrhills Distribution List 2025 Cap Impr Revenue Bonds July 19
- 4.3 Emergency Pay Policy
 - 1. SECTION 28 - EMERGENCY PREPAREDNESS

5. CITY MANAGER'S REPORT

- 5.1 ZEDC Quarterly Update
- 5.2 Award Bid Stellar Development, Inc. - Box Hangars
 - 1. RecAwardLetter_ZPH_Hangars_20250724
- 5.3 Approval of Piggyback agreement **41-25-19** with REP Services, INC for playground equipment.
 - 1. REP Services Piggyback 07282025(36895878.1)
 - 2. Exhibit A - REP Services(36899789.1)
- 5.4 City Parks Playground Equipment Purchase
 - 1. City of Zephyrhills Coverpage
 - 2. 21735.01-PROPOSAL
 - 3. 21736.01-PROPOSAL
 - 4. 21737.02-PROPOSAL
 - 5. 21738.01-PROPOSAL
 - 6. 21818.01-PROPOSAL

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

6. NOTED ITEMS

- 6.1 June 2025 Quarterly Investment Report
 - 1. June 2025 Quarterly Investment Report
- 6.2 **41-25-20** Restrictive Covenant with Zephyrhills Museum of Military History
 - 1. 41-25-20 Restrictive Covenant with Zephyrhills Museum of Military History

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.**