

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on September 22, 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 6:04 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 Director Mike Panak, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Calvin Switzer, Public Information Officer Kevin Weiss, Code Enforcement Officer Stephen Page, Community Planner Will McCaw and City Clerk Ricardo Quiñones.

The Invocation was led by Mayor Melonie Bahr Monson.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

City Manager William Poe corrected the record. At the September 8, 2025 Regular City Council Meeting, Mr. Poe said State Senator Danny Burgess introduced Senate Bill 180 which was incorrect. Mr. Poe said that it was State Senator Digsby that introduced Senate Bill 180 and Mr. Poe has already reached out to Senator Burgess to apologize for the error.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - September 08, 2025
- 1.2 Requesting Approval of Proposal from Vortex for Gravity Sewer Lining [41-25-26]
- 1.3 Approval of Outside Utility Service Agreement 45-25-21 for MARIA MAGDALENA TELLE CRUZ & ET AL
- 1.4 Approval of Amendment #1 to the Innovative Technologies Grant 24-25-02 From the FDEP
- 1.5 Approval of CSX Supplemental Agreement to 41-21-39 Original Agreement CSX939003
- 1.6 Approval of Wages and Article Review 41-24-25 for Officers (2025-2027) Amendment to Articles 23, 28, 29, and 31.
- 1.7 Approval of Task Order No. 6 Jacobs Construction Services DBE [37-23-03]
- 1.8 Approval of Task Order No. 10 Jacobs Construction Services RPR - Airport Pavement Rehab [37-23-03]
- 1.9 Approval of Task Order RF25-01 - Raftelis Financial Stormwater Fee Implementation Project [41-25-28]

Steven Spina motioned to Approve Consent Items as presented. Seconded by Kenneth Burgess. Motion Passed, 5-0.

2. PUBLIC HEARING

- 2.1 Adopt Final Millage
Second Reading **ORDINANCE NO. 1506-25 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2026-2027 FOR THE CITY OF ZEPHYRHILLS."**

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

Council President opened a public hearing.

Finance Director Ted Beason explained that the rollback rate was 6.05 mills, and the City was maintaining the current rate of 6.25 mills, which constitutes a 2.71% increase under Florida Statute 200.065.

Council President closed the public hearing.

Kenneth Burgess motioned to Approve Ordinance No. 1506-25 on the Second Reading. Seconded by Lance Smith. Motion Passed, 5-0 at 6:09 PM.

2.2 Adopt Final Budget

Second 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 Matthew Maggard read Ordinance No. 1507-25 by title.

Council President opened a public hearing.

Finance Director Beason presented the proposed FY 2025–2026 budget totaling \$135.9 million, with \$70 million allocated to capital projects including the City Yard Complex and Zephyr Park redesign.

Councilwoman Jodi Wilkeson commented on the long-term impact of these investments.

Council President closed the public hearing.

Jodi Wilkeson motioned to Approve Ordinance No. 1507-25 on the Second Reading. Seconded by Lance Smith. Motion Passed, 5-0 at 6:10 PM.

3. BUSINESS ITEMS

3.1 Advent Health Rezoning

First Reading **Ordinance No. 1508-25 " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION; CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) AND PUD (PLANNED UNIT DEVELOPMENT) TO CITY C-3 (GENERAL COMMERCIAL) FOR APPROXIMATELY 22.72 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL IDS 35-25-21-0010-11800-0000, 35-25-21-0010-11800-0010, 35-25-21-0010-09100-0000, 35-25-21-0010-09100-0010; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1508-25 by title.

Community Planner Will McCaw presented the rezoning request for approximately 22.72 acres adjacent to Advent Health Hospital. The zoning change from R-4 and PUD to C-3 would allow future hospital expansion and improved parking.

The applicant agreed to voluntary deed restrictions prohibiting certain uses such as hotels, auto repair, pawn shops, and bars.

Public Works Director Shane LeBlanc confirmed coordination with hospital staff to install ADA-compliant flashing pedestrian crossings.

Steven Spina motioned to Approve Ordinance No. 1508-25 on the First Reading. Seconded by Kenneth Burgess. Motion Passed, 5-0.

3.2 BGE Work Order 103-25 Approval: for Wire Road Trail Addition Improvements (Project). Work Order Fee \$89,000.

City Manager Poe presented the work order for trail design along Wire Road. The City intends to partner with Pasco County for construction.

Council discussed the importance of pedestrian safety and potential funding sources.

Steven Spina motioned to Approve BGE Work Order 103-25. Seconded by Lance Smith. Motion Passed, 5-0.

3.3 BGE Work Order 104-25 Approval: Work order approval Fort King Highway Trail Addition Improvements (Project). Work Order Fee \$112,000.

City Manager Poe presented the work order for trail design along Fort King Road. The project aims to connect neighborhoods to the city's trail network.

