

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on November 10, 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, Ken Burgess, Charlie Proctor, Jodi Wilkeson, Steve Spina and Mayor Melonie 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, Building Official Calvin Switzer, Code Enforcement Officer Joel Bacon, Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Human Resources Coordinator Stefany Boice, Human Resources Assistant Sydnee Farmer, Planning Director Todd Vande Berg, Principal Planner Rodney Corrivou, GIS/Community Planner Tommy-Lee Hunt, Historic Preservation Specialist/Community Planner Will McCaw, Planning Support Specialist Carlos Maldonado, Finance Director Ted Beason, Assistant Finance Director Jessica Carter, Public Information Officer Kevin Weiss, Water Treatment Plant Operator Eric Martin and City Clerk Ricardo Quinones. John Bostic III attended virtually.

The Invocation was led by Pastor Fran Stubbs, Oasis Church.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

1.1 Pastor Fran Stubbs, Oasis Church - Community Thanksgiving Dinner

Pastor Fran Stubbs described Oasis Church's upcoming Community Thanksgiving Dinner and asked if the City could assist. City Manager Poe referred coordination to CHIPZ, which partners with Oasis on client referrals. Chief Brewer confirmed CHIPZ does not provide food services. Brief discussion followed regarding community needs and the City's goals in outreach. It was noted that while several Council members pledged to help individually, the City could make no commitment to Oasis. No action was taken.

1.2 Mike Dale, a child resident of Zephyrhills, requested that the City remove chickens from his neighborhood. Council explained that wild chickens are protected and noted prior removal efforts were not well received by the community. No action was taken.

1.3 Andrew Publico, a representative of Tree Guy of Florida spoke briefly in favor of the upcoming Tree Ordinance update.

MAYOR

1. Proclamation - World Day of Remembrance for Road Traffic Victims

Mayor Monson read a proclamation recognizing World Day of Remembrance for Road Traffic Victims.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - October 27, 2025
- 1.2 Public Works purchase of 15 Yard Sideload vehicle
- 1.3 Public Works purchase of 30 Yard Sideload vehicle
- 1.4 Public Works Bodyswap SA66 Quote
- 1.5 Public Works Bodyswap SA700 Quote
- 1.6 Public Works purchase of Skid Steer vehicle
- 1.7 Public Works purchase of Parks Truck with Dump Body vehicle
- 1.8 Request for a Residential Historic Facade Grant for work at 5527 11th Street
- 1.9 Request Council Approval of Task Order to RCM for Lift Station 28 Repairs [41-22-21]

Kenneth Burgess motioned to Approve the Consent Agenda Items. Seconded by Steven Spina. Motion passed unanimously.

2. BUSINESS ITEMS

- 2.1 Bond Resolution No. 863-25

RESOLUTION NO. 863-25 “A RESOLUTION OF THE CITY OF ZEPHYRHILLS, FLORIDA AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$33,000,000 IN AGGREGATE PRINCIPAL AMOUNT CITY OF ZEPHYRHILLS, FLORIDA CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 FOR THE PURPOSE OF FINANCING AND/OR REIMBURSING THE COSTS OF ALL OR A PORTION OF VARIOUS CAPITAL IMPROVEMENTS INCLUDING WITHOUT LIMITATION A PUBLIC WORKS MAINTENANCE FACILITY PROJECT AND IMPROVEMENTS TO ZEPHYR PARK, INCLUDING WITHOUT LIMITATION THE ALICE HALL OPEN MEETING AND CLASSROOM SPACE; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PROVIDE FOR THE PAYMENT THEREOF; MAKING CERTAIN COVENANTS AND AGREEMENTS FOR THE BENEFIT OF THE HOLDERS OF SUCH BONDS; AUTHORIZING CERTAIN OFFICIALS AND EMPLOYEES OF THE CITY TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE SALE, ISSUANCE AND DELIVERY OF SUCH BONDS; TAKING CERTAIN OTHER ACTIONS WITH RESPECT TO SUCH BONDS; AUTHORIZING AND APPROVING THE NEGOTIATED SALE OF SUCH BONDS TO THE UNDERWRITER NAMED HEREIN SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN; APPROVING THE FORM AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT; AUTHORIZING CERTAIN OFFICIALS TO DEEM FINAL THE PRELIMINARY OFFICIAL STATEMENT FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15C2 12; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; APPOINTING THE PAYING AGENT AND REGISTRAR; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A DISCLOSURE DISSEMINATION AGENT AGREEMENT; PROVIDING CERTAIN OTHER MATTERS RELATING TO THE SERIES 2025 BONDS; PROVIDING CERTAIN OTHER MATTERS RELATING TO THE BONDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.”

Finance Director Ted Beason introduced Jeff Larson, the City's Financial Advisor, who reported on the City's favorable rating reports from Moody's, S&P, and Fitch. City Attorney Maggard read the resolution by title.

Steven Spina motioned to approve Resolution No. 863-25 on the first reading. Seconded by Kenneth Burgess. Motion passed unanimously.

3. PLANNING DIRECTOR'S REPORT

3.1 Tree Ordinance Planning Report

Planning Director Todd Vande Berg introduced proposed updates to the Tree Preservation Ordinance.

Historic Preservation Specialist/Community Planner Will McCaw presented key revisions, including:

- Language Change from "protected trees" to "regulated trees"
- Adding regulations for palms
- New tree condition assessment criteria
- Clarifying residential permit requirements
- Revising tree removal/replacement ratios

Mr. McCaw confirmed that with an arborist's report documenting the need for removal, no permit or fee would be required.

Mr. Vande Berg recommended adding an arborist position to City staff. Questions from Council followed, which were addressed by Staff.

MAYOR ANNOUNCEMENTS

Mayor Monson highlighted the success of the Veterans Day Parade and announced the Veterans Day Ceremony scheduled for November 11 at 11:00 a.m. at Veterans Park. She reported that Bauducco Foods will not open a café at their warehouse due to tariff impacts but is exploring a storefront location. Lastly, she reminded the public of the Mayor's Youth Council BBQ Drive Thru Fundraiser on November 20 from 5:00 - 7:30 p.m.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe presented the City's new Challenge Coins and described the Z-Star Employee Recognition Program.

He noted upcoming one-on-one Council planning meetings on November 12th and the November 14th deadline for state requisition requests.

Mr. Poe reported potential opportunities, including purchasing the Dave Armstrong property to improve stormwater mitigation and funding available through the Florida Division of Emergency Management for repairs from hurricane Helene. He also reviewed active board vacancies and encouraged Council to have candidates apply. Mr. Poe ended with a reminder that City Hall will be closed November 11, 2025 in observance of Veterans Day.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

- Kenneth Burgess: Reminder that ZHS Bulldogs have a home playoff game on Friday, November 14th.
- Steven Spina: Noted the passing of Mike Prilliman, announced a Thanksgiving lunch on November 14th and requested a FEMA update at the next meeting.
- Jodi Wilkeson: Thanked Main Street Zephyrhills for the Veterans Day Parade and recognized the CMAR Selection Committee. She noted that while nervous to commit the City to a \$30 Million bond, it's necessary to maintain excellent service from Public Works and Utilities to residents.
- Lance Smith: Commented on rising home loan costs, discussed bond-readiness, and commended Michael Dale for speaking about chickens despite limitations on city action.
- Charles Proctor: Echoed support for Michael Dale.

ADJOURN 7:58 PM

Submitted by Ricardo Quiñones