

REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on January 12, 2026 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 6:01 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: Public Works Director Shane LeBlance, Building Official Calvin Switzer, Airport Manager Nathan Coleman, IT Director Mike Panak, 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, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Lieutenant Matthew Hillen and City Clerk Ricardo Quiñones.

The Invocation was led by Rodney Corriveau, Principal Planner

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Penny Wickstrom, 39146 Otis Allen Rd Lot 205, addressed Council regarding persistent odors and fumes associated with Lift Station 37, stating that the conditions have made her home uninhabitable. Several additional residents spoke in support, including Glen (Lot 199), Jean (Lot 216), Patrick Schmit (Lot 204), Joanne Chenard (Lot 157), and Doris Cheney (Lot 186), all citing ongoing odor issues since the lift station became operational in June 2025. City Manager Poe stated that Staff is aware of the issue and is actively working to identify and resolve the cause. Staff explained that the issue involves gas and fume migration, particularly affecting Lots 204 and 205. Council asked questions regarding testing, timelines, and prior conditions, and Staff responded that no dangerous gas levels have been detected but that multiple mitigation approaches are being evaluated. Council requested an update at the January 26, 2026 meeting and asked that representatives from Jones Edmunds be present.

David Gratz, 5914 8th Street, spoke in opposition to the City's use of Flock Safety cameras, expressing concern over data collection and privacy. Lt. Hillen of the Zephyrhills Police Department explained that the cameras capture vehicle license plates and identifying vehicle characteristics, that the data is subject to public records laws, and that similar systems are widely used by other jurisdictions.

MAYOR

1 Arbor Day Proclamation 2026

Mayor Monson read and presented the Arbor Day Proclamation to Beverly Jones of the Garden Club.

2 Employee of the Year - 2025

City Manager Poe presented the 2025 Employee of the Year Award to Officer Seth Healy. Officer Healy was away for training during the annual Christmas party this would normally have been given. Officer Healy is also the 2025 Police Employee of the Year.

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - December 08, 2025
- 1.2 Purchase of Recycling Carts
- 1.3 Purchase of new Vehicle for the Wastewater Division
- 1.4 Purchase of Materials for the Meter Change Out Program
- 1.5 Water Smart Renewal 41-2026-02
- 1.6 Utility Service Agreement 45-2026-01 for Belinda Lapointe & Brenda Marchesseault (39336 REDHILL DRIVE)
- 1.7 Task Order to InsituForm Technologies for Gravity Sewer Line Rehabilitation.
- 1.8 Task Order to RCM Utilities for Manhole Rehabilitation [41-25-13]
- 1.9 Additional Work to Vortex for Gravity Sewer Lining [41-25-26]
- 1.10 Amendment #4 to the Jones Edmunds 22-02 Northside Lift Station and Force Main Task Assignment [37-21-03]
- 1.11 Amendment 2 to DEO Grant Agreement HL258 (24-24-03), Zephyr Park Improvements
- 1.12 Amendment 2 to FDEP Grant Agreement LPA0407 (24-23-02), Kossik & Fort King Road Sewer Main/Water Main Extension

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Steven Spina motioned to approve the Consent Items as presented. Seconded by Kenneth Burgess. Motion passed unanimously.

2. FINANCE DIRECTOR'S REPORT

2.1 Post-Funding Report - Bonds

Finance Director Ted Beason introduced Jeff Larson, the City's Financial Advisor, who presented the post-funding bond report. Discussion included clarification on bond types, interest rates, and the City's credit rating, as well as the option to refinance in approximately nine years.

3. BUSINESS ITEMS

3.1 Temporary License Agreement No. 55-2026-01 -ROMP 86 Replacement SWF No. 13020-002

City Staff presented a temporary license agreement related to ROMP 86 replacement activities. SWFWMD will use it to monitor groundwater within the Hillsborough Basin. The agreement duration was clarified as 50 years.

Steven Spina motioned to approve Agreement No. 55-2026-01. Seconded by Lance Smith. Motion passed unanimously.

3.2 Ordinance Amending Cremains Area Marker Dimensions

First Reading Ordinance No. 1511-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTION 94.06 INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES; REVISING AND STANDARDIZING CREMAINS AREA MARKER DIMENSIONS; ELIMINATING THE "NEW SECTION (18x18 SPACES)" CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE.** "

City Attorney Maggard read the ordinance by title. Staff explained that the ordinance revises and standardizes cremains area marker dimensions and eliminates the "new section" category. Council discussed the number of affected plots and implementation details. Staff will bring answers to these questions at the next meeting.

Steven Spina motioned to approve Ordinance 1511-26 on first reading. Seconded by Kenneth Burgess. Motion passed unanimously.

4. PUBLIC WORKS DIRECTOR'S REPORT

4.1 Annual Street Resurfacing Piggyback Agreement 41-2026-01 with Sumter County

Public Works Director Shane LeBlanc presented the annual resurfacing plan. Council asked questions regarding transitions between dissimilar paving materials and the timing of pavement marking refreshes.

Steven Spina motioned to approve the Street Resurfacing Agreement 41-2026-01. Seconded by Jodi Wilkeson. Motion passed unanimously.

MAYOR ANNOUNCEMENTS

Mayor Monson shared observations regarding recently installed playground equipment, lighting conditions, and park signage visibility at night. She noted concerns at the intersection of Fort King Road and U.S. 301 and stated that the City's sign ordinance is currently under review.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe announced that State Road 54 will become County Road 54. There will be lane closures January 26 through January 30 from 7am to 5pm. He also announced Pasco County is opening a Cold Weather Shelter on January 15 & 16 and provided reminders regarding Legislative Action Days January 26 through January 28.

CITY ATTORNEY ANNOUNCEMENTS

NONE

CITY COUNCIL COMMENTS

Kenneth Burgess - Emphasized the importance of resolving the Waters Edge lift station odor issue.

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Steven Spina - Inquired regarding the timing of the future Tree Ordinance. Discussion followed regarding the need to balance preservation goals with real-world examples. Staff will bring the Tree Ordinance to the next meeting.

Jodi Wilkeson - NONE

Lance Smith - Echoed the importance of the Tree Ordinance and resolving the Waters Edge issue. Mr. Smith noted how we take care of a problem is going to dictate how good a job we are doing.

Charles Proctor - Reiterated the importance of resolving the issue at Waters Edge.

ADJOURN 7:38 PM

Submitted by Ricardo Quiñones