

REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on February 9, 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, Kenneth Burgess, Charles Proctor, Jodi Wilkeson, Steve Spina and Mayor Melonie Monson. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Shane LeBlanc, Kevin Weiss, OJ Kurk, Chief Derrick Brewer, Todd Vande Berg, Eileen Mercado, Nathan Coleman, Sandra Amerson, Gail Hamilton, Calvin Switzer, Rodney Corriveau, John Bostic III, Mike Panak, Will McCaw and Ricardo Quiñones.

The Invocation was led by Pastor Kevin Heaton of Zephyrhills Church of Christ.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Kim Smith addressed Council regarding the lack of a traffic signal on Eiland Boulevard at Clifton Downs near Zephyrhills Christian Academy. Staff advised that the intersection is under Pasco County jurisdiction and that traffic signals are a County responsibility. Staff committed to contacting the County regarding the concern.

Lee Przywara addressed Council regarding his intent to purchase and operate a food pantry. Staff advised that the proposed use is not permitted under the current zoning classification. Mr. Przywara was referred to CHIPZ.

MAYOR

1 Black History Month Proclamation

Mayor Monson read a proclamation recognizing February 2026 as Black History Month.

2 Proclamation - Coach Nick Carroll

Mayor Monson read a proclamation recognizing Coach Nick Carroll of Zephyrhills High School for ten years of leadership and a perfect regular season in 2025. Coach Carroll credited his team and staff for their success.

3 ZPD Highlighted in Nationally Recognized Short Form Documentary

Chief Derek Brewer presented information regarding a short-form documentary filmed in 2025 highlighting the Zephyrhills Police Department that will be aired nationally.

4 Youth Council Update - Legislative Action Days

Members of the Mayor's Youth Council reported on their experience attending Legislative Action Days (January 26—28, 2026), including observing committee meetings and speaking with state representatives.

5 ZEDC Quarterly Update

Dr. Randy Stovall, East Pasco Chamber of Commerce, provided a quarterly update highlighting economic development activity and upcoming stakeholder meetings scheduled for February 11, 2026. Discussion followed regarding the City's financial contribution to the Chamber and the return on investment. The Chamber agreed to provide a more detailed budget report, and Council discussed reviewing contributions to various organizations. City Attorney Maggard clarified distinctions between the Zephyrhills Economic Development Initiative and Chamber services.

6 Lift Station 37 update - Jones Edmund

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City Manager William Poe provided an update regarding odor complaints at Waters Edge RV Park following upgrades to Lift Station 37. He reported that caps have been placed at key points in the system and testing is ongoing to determine the odor source and migration of fumes affecting Lots 204 and 205.

Mike Clark and Gregg Fruecht of Jones Edmunds explained the ongoing investigation into odor generation and system flow. Residents, including Penny Wickstrom, spoke regarding persistent odors and concerns about mitigation efforts. Additional claims were raised regarding sewage surfacing at a manhole and the application of lime. Residents were asked to provide documentation of any incidents. Mr. Poe acknowledged the receipt of Ms. Wickstrom's estimate of damage claims but has not been able to review it. Jones Edmunds will continue investigating and evaluate additional mitigation strategies such as Active Odor Control.

1. CONSENT ITEMS

Kenneth Burgess motioned to pull Item 1.2 for discussion. Seconded by Jodi Wilkeson. Motion passed unanimously.

1.2 37-24-09A City Yard Guaranteed Maximum Price (GMP)

Discussion was held regarding the project start date and reporting schedule. Public Works Director Shane LeBlanc stated construction is expected to begin in April 2026 and that biweekly meetings will provide project updates.

Kenneth Burgess motioned to approve Item 1.2. Seconded by Jodi Wilkeson. Motion passed unanimously.

1.1 City Council Meeting Minutes - January 26, 2026

Ken Burgess motioned to Approve the minutes as presented. Seconded by Lance Smith Motion passed unanimously.

3. PLANNING DIRECTOR'S REPORT

3.1 Zephyr Knoll FLU(Future Land Use) Classification - Planning report -Public hearing to review and consider a City-initiated Comprehensive Plan text amendment to establish the Zephyr Knoll Mixed-Use Subarea future land use category and supporting goals, objectives, and policies.

Planning Director Todd Vande Berg introduced the proposed Zephyr Knoll Mixed-Use Subarea Comprehensive Plan amendment. Consultant Tammy Veranda presented the proposal to establish a mixed residential and commercial use designation. Ms. Veranda proposed an effective date of October 1, 2027, with applicants able to voluntarily opt in due to Senate Bill 180 restrictions. Staff expressed optimism that Senate Bill 180 may be repealed.

2. PUBLIC HEARING

2.1 Certified Recovery Residences

Second 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**

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CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE. "

City Attorney Matthew Maggard read the ordinance by title. The public hearing was opened and closed with no public comment.

Steve Spina motioned to approve Ordinance No. 1512-26 on second reading. Seconded by Lance Smith. Motion passed unanimously

2.2 Tree Ordinance

Second Reading Ordinance No. 1513-26 " AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING PART 7.06.OO. 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 the ordinance by title. The public hearing was opened and closed with no public comment.

Jodi Wilkeson motioned to approve Ordinance No. 1513-26 on second reading. Seconded by Lance Smith. Motion passed unanimously.

MAYOR ANNOUNCEMENTS

Mayor Monson announced the Citizen of the Month ceremony scheduled for February 11, 2026, and requested additional Council attendance. She also requested a discussion at the next CRA meeting regarding a clear vision for Alice Hall.

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Lance Smith urged prompt resolution of the Lift Station 37 issue and commented on recent park equipment improvements. He also referenced discussions in Tallahassee regarding property taxes.

Jodi Wilkeson inquired about open items related to Abbott Square and restroom security at parks. City Manager Poe stated that Hercules Park restrooms operate on timed locks, which may be considered for other facilities.

Steven Spina requested follow-up regarding CPTED measures in parks and referenced a report from Sgt. Olsen.

Kenneth Burgess commented positively on park equipment installations.

Charles Proctor - NONE

4. NOTED ITEMS

4.1 Terminating Trainmen agreement 41-19-40

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ADJOURN 9:05 p.m

Submitted by Ricardo Quiñones