

## REGULAR CITY COUNCIL MEETING

Page 1 of 3

A Regular City Council Meeting was held on March 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 6:13 PM

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charles Proctor, Jodi Wilkeson, Steven Spina and Mayor Melonie Bahr 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, Airport Manager Nathan Coleman, IT Director Mike Panak, Utilities Director John Bostic III, Wastewater Superintendent OJ Kurk, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Main Street Zephyrhills Director Antwon Gildon, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist/Community Planner Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss and City Clerk Ricardo Quiñones.

The invocation was led by Principal Planner Rodney Corriveau, followed by the Pledge of Allegiance.

### **CITIZEN COMMENTS**

**Penny Wickstrom**, 39146 Otis Allen Road, Lot 205, addressed Council regarding property damage and a claim submitted to the City exceeding \$100,000. City Manager Poe stated mitigation measures were implemented to prevent further gas intrusion and that the City's insurance carrier is in communication with the adjuster. City Attorney Matthew Maggard clarified that the City's insurance carrier denied the claim, stating the City is not liable for the damage, and noted that findings indicated a level of responsibility on the part of the homeowner. The City has requested the insurance carrier to take a second look at the claim.

**Lucinda Lillacy**, 39146 Otis Allen Road, Lot 196, spoke regarding long-term occupancy of her residence and observations related to the conditions of Ms. Wickstrom's residence.

### **1. CONSENT ITEMS**

*Steven Spina motioned to pull Item 1.4 for discussion. Seconded by Kenneth Burgess. Motion passed unanimously.*

- 1.1 City Council Meeting Minutes - February 23, 2026
- 1.2 RCM Utilities Task Orders for Five (5) Lift Station Rehabilitations [41-25-13]
- 1.3 Bayer United Task Order - "C" Avenue Box Culvert Replacement - Design [41-25-18]
- 1.5 Amendment 3 to DEP Grant Agreement LPQ0029 (24-22-01), South 301 Wastewater Redevelopment

*Kenneth Burgess motioned to approve consent items 1.1, 1.2, 1.3 & 1.5 as presented. Seconded by Lance Smith. Motion passed unanimously.*

- 1.4 Amendment 3 to DEO Grant Agreement HL258 (24-24-03), Zephyr Park Improvements

Dr. Spina asked if the balance of the funds would be used for Alice Hall Community Center. City Manager Poe clarified that Alice Hall is not part of the agreement. Dr. Spina asked what the plans for Alice Hall are, CRA Director Gail Hamilton responded, the architect will be sending a task order for the design, which will be brought back to Council.

*Steven Spina motioned to approve Consent Item 1.4. Seconded by Kenneth Burgess. Motion passed unanimously.*

### **2. PUBLIC HEARING**

- 2.1 Wire Ranch Resolution Wareco-Pasco1 LLC Conditional Use Amendment  
**RESOLUTION No. 866-26 " A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS AMENDING THE APPROVAL OF A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE C1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON PARCEL NO. 2625-21-0000-00700-0000 AS APPROVED IN RESOLUTION NO. 847-25; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Resolution No. 866-26 by title. The public hearing was opened and closed by Council President Proctor, with no comment from the floor. Mr. Maggard provided background on the request to amend previously approved conditional use allowing hotels to exceed height limitations within the C-1 zoning district. He explained that the amendment removes the requirement for a full-service restaurant and instead allows for limited food service within the

hotel, while maintaining other conditions such as conference and banquet facilities and design standards.

Council raised concerns regarding references made at the February 23, 2026 meeting suggesting the project could function as an extended stay hotel. Council expressed the original intent of the conditional use was to support a higher-quality hotel product and the possibility of adding a condition prohibiting extended stay use in exchange for removing the full-service restaurant requirement.

City Attorney Maggard advised that any new conditions, including restrictions on extended stay use, would require coordination with the applicant and recommended tabling the item to allow for further negotiation and drafting of appropriate language.

***Kenneth Burgess motioned to table Resolution No. 866-26. Seconded by Jodi Wilkeson. Motion passed unanimously.***

### **3. BUSINESS ITEMS**

#### **3.1 Increase in Historic Preservation Grant from \$5K to \$7.5K**

Historic Preservation Specialist Will McCaw presented a request to increase the grant amount from \$5,000 to \$7,500 and to include improvements to include roofs. It was noted that homestead status is not required.

***Jodi Wilkeson motioned to increase the Historic Preservation Grant from \$5K to \$7.5K. Seconded by Kenneth Burgess. Motion passed unanimously.***

#### **3.2 Kimley Horn Work Order Approval for KH26-176 Go Pasco Zephyrhills Bus Stops Phase 2. Work order amount \$47,820.**

Principal Planner Rodney Corriveau explained that the City will be responsible for the concrete slab, while GoPasco will construct vertical elements. Coordination will occur with Planning, Public Works, and the Public Information Office for design elements, including color schemes. Staff clarified that the current phase includes three bus stops and future installations will be completed in similar phases moving forward.

