REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on August 11, 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, Utilities Director John Bostic III, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, IT Support Tony Burns, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Kalvin Switzer, Public Information Officer Kevin Weiss, Assistant Finance Director Jessica Carter, Water Treatment Plant Operator A Eric Martin, Community Planner/GIS Tommy, Lieutenant Nathan Gardner and City Clerk Ricardo Quinones.

The Invocation was led by Pastor Denise Lay of First Presbyterian Church of Zephyrhills.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Matthew Goldfarb, representing the Zephyrhills High School JROTC program, requested a city grant to support student transportation and participation in community service and leadership events. He highlighted the program's contributions to the city, including cemetery cleanings, park beautification, and support for local veterans.

Council expressed strong support for the program and discussed funding consistency with other youth organizations. Council gave consensus to provide a $3,000 grant, Staff advised Mr. Goldfarb to send an invoice.

MAYOR

1. Swearing in Officer Diaz

Chief of Police Derek Brewer swore in a new patrol officer, Alexander Diaz.

2 Sarah Vande Berg Tennis Foundation 5th Annual "Raise a Racquet" Fundraising Event

Nick Walton of the Sarah Vande Berg Tennis Foundation presented an update on the foundation's expanded programming in Zephyrhills, including after-school tennis, summer recreation partnerships, and academic support initiatives. He highlighted the foundation's $58,500 investment in local youth and requested $29,500 in city support to help fund after-school and summer recreation programs. Councilmembers expressed strong support for the foundation's impact and growth, particularly its accessibility for underserved youth and leadership development through the ambassador program.

Council gave consensus to allocate $20,000 in funding for the foundation with the added stipulation that the foundation participate in all downtown events.

1. **CONSENT ITEMS**

Lance Smith requested to pull items 1.2 & 1.3

- 1.1 Approval of City Council Meeting Minutes - July 28, 2025
- 1.2 Approval of Agreement 25-25-08 with Stellar Development, Inc for Box Hangers
- 1.3 Approval of Agreement 25-25-09 with RCM Utilities for the Emergency Generator Grant Project
- 1.4 Approval of Agreement 41-25-24 with GenServe for generator maintenance
- 1.5 Approval of Agreement 41-25-25 with RingPower for generator maintenance
- 1.6 Approval of Agreement 45-25-20 Utility Service Agreement for 6314 Orris St Zephyrhills FL 33542
- 1.7 Approval of Piggyback Agreement 41-25-26 with Vortex Services/HGAC
- 1.8 Approval of Amendment #4 to 41-23-27 with Ferguson Enterprises for Pipe and Fittings for Potable, Reclaimed Water and Wastewater Utilities

Jodi Wilkeson motioned to pull items 1.2 & 1.3 and approve the remaining items 1.1, 1.4-1.8. Seconded by Steven Spina. Motion Passed, 5-0.

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

Council had questions regarding the bid tabulation and procurement process to ensure the City has vetted the vendor correctly. Staff confirmed the correct process had been followed.

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

Council questioned why the evaluators' response did not come in on company letterhead. Staff confirmed that the response did come in on letterhead and RCM Utilities has done work with the City. Council expressed intent to ensure that due diligence had been followed.

Lance Smith motioned to approve items 1.2 & 1.3. Seconded by Steven Spina. Motion Passed, 5-0.

2. **BUSINESS ITEMS/PUBLIC HEARING**

2.1 Reimbursement Resolution

Resolution No. 860-25 **" A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING ITS INTENT TO REIMBURSE CERTAIN EXPENDITURES INCURRED WITH PROCEEDS OF A FUTURE TAX-EXEMPT OR TAXABLE FINANCING OR FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. "**

A. City Council considers Resolution No. 860-25 on the First Reading.

City Attorney Matthew Maggard read Resolution No. 860-25 by title.

Finance Director Ted Beason introduced Jeff Larson of Larson Consulting Services.

