

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on September 8, 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 6:08 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, IT Director Mike Panak, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Calvin Switzer, Public Information Officer Kevin Weiss, Principal Planner Rodney Corriveau, GIS/Community Planner Tommy-Lee Hunt, Community Planner Will McCaw and City Clerk Ricardo Quiñones. Utilities Director John Bostic III attended virtually.

Parks and Recreation Advisory Board Present: Tracey Mahon.

The Invocation was led by Rodney Corriveau, Principal Planner.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Erica Freeman, 37519 8th Ave. - spoke from the floor.

Ms. Freeman addressed Council regarding park operations. She emphasized the importance of keeping park bathrooms open during operational hours, citing accessibility concerns for families, elderly residents, and individuals with medical conditions. Ms. Freeman also encouraged community involvement in maintaining park safety and cleanliness.

MAYOR

1. Proclamation – Heffelfinger

Mayor Monson presented a proclamation honoring Russ and Lee Heffelfinger for their decades of civic service and community involvement in Zephyrhills. The couple was recognized for their leadership in local organizations, including the Chamber of Commerce, Kiwanis Club, and Elks Lodge, as well as their contributions to local business and military service.

2. Proclamation - Constitution Week

Mayor Monson proclaimed the week of September 17–23, 2025, as Constitution Week in Zephyrhills. Members of the Daughters of the American Revolution were present to receive the proclamation, which commemorated the adoption of the U.S. Constitution and encouraged civic education and engagement.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - August 25, 2025
- 1.2 Approval of Budget Workshop Minutes - August 25, 2025
- 1.3 Approval of Agreement 24-25-05 - FAA Grant for T-Hanger Aprons Construction
- 1.4 Approval of Agreement 25-25-07 Hubbard Construction Company
- 1.5 Amendment I to 37-22-13 with Alfred Benesch & Company - I of 2 Three-year extensions (11-14-2025 to 11-13-2028)
- 1.6 Approval of Addendum to Stellar Development Agreement 25-25-08

City Manager William Poe gave an overview of the airport related agreements.

Lance Smith motioned to approve the consent items as presented. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

2. PUBLIC HEARING

2.1 Adopt Tentative Millage

First Reading **ORDINANCE NO. 1506-25 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2025-2026 FOR THE CITY OF ZEPHYRHILLS."**

City Attorney Matthew Maggard read Ordinance No. 1506-25 by title.

Finance Director Ted Beason explained that the proposed millage rate of 6.25 mills represents a 2.71% increase over the rollback rate of 6.0848 mills.

Public hearing was opened and closed with no comments.

Steven Spina motioned to accept Ordinance No. 1506-25 setting the millage rate at 6.25 mills, which is more than the rollback rate of 6.0848 mills computed pursuant to the Florida Statutes. Seconded by Kenneth Burgess. Motion Passed, 5-0.

2.2 Adopt Tentative Budget

First Reading **ORDINANCE NO. 1507-25 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2025-2026 FISCAL YEAR."**

City Attorney Maggard read Ordinance No. 1507-25 by title.

Finance Director Beason presented the proposed FY 2025–2026 budget totaling \$136 million, with \$70 million allocated to capital expenditures.

Discussion included concerns about the potential impact of proposed state legislation eliminating ad valorem taxes. City Manager Poe noted the City was not selected for a CDBG grant and would need to bond an additional \$5 million for Zephyr Park renovations.

Public hearing was opened and closed with no comments.

Lance Smith motioned to Approve the proposed City Budget. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

2. UTILITIES DIRECTOR'S REPORT

2.1 Approval of Piggyback Agreement 41-25-27 HST Utility Inc Meter Replacement

Utilities Director John Bostic III presented a three-year plan to replace approximately 10,000 water meters. The agreement includes backflow preventer and valve replacements.

Steven Spina motioned to Approve Piggyback Agreement 41-25-27. Seconded by Lance Smith. Motion Passed, 5-0.

3. PUBLIC WORKS DIRECTOR'S REPORT

3.1 Approval of Piggyback Agreement 41-25-28 with Martin County - Raftelis' - Stormwater Utility Fee

Public Works Director Shane LeBlanc introduced a piggyback agreement to develop a stormwater utility fee. Consultant Jennifer Tevansis from Raftelis outlined the scope, including financial planning, ordinance development, and stakeholder engagement.

Council agreed to pursue billing via the county tax bill for equity and efficiency.

Steven Spina motioned to Approve Piggyback Agreement 41-25-28. Seconded by Kenneth Burgess. Motion Passed, 5-0.

4. CITY MANAGER'S REPORT

4.1 Parks Master Plan Phase11 - GA1

Consultants from GAI presented the final Parks Master Plan, including current, short-term, mid-term, and long-term recommendations.

Key topics included:

- Playground replacements at five parks
- ADA transition planning
- Lighting and security improvements
- Land acquisition strategies
- Recreation center partnership opportunities with Pasco County

Parks and Recreation Advisory Board Member Tracey Mahon agreed that Parks need lighting. Feels unsafe in Parks after dark with no security. Councilwomen Wilkeson said that it feels safe at Veterans Park but understands the concern.

Council discussed naming the Z Venue in honor of the upcoming 250th anniversary of the Declaration of Independence and emphasized the importance of open park bathrooms and security measures.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

Planning Director Todd Vande Berg updated Council on development petitions in the Joint Planning Area. Concerns were raised about water availability, land use compatibility, and the impact of Senate Bill 180 on the City's residential moratorium.

Council agreed to schedule a workshop to further discuss planning, water capacity, and legislative impacts.

Mr. Poe announced he will be out of the office on Friday Sept. 12th.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Matthew Maggard discussed the implications of Senate Bill 180, which may require the City to repeal its residential moratorium. He noted ongoing legal analysis and potential statewide litigation.

CITY COUNCIL COMMENTS - NONE

6. NOTED ITEMS

- 6.1 C.W. Roberts Change Order [25-25-03] Taxiway F Construction - Force main conflict
- 6.2 Amendment No. I to Task Assignment JE23-02 - South 301 Sewer/Water SS Phase I [37-21-03]
- 6.3 Amendment No. I to Task Assignment JE23-04 - Northside Phase 3 Force Main /Waterline Extension [37-21-03]
- 6.4 Amendment No. I to Task Assignment JE23-05 - Wastewater Treatment Plant Effluent Pump Station [37-21-03]

ADJOURN 8:27 pm

Submitted by Ricardo Quiñones