

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular CRA Meeting was held on June 23, 2025 at 5:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Commissioner Steven F. Spina, PhD called the meeting to order at 5:00 PM.

Roll call was taken. Present were members Lance Smith, Jodi Wilkeson, Charles Proctor, Kenneth Burgess, 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, Public Information Officer, Assistant Finance Director Jessica Carter, GIS Community Planner Tommy-Lee Hunt, Assistant City Clerk Eileen Mercardo and City Clerk Ricardo Quiñones.

1. CITIZEN COMMENTS - NONE

2. BUSINESS ITEMS

2.1 Clock Plaza Redesign Scope of Services

CRA Director Hamilton presented the proposed redesign of Clock Plaza, a 0.3-acre public space in downtown Zephyrhills. The redesign would involve a complete overhaul of the site, with the intent to make it more functional for community events and future developments. The scope included public engagement through a community meeting and the development of conceptual designs.

Discussion focused heavily on the existing restroom facilities, their potential relocation, and the cost implications of building new ones. Board members expressed concern about spending funds on multiple design options and emphasized the importance of maximizing utility and cost-effectiveness. Public Works Director Shane LeBlance noted that the current restrooms, built in 2005 for \$131,000, were strategically placed for sewer access and might need to remain in place.

A consensus emerged to hold a workshop with the design firm, GI Community Solutions Group, to collaboratively develop a single conceptual design based on community and board input. Additionally, the board discussed the potential acquisition of a nearby property behind the brewery for parking and storage. Staff confirmed that the property had been appraised twice but was priced above market value. The board requested staff to revisit the possibility of acquiring the property at the appraised value.

2.2 Zephyrhills Parks and Recreation Master Plan Phase II

Ms. Hamilton presented the draft Phase Two of the Parks and Recreation Master Plan for board review. The plan includes a 10-minute walk or drive goal for park accessibility, requirements for new developments to provide 2-acre minimum parks, scoring updates needed for Hercules Park, and a recommendation for hiring a park programming coordinator.

Board members provided feedback including a suggestion to include the library as a recreational facility and questions about lighting, paving, and parking improvements. There was discussion about community center placement, with the Krusen Field location being removed due to lack of county funding. The Board also requested consideration of building needs at various parks. No motion was required.

3. CRA DIRECTOR'S REPORT

Ms. Hamilton presented playground equipment proposals from Rev Services for Veterans Park, Gunnar Paw Park, Ellis Harrold Park, Shephard Park and Depot Park.

The Board reached consensus on several items, including dog watering stations at all parks, shade coverage as a priority for all equipment, tree plantings around equipment, ADA compliance improvements, and a consistent color scheme using City logo colors.

The CRA successfully acquired 38214 Fifth Avenue, the corner lot next to Zephyr Park, with closing completed on Friday. The CDBG grant application has advanced to the second round, scoring 786 points. The City has applied for \$10.1 million for storm water enhancements and park development.

Kimley Horn is at 30% completion on construction drawings for Zephyr Park, with a presentation scheduled for board and council review. The commercial grant program committee has been established with Ms. Hamilton, Calvin Switzer, and Jessica Carter as members, with Staff seeking a banker representative to complete the committee.

City entrance signs will read "Welcome to Zephyrhills" with downtown signs reading "Historic Downtown." Hercules Park will be featured in Landscape Architecture News magazine in a three to eight-page article highlighting the park's design and the city's tribute to the Hercules Powder Company.

Staff is planning 8th Street and Oakside Cemetery improvements and developing connection plans for downtown projects to create cohesive improvements across multiple blocks. The park signage bid process is pending final decisions on entrance sign specifications.

Ms. Hamilton committed to presenting Tina and Joe's revised lease at the next meeting, which had been previously requested by the Board.

4. MAIN STREET ACTIVITY REPORT - NONE

ADJOURN 5:58 PM

Submitted by Ricardo Quiñones