

## SPECIAL CITY COUNCIL MEETING

A Special City Council Meeting was held on November 17, 2025 at 5:00 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 5:03 PM.

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charles Proctor, Steven Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson was absent.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlance, Building Official Calvin Switzer, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Utilities Director John Bostic III, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, GIS/Community Planner Tommy-Lee Hunt, Historic Preservation Specialist/Community Planner Will McCaw, Finance Director Ted Beason, Assistant Finance Director Jessica Carter, Public Information Officer Kevin Weiss and City Clerk Ricardo Quiñones.

The Invocation was led by Principal Planner Rodney Corriveau

The Pledge of Allegiance followed.

### **CITIZEN COMMENTS – NONE**

#### **1. CONSENT ITEMS**

***Lance Smith motioned to pull Consent Item 1.2 for discussion. Seconded by Steven Spina. Motion Passed Unanimously.***

- 1.1 Request approval to purchase three (3) vehicles for the Utilities Department — Water Division
- 1.2 Award of RFQ #2025-011, Construction Manager at Risk (CMAR) - Zephyr Park Rehabilitation to Reeves Young, LLC
- 1.3 State of Florida Funds HL258 Zephyr Park Improvements

***Lance Smith motioned to approve Consent Items 1.1 and 1.3 as presented. Seconded by Kenneth Burgess. Motion Passed Unanimously.***

#### **\* \*Discussion on Consent Item 1.2\*\***

Mayor Monson addressed concerns regarding the CMAR selection process. She expressed that she felt limited in her ability to ask questions during the previous meeting. Given the project scale (up to \$20 million), she expected deeper inquiry into vendor background, local presence, and project experience. She questioned differences in park-project figures and how "self-perform" work may direct project funds out-of-state. Mayor Monson clarified her priority was transparency and ensuring her concerns were heard, even without a vote.

Council members expressed confidence in the Staff's recommendation. Several members noted that familiarity with Wharton-Smith initially influenced their thinking, but vendor presentations changed their rankings. Council members stressed that the Mayor's perspectives were valued, though the City Charter does not grant her a vote. City Manager Poe added that the evaluation committee unanimously ranked the selected firm first, that differing opinions are normal in competitive selections, and that no proposer maintains a physical office in Zephyrhills.

***Kenneth Burgess motioned to approve of Consent Item 1.2, authorizing Staff to begin contract negotiations with Reeves Young, LLC and return to Council if negotiations fail. Seconded by Lance Smith. Motion Passed Unanimously.***

#### **2. BUSINESS ITEMS**

##### 2.1 Purchase of 7251 16th Street

City Manager Billy Poe presented the request to purchase property at 7251 16th Street to address severe flooding that occurred during Hurricane Milton. The Alpha Village subdivision and 16th Street roadway experienced significant flooding. The existing

subdivision pond could not handle rainfall volume; the City historically uses pumps to move water to Wire Road drainage ditches. Purchasing the property allows creation of an expanded pond to increase stormwater storage. Two required appraisals valued the property at \$150,000 and \$166,000. Per policy, the City may offer up to 10% over average appraisal. The negotiated price is \$173,800. An additional \$10,000 is needed for demolition of existing structures. Funding will come from Penny for Pasco Stormwater.

Council discussed long-term benefits and confirmed that acquisition would meaningfully reduce flooding in the affected neighborhood.

***Lance Smith motioned approval of this item, including authorization for the City Manager to execute all required documents and transfer \$183,800 from Penny for Pasco contingency to the stormwater land purchase line. Seconded by Kenneth Burgess. Motion Passed Unanimously.***

**MAYOR ANNOUNCEMENTS - NONE**

**CITY MANAGER ANNOUNCEMENTS**

City Manager Poe reported The Great American Teach-In is scheduled for Wednesday, November 19, 2025. City staff will be present at Woodland Elementary, Raymond B. Stewart Middle, and additional schools to make presentations about working for the City of Zephyrhills.

**CITY ATTORNEY ANNOUNCEMENTS- NONE**

**CITY COUNCIL COMMENTS - NONE**

ADJOURN 5:20 PM

Submitted by Ricardo Quiñones