

REGULAR CITY COUNCIL MEETING

Page 1 of 3

A Regular City Council Meeting was held on March 23, 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 6:06 PM

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charlie Proctor, Steven Spina and Mayor Melonie Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson was not present.

Staff present: Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss, Public Information Officer Intern Tembria Thompson, Assistant City Clerk Eileen Mercado, Lieutenant Matt Hillen and City Clerk Ricardo Quiñones

The Invocation was led by Nick Deford of the First Church of the Nazarene.
The Pledge of Allegiance followed.

CITIZEN COMMENTS

- Penny Wickstrom, 39146 Otis Allen Road Lot 205, raised questions regarding ownership of the lift station property and requested public records related to backflow gauge measurements from mid-2025. She expressed ongoing concerns about impacts from the lift station, referencing prior meeting discussions and asserting that recent upgrades may be contributing to issues affecting nearby properties. She also raised concerns regarding liability. City Staff advised that requested records are available through a public records request and noted that mitigation measures have been implemented, including installation of vent flaps, system modifications to reduce turbulence, and odor control efforts. Staff further stated that the matter is currently under review by insurance providers. Ms. Wickstrom also reported continued odor concerns following recent improvements.

- Mary Hamel, 6516 Brentwood Drive, expressed concerns regarding the condition of the former golf course property, citing overgrown vegetation, remaining debris, and overall decline impacting nearby property values. She requested updates on maintenance progress, enforcement of prior requirements, and the status of the property moving forward. City Manager Poe responded that the City is continuing to work with the property owner, who has been maintaining the site to minimum code standards, including mowing and debris management, though progress has been limited. He noted that restoration of the golf course would require significant investment and that the owner is exploring options. City staff and the City Attorney explained that code enforcement is limited to minimum property maintenance standards and that ongoing compliance efforts and legal processes are being monitored. Council discussion emphasized that, from a regulatory standpoint, the property is now treated as an open field rather than an active golf course. Ms. Hamel also inquired about development along Geiger Road. Mayor Monson clarified that a townhome development (approximately 66 units) has been approved, noting that the project was scaled back from higher density and will include improvements such as landscaping.

- Don Hamel, 6516 Brentwood Drive, expressed concerns regarding the large volume of debris and downed trees on the former golf course property, stating that burning the material could take an extended period and create significant smoke impacts for nearby residents. He also raised concerns about unsecured structures on the property, potential unauthorized activity, and the overall lack of maintenance, including weeds encroaching onto neighboring properties. Mayor Monson acknowledged the concerns, noting the potential negative impacts of prolonged debris burning on surrounding homes and recognizing the need to consider those impacts moving forward.

MAYOR

1 Amira Ali - Hurricane Shelter Feasibility, College Capstone Project.

Ms. Amira Ali presented her college capstone project regarding the feasibility of a potential hurricane shelter option for City employees. She provided an overview of her research, methodology, and preliminary findings. The presentation was informational only, and no action was taken by Council.

1. TABLED ITEMS - PUBLIC HEARING

1.1 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. 26-25-21-0000-00700-0000 AS APPROVED IN RESOLUTION NO. 847-25; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

REGULAR CITY COUNCIL MEETING

Page 2 of 3

Lance Smith motioned to pull Resolution No. 866-26 from the table. Seconded by Kenneth Burgess. Motion Passed, 4-0.

City Attorney Matthew Maggard read Resolution No. 866-26 by title.

Council President opened a public hearing. None spoke from the floor.

Mr. Maggard reviewed edits from last meeting, including the conditions to prevent use as long-term stay hotel. Steven Spina asked if this could prevent folks from staying longer if needed for family medical-related issues. Mr. Maggard clarified that it would not. Long-Term Stay relates to a certain style of hotel making longer reservations more accommodating.

Council President closed the public hearing.

Lance Smith motioned to Approve Resolution 866-26. Seconded by Kenneth Burgess. Motion Passed, 3-1. Opposed by Steven Spina

2. CONSENT ITEMS

Lance Smith motioned to pull items 2.2 and 2.3 for discussion. Seconded by Steven Spina. Motion passed unanimously

2.1 City Council Meeting Minutes - March 09, 2026

2.4 Change Order No. 1 to CWR Agreement No. **25-25-04** for Runway 1-19 lighting

Steven Spina motioned to approve items 2.1 and 2.4 as presented. Seconded by Lance Smith. Motion passed unanimously.

2.2 Award of Bid to Flores Construction for Bus Stop Concrete Pads

Lance Smith thanked the Planning Department and Staff for moving this project forward. He noted two of the hopeful bidders were over the engineers' estimate for the project.

Lance Smith motioned to approve item 2.2. Seconded by Steven Spina. Motion passed unanimously.