***Steven Spina motioned to Kimley-Horn work order KH26-176. Seconded by Lance Smith. Motion passed unanimously.***

### **4. UTILITIES DIRECTOR'S REPORT**

#### **4.1 Change Order Request for (41-25-27) HST for Additional Work for the Meter Replacement Project**

Utilities Director John Bostic presented a change order request to include additional valve replacements. Council inquired whether residents would be assessed for the additional cost. Mr. Bostic clarified that no assessments will be collected from residents to cover the additional costs associated with the change order.

***Steven Spina motioned to approve the change order. Seconded by Kenneth Burgess. Motion passed unanimously.***

### **5. CITY MANAGER'S REPORT**

#### **5.1 Industrial Corridor Video**

City Manager Poe presented the Zephyrhills Industrial Corridor video produced by JL Video. Public Information Officer Kevin Weiss reported the video received positive feedback, including recognition from Bauducco leadership. Discussion noted that there are opportunities to expand this initiative by producing similar promotional videos for additional businesses and coordinating the use of raw footage for future content.

#### **5.2 Founders Day Parade scheduled for March 28th, 2026 from 11am-6pm will require approval to make downtown 5th ave a designated wetzone. The guest will be able to purchase the alcohol from the bars downtown.**

City Manager Poe presented a request from Main Street Zephyrhills to temporarily designate the downtown area as a wet zone.

***Jodi Wilkeson motioned to approve the proposed wetzone on Founders Day. Seconded by Lance Smith. Motion passed unanimously.***

### **MAYOR ANNOUNCEMENTS**

Mayor Monson requested Council consideration to allow Mayor's Youth Council members to qualify for the City's scholarship program available to Zephyrhills High School students. Council provided consensus that Youth Council members, as Zephyrhills residents participating in City programs, should be eligible for scholarship consideration.

## REGULAR CITY COUNCIL MEETING

Page 3 of 3

### **CITY MANAGER ANNOUNCEMENTS**

City Manager Poe expressed condolences to Building Official Calvin Switzer on the passing of his father.

### **CITY ATTORNEY ANNOUNCEMENTS**

City Attorney Maggard offered condolences to Calvin Switzer. Mr. Maggard noted that prior statements referenced by Jones Edmunds may not be legally defensible. He also recognized City Manager Poe's 50th birthday.

### **CITY COUNCIL COMMENTS**

**Kenneth Burgess**, expressed condolences regarding the passing of Building Official Calvin Switzer's father, noting that he had recently visited with him that he appeared to be in stable condition at that time. He also extended birthday wishes to City Manager Billy Poe.

**Steven Spina**, requested an update on FEMA reimbursements. Finance Director Ted Beason confirmed that FEMA reimbursements total \$363,000 to date, with additional obligated funds forthcoming. Total FEMA reimbursements are expected to be capped at approximately \$450,000. Mr. Beason attributed the success of the reimbursements to consultants Carlisle Thompson. Dr. Spina requested that a City Council budget workshop be scheduled in April to discuss priorities for the upcoming fiscal year. He also raised concerns regarding recent pedestrian fatalities and inquired about potential safety improvements such as lighting, crosswalks, and coordination with County and State agencies where applicable. Additionally, Dr. Spina requested updates on the sanitation rate study and recycling program. Public Works Director Shane LeBlanc confirmed that sanitation and stormwater rate studies are ongoing and the recycling program implementation is in progress, with initial distribution focused on current customers.

**Jodi Wilkeson**, commended Public Works for recent improvements to the Depot Museum, noting positive community feedback regarding the flooring, painting, and restroom conditions. She also extended birthday wishes to City Manager Poe. Wilkeson inquired about the consistency and durability of playground amenities, including benches and trash receptacles, and emphasized the importance of coordinating product selection with Public Works. She also requested an update on the park signage program. CRA Director Gail Hamilton confirmed that a citywide park signage program is in progress, with installation anticipated by the end of May. She clarified that signage will be scaled appropriately to each park rather than using a uniform design. Discussion followed addressing temporary placement of existing park amenities at Veterans Park pending completion of a master plan, as well as the availability of restroom facilities. Public Works Director Shane LeBlanc confirmed that restroom improvements at Depot Park are underway, including door repairs and installation of timed locks, with completion anticipated in approximately 60 days. Wilkeson also shared positive feedback from residents regarding improvements at Gunner Paw Park and requested assistance from the community to use their golf carts in support of Daybreak Rotary in the Founders Day Parade.

**Lance Smith**, expressed condolences to Building Official Calvin Switzer on the passing of his father and encouraged Council and Staff to check in on him during this time. He also extended birthday wishes to City Manager Poe. Smith noted that City parks are heavily utilized and well received by the community, commending staff for their efforts and the positive impact of recent improvements. Smith emphasized that Council is supportive of identifying any feasible options to assist the two affected Waters Edge residents, including exploring ways to expedite or supplement financial relief efforts.

**Charles Proctor**, expressed condolences to Building Official Calvin Switzer and his whole family.

### **6. NOTED ITEMS**

- 6.1 RCM Task Order - 8" Forcemain Repipe [41-25-13]
- 6.2 RCM Task Order - Lift Station 37 Vent Core [41-25-13]

**ADJOURN 7:21 PM**

Submitted by Ricardo Quiñones