Mr. Larson explained the proposed Resolution establishes the City of Zephyrhills' intent to reimburse certain expenditures from future bond proceeds. He clarified that this resolution is a preliminary legal step and does not authorize the issuance of debt, which is expected to be formally considered in November. The estimated total project cost increased to $31 million due to the inclusion of Alice Hall, with anticipated financing of approximately S27.7 million.

Council discussed the impact of pending grant funding and confirmed flexibility in adjusting the bond amount based on final figures.

Steven Spina motioned to approve Resolution No. 860-25 on the First Reading. Seconded by Lance Smith. Motion Passed, 5-0.

3. **FINANCE DIRECTOR'S REPORT**

3.1 Authorize the engagement letters related to debt financing of the Public Works facilities and Zephyr Park renovation.

Finance Director Ted Beason requested Council's authorization to engage bond counsel, disclosure counsel, and underwriters in preparation for the upcoming bond financing. Jeff Larson explained the roles of each firm and emphasized that their compensation is contingent upon the successful closing of the bonds.

Council discussed the qualifications of the recommended firms, including Bryant Miller Olive as bond counsel, Neighbors Giblin & Nickerson as disclosure counsel, and RBC Capital Markets as underwriter. A minor correction to a letter referencing the City of Sarasota was noted and will be updated to reflect the City of Zephyrhills.

Steven Spina motioned to approve the engagement letters and authorized City Manager William Poe to execute the agreements. Seconded by Kenneth Burgess. Motion Passed, 5-0.

MAYOR ANNOUNCEMENTS

Mayor Monson reported on the successful completion of the first "Skills That Pay" youth program, held in partnership with the East Pasco Chamber Foundation, which graduated eight participants and included community engagement activities in Dade City. Mayor Monson relayed citizen concerns regarding the increasing number of car washes and storage units in the area. Additionally, a question was raised about the possibility of a roundabout at the intersection of 7th Street and North Avenue, which had previously been considered but delayed due to design constraints.

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe provided an update on outstanding development issues with Lennar Homes, including stormwater drainage and sidewalk repairs. Council reviewed a list of 12 unresolved items submitted by a resident, Mr. Almedia, and discussed the status of each, noting that some work had begun while others were pending due to material delays. Concerns were raised about the quality of work, communication gaps, and the potential need to pull the performance bond if issues remain unresolved.

Council agreed to allow Staff to continue monitoring progress and requested weekly updates, with a follow-up presentation from Lennar representatives at the next council meeting. No formal action was taken, but Council emphasized that resolution of these issues must occur promptly and that the current list should be considered final unless new, critical concerns arise.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Matthew Maggard committed to setting up recurring meetings with Clark Hobby and representatives from Lennar to ensure continued progress on development issues. He confirmed that he would relay Council' s concerns and maintain pressure on the developer to meet expectations.

CITY COUNCIL COMMENTS

**Kenneth Burgess acknowledged the passing of longtime local coach Alan Reed, reflecting on his personal connection and the coach's impact on the Zephyrhills community. He asked that everyone keep Mr. Reed's family in their thoughts during this time.

**Jodi Wilkeson thanked colleagues for maintaining operations during her upcoming three-week absence and expressed regret for missing the League of Cities event due to a planned birthday trip for her husband.

**Lance Smith emphasized that the free market, not the City Council, determines what businesses, such as car washes, open in the City, and reminded residents that anyone can invest in property and open a business. He also humorously noted the city attorney's absence at a prior meeting after announcing his appointment to Indian Rocks Beach and expressed appreciation for the additional legal support of Assistant City Attorney Matt Newton.

**Steven Spina NONE

**Charles Proctor - NONE

4. **NOTED ITEMS**

   4.1 41-25-23 Talia Condominium Association - Hold Harmless and Cost Recovery Agreement

   4.2 Approval of BGE TO 102-25 Zephyr Heights Sidewalk Improvements

ADJOURN 7:31 PM

Submitted by Ricardo Quiñones