2.3 Amendment 1 to SWFWMD Grant Agreement Q274 (**24-22-04**), Pasco Reclaimed Interconnect

Lance Smith questioned whether the interconnection with Pasco County would obligate the City to sell reclaimed water, citing concerns about long-term control, value, and regulatory requirements. City Manager Billy Poe clarified that the item is a funding amendment for an existing project with infrastructure already in place. The amendment reallocates portions of the \$880,000 grant and extends the completion deadline to December 20, 2027, without increasing the total funding. The project connects the City's system to Pasco County to support regional reclaimed water demand and future customers. Mr. Poe noted that the specific terms regarding reclaimed water supply and obligations require further review and will be addressed within the existing agreement with Pasco County.

Lance Smith motioned to approve item 2.3. Seconded by Steven Spina. Motion passed unanimously

3. BUSINESS ITEMS

3.1 Postpone Ordinance No. 1514-26 (Evaluation and Appraisal-Based Comprehensive Plan Amendments)

Staff requested that Council postpone this ordinance to a date certain of April 13, 2026. This avoids Staff having to re-advertise items 3.1 and 3.2.

Lance Smith motioned to continue item 3.1 to April 13, 2026. Seconded by Steven Spina. Motion passed unanimously.

3.2 Postpone Ordinance No. 1515-26 (Zephyr Knolls FLU Classification)

Lance Smith motioned to continue item 3.2 to April 13, 2026. Seconded by Steven Spina. Motion passed unanimously.

4. CITY MANAGER'S REPORT

4.1 Introduction of City of Zephyrhills PIO Intern Tembria Thompson

REGULAR CITY COUNCIL MEETING

Page 3 of 3

City Manager William Poe introduced Tembria Thompson as the Public Information Officer Intern for the City of Zephyrhills. Council welcomed Ms. Thompson and acknowledged her role in supporting City communications efforts.

MAYOR ANNOUNCEMENTS

Mayor Monson thanked City staff for their participation in the recent community cleanup, recognizing the collaborative effort of department heads and employees working alongside one another to improve the City. She noted concerns regarding smoking in City parks, particularly the presence of cigarette litter, and requested staff explore improved signage and awareness of the City's non-smoking ordinance. Mayor Monson also discussed the upcoming Zephyr Park project, emphasizing the importance of proactive signage to inform residents about planned improvements and generate community excitement. Mayor Monson reiterated the need to advance sidewalk expansion within the historic district, including incorporating lighting to improve pedestrian safety. Lastly, she expressed enthusiasm for the upcoming Founders Day event, highlighting efforts to revitalize the event and encouraging promotion and community participation.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe announced a budget workshop scheduled for April 13 at 5:00 PM, prior to the regular City Council meeting, and encouraged Council to bring questions and input for budget discussions. He also noted that an application has been submitted for the Summerfest event on June 27, with staff coordinating timing in relation to the upcoming Zephyr Park project. Additionally, Mr. Poe addressed prior discussion regarding City scholarships, recommending that the existing Zephyrhills High School scholarship remain unchanged while creating a separate scholarship for Mayor's Youth Council members with defined eligibility criteria. Staff will begin developing this framework for Council consideration.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Maggard expressed he was not trying to deflect questions from Waters Edge residents, but explained the pending claim is currently under review by the City's insurance provider, which initially denied the claim but has agreed to re-evaluate it. He noted that he is unable to comment on liability until a final determination is made by the insurer. Mr. Maggard added that, following that determination, the City Council may provide direction regarding any potential action.

CITY COUNCIL COMMENTS

Kenneth Burgess, noted the Depot Park upgrades look good and the park is well attended. His grandkids love it.

Steven Spina, encouraged residents to attend the upcoming Founders Day event and visit the Train Depot, where the Zephyrhills Historical Association will host an event featuring antique vehicles and exhibits. Dr. Spina requested updates on sidewalk projects along Wire Road and Fort King Road, including coordination with Pasco County for potential funding and construction. Planning Director Todd Vande Berg provided an update, noting both projects are at approximately 30% design, with ongoing coordination, field reviews, and efforts to address site constraints. Mr. Vande Berg also stated that preliminary discussions with the County and inclusion of the projects on the MPO priority list are underway to support future funding partnerships.

Lance Smith, requested an update on the sidewalk project along Geiger Road, emphasizing the need for improved safety. Mr. Vande Berg confirmed that design engineering is complete, with plans revised to construct the sidewalk on the north side. Construction funding is anticipated in the next fiscal year. Mr. Smith noted the importance of both the Geiger Road and Wire Road sidewalk projects due to safety concerns.

Charles Proctor, thanked Ms. Thompson for joining the team.

ADJOURN 7:05 PM

Submitted by Ricardo Quiñones