

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on July 14, 2025 at 6:00 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 6:00 PM

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

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Calvin Switzer, Public Information Officer Kevin Weiss, Assistant Finance Director Jessica Carter, Principal Planner Rodney Corriveau, Community Planner Will McCaw, IT System Administrator Barry Lilly, IT Specialist Tony Burn, Water Superintendent CJ Funnell, Wastewater Superintendent OJ Kurk, Water Treatment Plant Operator A Eric Martin, Lieutenant Matt Hillen, Lieutenant Nate Gardner, Officer Adina Burke, Officer Jonathan Rose, Officer Seth Healy and Assistant City Clerk Eileen Mercado.

Invocation was led by Bishop Rich Jividen of Oasis Church of God.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Mike Almeda of Abbott Square addressed the Council regarding ongoing construction delays in his neighborhood.

City Manager Poe read a response from the developer citing contractor issues and committing to complete the work within 30 days.

After discussion, Council agreed to allow the developer a final 30-day period, after which the City would initiate the bond-pulling process if work remained incomplete.

MAYOR

1 Proclamation - Microtel Inn & Suites , "Best of " award winner

Mayor Melonie Bahr Monson read a proclamation acknowledging and recognizing the achievements of the award-winning Microtel Inn & Suites Zephyrhills.

2 Proclamation - PHSC Bobcats Baseball National Champions.

Mayor Melonie Bahr Monson read a proclamation celebrating the victory of PHSC Bobcats baseball team.

3 Swearing in of Officer Gregory Varence, Jr.

Chief of Police Derek Brewer introduced and swore in Officer Gregory Verence, Jr.

1. CONSENT ITEMS

Lance Smith requested to pull items 1.2 and 1.3

Jodi Wilkeson motioned to pull items 1.2 and 1.3 for discussion. Seconded by Steven Spina.

Motion Passed, 5-0.

1.1 Approval of City Council Meeting Minutes - June 23, 2025

1.2 Approval of Amendment 3 to DEO Grant Agreement HL135 (24-21-07), SVB Tennis Center PH 2

1.3 Approval of Amendment 1 to FDEP Grant Agreement LPA0407 (24-23-02), Kossik & Fort King Road Sewer Main/Water Main Extension

1.4 Approval of General Construction Agreement 41-25-14 to Razorback LLC.

1.5 Approval of General Construction Agreement 41-25-15 to National Metering Services (NMS)

1.6 Approval of General Construction Agreement 41-25-16 to Hometown Services of Florida

1.7 Approval of Agreement 37-25-10 - Construction Manager at Risk (CMAR) - Wharton Smith

1.8 Approval of Agreement 37-25-11 - Construction Manager at Risk (CMAR) - Semco Construction

1.9 Approval of Agreement 37-25-12 - Construction Manager at Risk (CMAR) - Ryman Construction of Florida

1.10 Approval of General Construction Agreement 41-25-13 to RCM Utilities

1. 1 1 Approval of Agreement 37-25-09 - Construction Manager at Risk (CMAR) - AD Morgan

1. 12 Approval of ZPD Generator Purchase Change Order #1

1. 13 Approval of Piggyback Agreement 41-25-17 with A.C. Schultes for As Needed Well Drilling Construction, Rehabilitation and Repair Services

Lance Smith motioned to approve consent items 1.1 and 1.4 thru 1.13. Seconded by Steven Spina. Motion Passed, 5-0.

****Discussion on item 1.2****

Councilman Smith asked why the long delay.

Public Works Director Shane LeBlanc explained the State funding constraints and unexpected construction needs.

Discussion followed regarding situations beyond our control and how to become more efficient.

Lance Smith motioned to approve item 1.2. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

****Discussion on item 1.3****

Councilman Smith also asked why the delays.

Mr. Poe explained the issues with the contractors that caused the delays.

Jessica Carter spoke to the grant estimate - often timelines are overestimated to allow enough time for completion.

Lance Smith motioned to approve item 1.3. Seconded by Kenneth Burgess. Motion Passed, 5-0.

2. BUSINESS ITEMS/PUBLIC HEARING

- 2.1 Renewal of Residential Moratorium Twelve (12) Month Extension (July 14, 2025 - July 13, 2026)

Second Reading **ORDINANCE NO. 1501-25 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A NEW TEMPORARY MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONING, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE, NOT TO EXCEED TWELVE (12) MONTHS, PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance 1501-25 title.

Council President opened a public hearing.

Councilman Smith asked what the long-term plan is.

Council discussed long-term water supply strategies, including potential connections with Pasco County and Tampa Bay Water.

C.J. Funnell Water Superintendent spoke to how Pasco County treats water and what the process would be for receiving their water in comparison to Tampa Bay Water.

Council President closed public hearing.

