

REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on January 26, 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 6:05 PM

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

Staff present: Chief of Police Derek Brewer, Lt. Matt Hillen, Officer Keenan Mullins, Public Works Director Shane LeBlance, Building Official Kalvin Switzer, Senior Code Support Specialist Jackie Boges, IT Director Mike Panak, Human Resources & Risk Management Director Sandra Amerson, Finance Director Ted Beason, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Public Information Officer Kevin Weiss, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quifiones. Utilities Director John Bostic III attended virtually. The Invocation was led by Jackie Boges, Senior Code Support Specialist. The Pledge of Allegiance followed.

CITIZEN COMMENTS - NONE

MAYOR

1 Swearing in of Officer Keenan Mullins
Police Chief Derek Brewer introduced and formally swore in Officer Keenan Mullins.

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - January 12, 2026
- 1.2 Interlocal Agreement No. 55-2026-02 with Pasco County Tax Collector for Non-Ad Valorem Assessment (Stormwater)
- 1.3 Interlocal Agreement No. 55-2026-03 with Pasco County Property Appraiser for Non-Ad Valorem Assessment (Stormwater)
- 1.4 Razorback Task Order for the Sludge Press Conveyor-Utilities [41-25-14]

Jodi Wilkeson motioned to approve the consent agenda items as presented. Seconded by Kenneth Burgess. Motion passed unanimously.

2. PUBLIC HEARING

- 2.1 Ordinance Amending Cremains Area Marker Dimensions
Second 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 SPACES)" CATEGORY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1511-26 by title. Staff provided clarification regarding existing cremains plots, available spaces, and the need to standardize marker dimensions due to non-uniform physical space. The public hearing was opened and closed with no public comment.

Kenneth Burgess motioned to Approve Ordinance No. 1511-26 on second reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

3. BUSINESS ITEMS

- 3.1 February 5, 2026 Municipal Association of Pasco (MAP) Meeting - New Port Richey
RESOLUTION NO. 865-26 " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE. "

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City Attorney Matthew Maggard read Resolution No. 865-26 by title. Council considered participation in a joint MAP meeting to discuss matters of mutual interest.

Kenneth Burgess motioned to Approve Resolution No. 865-26. Seconded by Jodi Wilkeson. Motion passed unanimously.

3.2 Certified Recovery Residences

First Reading Ordinance No. 1512-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CREATING CHAPTER 75 - CERTIFIED RECOVERY RESIDENCES, OF THE CODE OF ORDINANCES; ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1512-26 by title. Mr. Maggard explained that the ordinance establishes procedures and timelines required by state law for review and approval of certified recovery residences.

Kenneth Burgess motioned to Approve Ordinance No. 1512-26 on first reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

3.3 Tree Ordinance

First Reading Ordinance No. 1513-26 " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING PART 7.06.00. LANDSCAPING. - OF THE LAND DEVELOPMENT CODE; ESTABLISHING PART 7.06.05. PROTECTION AND REGULATION OF TREES; REPEALING CHAPTER 100. TREES FROM THE CODE OF ORDINANCES; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1513-26 by title. Historic Preservation Specialist Will McCaw presented proposed updates to the Land Development Code addressing tree regulation and landscaping standards, including reorganization of code sections, canopy protection, residential tree removal classifications, buffer simplification, pedestrian connectivity, and outreach plans. Mr. McCaw noted a proposed new step in the process. To walk the site early on with development applicants and identify areas with trees can be protected and money can be saved on engineering.

Jodi Wilkeson motioned to Approve Ordinance No. 1513-26 on first reading with recommended revisions. Seconded by Kenneth Burgess. Motion passed unanimously.

4. PUBLIC WORKS DIRECTOR'S REPORT

4.1 City Yard Guaranteed Maximum Price (GMP) [37-24-09]

Public Works Director Shane LeBlanc presented the Guaranteed Maximum Price (GMP) for the City Yard/Fleet Maintenance Facility project. Matt D'Amaddio, representing AD Morgan Corporation, 9126 Cypress Keep Lane, Odessa, Florida, addressed Council regarding the project scope and cost proposal. Mr. D'Amaddio reviewed the GMP development process, including subcontractor pricing, value engineering efforts, and coordination for construction on an occupied campus to minimize operational impacts. He discussed project phasing, site logistics, and scheduling considerations to maintain City services during construction.

Jodi Wilkeson motioned to Approve the Guaranteed Maximum Price in the amount of \$25,999,999.00 for the City Yard project. Seconded by Kenneth Burgess. Motion passed unanimously.

5. CITY MANAGER'S REPORT

5.1 Commandoughs Special Event Application (co-sponsored through Vets Feeding Vets Inc) Requesting Approval For A Wetzone/Alcohol Use- Commandough's is having their 10yr anniversary celebration on 2/7/26 and is requesting to use the section of 15th Ave(City Street) between Gall Blvd and 6th Street as an area for a wetzone and to have vendor stationed.

City Manager William Poe presented a request for approval of a special event permit and wet zone for Commandough's 10-year anniversary event, scheduled for February 7, 2026, co-sponsored by Vets Feeding Vets, Inc. Mr. Poe explained that the request includes the temporary closure of a one-block section of 15th Avenue between 6th Street and U.S. Highway 301 to accommodate the event.

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Staff reviewed coordination efforts with Public Works and the Police Department to manage traffic control, public safety, and event logistics.

Kenneth Burgess motioned to approve the special event application, including the wet zone and street closure as presented. Seconded by Jodi Wilkeson. Motion passed unanimously.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Kenneth Burgess, advised the City folks currently in Tallahassee to stay warm.

Jodi Wilkeson, offered condolences to the family of Bobby Black and appreciation to City Staff.

Lance Smith, no comments.

Steven Spina, no comments.

Charles Proctor, no comments.

6. NOTED ITEMS

6.1 MLKProclamation 2026

ADJOURN 6:53 PM

Submitted by Ricardo Quiñones