Lance Smith motioned to Approve BGE Work Order 104-25. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

4. FINANCE DIRECTOR'S REPORT

4.1 Awarding of Bid for Auditing Services - Clifton Larson & Allen, LLP.

Finance Director Ted Beason reported that the auditor selection committee recommended Clifton Larson & Allen, LLP.. This item is just to award the bid. If approved, a contract will be presented later.

Kenneth Burgess motioned to Approve the award of bid to Clifton Larson & Allen, LLP. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

5. UTILITIES DIRECTOR'S REPORT

5.1 Approval to purchase water meters from Ferguson

Utilities Director John Bostic III requested approval to purchase 3,500 water meters before October 1 to avoid tariff and price increases. The purchase would save the City approximately \$91,612.50.

Jodi Wilkeson motioned to approve the water meter Purchase. Seconded by Steven Spina. Motion Passed, 5-0.

6. PLANNING REPORT

6.1 Residential Historic Facade Grant - 5354 9th Street. This is a grant application for the Residential Historic Facade Grant to compensate for replacing the roof of a contributing structure in the Historic District. The roof replacement has already had final inspection on 2/18/2025 (BGR-009278-2025).

Historic Preservation/Community Planner Will McCaw presented the grant request for roof replacement on a contributing structure in the Historic District.

Steven Spina motioned to approve the Residential Historic Facade Grant. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

7. CITY MANAGER'S REPORT

7.1 Special Event Sabor Latino Alcohol Approval-The event is scheduled for November 15th, 2025 from 12pm-6pm. The event will take place at the Airport Venue. They are applying for approval from council to host an alcohol event. The venue will be a wetzone with a designated Beer tent closest to the stage. A temporary alcohol license will be obtained through the state in order to sale beer. Zephyrhills Police will be present for this event along with the events private security that will be in charge of checking ID's and issuing wristbands.

City Manager Wiliam Poe presented the Special Event application, with discussion following.

Steven Spina motioned to Approve Alcohol use for Special Event Sabor Latino. Seconded by Kenneth Burgess. Motion Passed, 5-0.

7.2 Paulie Palooza Special Event Alcohol Approval. The event is scheduled for Sunday November 16th, 2025 from 11am-7pm. The downtown area where the event is taking place will be a wetzone for alcohol usage.

City Manager Wiliam Poe presented the Special Event application, with discussion following regarding the date change. Council asked if a calendar could be made public to show special events.

Jodi Wilkeson motioned to Approve alcohol use for special event Paulie Palooza. Seconded by Lance Smith. Motion Passed, 5-0.

7.3 Boots In The Hills Special Event Alcohol Approval. This event will take place on 10/18/25 from 12pm-9pm at the Airport Venue. This will be a music event along with food vendors. This event will be an alcohol permitted event. Guest can bring their own beverages must be in plastic cups or cans. The applicant's private security will be in charge of providing wrist bands with ID verification. The venue will be a proposed wet zone area. ZPD will be present as well for this event.

City Manager Wiliam Poe presented the Special Event application, with discussion following.

Steven Spina motioned to Approve Alcohol use for the Boots in the Hills Special Event. Seconded by Lance Smith. Motion Passed, 5-0.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager Wiliam Poe announcements included;

- Reminder of the Access East Pasco event on Sept. 23rd from 8am to 12pm.
- Upcoming Jones Edmunds Task Order to look at other water options for the City which could include connecting to County lines or drilling new wells. This is be a 120 day process
- CDBG-DR residential applications will be opening up, allowing residents to apply for home repair funds.
- City to purchase book titled "Dog Town" for 3rd graders at West Zephyrhills, Woodland, Chester Taylor. Jodi Wilkeson said Rotary Club has literacy funds and may want to partner.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Smith - Expressed concern over FEMA delays and praised trail development.

Wilkeson - Celebrated progress on trail connectivity and thanked Staff..

Spina - Recognized Chief Brewer and ZPD for national community satisfaction award.

Burgess - Thanked the City Manager for issuing a correction regarding the sponsor of Senate Bill 180, noting that he had spoken with Senator Burgess, who clarified he was not the bill's sponsor. Burgess also acknowledged Zephyrhills High School's homecoming week and the significance of the "Nine Mile War" rivalry game against Pasco High School. He commended the current football team's performance and highlighted the achievements of former Zephyrhills players DJ Pickett (LSU), Jacoby A. Campbell (New Mexico State), and another Pickett with ties to Zephyrhills now playing for the University of Miami.

Proctor - No comments, but allowed a late arrival to make additional citizen comments.

*****ADDITIONAL CITIZENS COMMENTS *****

Jennifer Connan representing The Great Catch, expressed concern over code enforcement requiring removal of marketing banners. She asked if the restaurant keeps the banners in good quality, can they be allowed to keep them up? City Manager Poe agreed to follow up on the matter.

8. NOTED ITEMS

- 8.1 Approval of Agreement 41-25-29 with JL Video

ADJOURN 7:17 PM

Submitted by Ricardo Quiñones