Steven Spina motioned to approve Ordinance 1501-25 on the second reading. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

- 2.2 Renewal of MMTC Moratorium - (July 23, 2025 - July 22, 2026)

Second Reading **ORDINANCE NO. 1502-25 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA RELATED TO MEDICAL MARIJUANA TREATMENT CENTERS; ADOPTING FINDINGS OF FACT; PROVIDING DEFINITIONS; IMPOSING A NEW TEMPORARY MORATORIUM ON THE OPENING OF ANY NEW MEDICAL MARIJUANA TREATMENT CENTERS NOT TO EXCEED TWELVE (12) MONTHS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance 1502-25 by title.

Council President opened the public hearing.

Mr. Maggard shared Chad Pettinato's request to separate out MMTC uses.

Council discussed the potential to separate cultivation from dispensaries and directed the City Attorney to research the matter.

Mr. Maggard advised approving the moratorium to avoid gaps while the City worked on developing regulations.

Public hearing closed.

Kenneth Burgess motioned to approve Ordinance 1502-25 on second reading. Seconded by Lance Smith. Motion Passed, 5-0.

- 2.3 CCC - Annexation

First 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."

City Attorney Matthew Maggard read ORDINANCE NO. 1503-2 by title.

Council President opened the public hearing

Planning Director Todd Vande Berg presented the applicant's request for annexation. Mr.

Vande Berg recommended approval.

Council President Closed the public hearing

Steven Spina motioned to approval of first reading of Ord 1503-25. Seconded by Lance Smith. Motion Passed, 5-0

2.4 CCC -Rezoning and FLU

First 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 18-26-22-0010-09300-0000; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read ORDINANCE NO. 1504-25 by title.

Council President opened the public hearing, none spoke.

Council President closed the public hearing.

Lance Smith motioned approval of ORDINANCE NO. 1504-25. Seconded by Steven Spina. Motion approved, 5-0.

2.5 Chicken Ordinance

First 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. "**

City Attorney Matthew Maggard read ORDINANCE NO. 1505-25 by title.

City Manager read the bullet points of the Ordinance establishing regulations for the keeping of backyard chickens.

Council discussed enforcement, setbacks, and maintenance requirements.

Lance Smith motioned to approve ORD 1505-25 on the first reading. Seconded by Jodi Wilkeson. Motion Passed, 4-1. Opposed by Steven Spina.

3. CITY MANAGER'S REPORT

3.1 Amendment to Lease Agreement 29-21-03 with Tina and Joe's

Tina and Joe's is up to date on rent. contract to remove carriage house.

Jodi Wilkeson motioned to approve the amendment to the Lease Agreement 29-21-03. Seconded by Lance Smith. Motion Passed, 5-0.

3.2 CivicRec Implementation & Facility Reservation Online Impact

Public Information Officer Kevin Weis updated Council on the positive impact of CivicRec

3.3 City Parks Addition of New Equipment to Gunner Paw, Veterans, Depot, Ellis Harrold and Shepherds Park.

CRA Director Gail Hamilton explained that Depot Park is 400K over budget. Staff will review specs to bring costs down.

Mayor Monson advised removing equipment from Shepards park.

Council asked about a timeline, staff asked Council to review and give feedback by the end of the week so the item can return for approval on July 28th agenda.

No Action

MAYOR ANNOUNCEMENTS

Mayor Monson advised vigilance in hurricane preparedness. Especially with food.

Mr. Poe reassured the plans are in place and can be tailored to meet the event, shared partnerships with grocery stores. 72, 48, 24 hour plans in place. Staff is ready.

Mr. Poe praised the relationship with the County to speed up procurement of resources.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe asked Council whether to pursue separating cultivation from dispensary regulations regarding MMTCs.

Council requested further research before making a decision.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Maggard confirmed he would research the legal feasibility of separating cultivation from dispensary operations under state law. Mr. Maggard also congratulated PHSC and noted that the mascot was the Conquistador during his attendance.

CITY COUNCIL COMMENTS

Kenneth Burgess - He cited the Kossik Road project as an example of inefficient communication, where information was being relayed in a circular manner between Duke Energy, Pasco County, and the City. He suggested that consistent joint meetings of all entities could help prevent such delays.

City Manager Poe acknowledged the concern and confirmed that, as of the previous Friday, equipment was expected to be on-site that week for the Kossik Road project. He recognized the project's extended timeline and assured Council that Staff was actively working to move it forward.

Steven Spina - Congratulated the City Attorney on his additional appointment as the City Attorney with Indian Rocks Beach.

Jodi Wilkeson - None

Lance Smith - Echoed congratulations on Mr. Maggard's recent appointment and asked him not to forget about Zephyrhills.

Charels Proctor - None

4. NOTED ITEMS - NONE

ADJOURN 7:53 PM

Submitted by Ricardo Quiñones (not present)