

REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on April 27 , 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 6:12 PM

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charles Proctor, Jodi Wilkeson, Steven Spina and Mayor Melonie 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, Airport Manager Nathan Coleman, Library Director Peggy Panak, CRA Director Gail Hamilton, Planning Director Todd Vande Berg, Principal Planner Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason, Public Information Officer Kevin Weiss and City Clerk Ricardo Quinones. Human Resources & Risk Management Director Sandra Amerson arrived at 7 :04 PM.

The Invocation was led by Principal Planner Rodney Corriveau
The Pledge of Allegiance followed.

CITIZEN COMMENTS

Speakers: **Jeri Lutman** - 6921 Stephens Path, **Kimber Rhondes Ramos** - 6461 Brentwood Drive, **Mary Hamel** - 6516 Brentwood Drive, **Don Hamel** - 6516 Brentwood Drive.

Several residents of the Silver Oaks community addressed Council regarding conditions at the former Silverado Golf Course property. Residents expressed concerns regarding overgrown vegetation, downed trees, maintenance issues, debris removal, trespassing, fishing activity, unauthorized camping, and the possibility of burning tree debris on the site. Residents also voiced concerns about declining neighborhood conditions and property values.

City Manager William Poe stated the property is privately owned and explained that Staff has continued communicating with the property owner, code enforcement personnel, and potential interested parties regarding the site. He stated the City plans to revisit the matter in May 18th to evaluate progress and determine potential next steps with the County Attorney's Office if conditions do not improve.

Police Chief Derek Brewer explained that the Police Department utilizes trespass authorization agreements signed by property owners, which allow officers to issue trespass warnings on private property without first contacting the owner at the time of the incident. ***Note, the current agreement associated with the property expires May 27, 2026 and would require renewal by the property owner.***

Council discussed the ongoing code enforcement concerns, the condition of the property, the timeline associated with previous enforcement actions, and the need to continue evaluating available enforcement options.

MAYOR

1. Reorganization of Council Officers Council
President
Council Vice President

Lance Smith motioned to nominate Jodi Wilkeson as Council Vice President. Seconded by Kenneth Burgess. Motion passed unanimously.

Kenneth Burgess motioned to nominate Jodi Wilkeson as Council Vice President. Seconded by Charles Proctor. Motion passed unanimously.

- 2 Councilmember Liaison Appointments to the Ridge League of Cities, Chamber of Commerce, Main Street Zephyrhills, Metropolitan Planning Organization (MPO) and Metropolitan Planning Organization (MPO) Alternate and Tourist Development Council (TDC).

Council reviewed current liaison assignments, including Charles Proctor to Ridge League of Cities, Steven Spina to Chamber of Commerce, Jodi Wilkeson to Main Street Zephyrhills, Lance Smith to Metropolitan Planning Organization, and Kenneth Burgess to Tourist Development Council appointments.

Lance Smith motioned to retain the current assignments. Seconded by Jodi Wilkeson. Motion passed unanimously.

- 3 ZEDC Quarterly Update

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Dr. Randy Stovall presented the quarterly update on behalf of the Zephyrhills Economic Development Coalition. The presentation included updates on stakeholder meetings, economic summits, business outreach efforts, website enhancements, workforce development initiatives, and recent economic development activity within the City.

Dr. Stovall discussed ongoing coordination with CareerSource and AM Skills to support workforce recruitment and manufacturing training opportunities tied to expanding industrial employers in the City. He also highlighted the recent Bauducco job fair and discussed anticipated hiring activity involving MiTek and Tibbett's Lumber.

Council discussed recent industrial growth activity, medical industry survey data, traffic planning efforts, and updates related to the Century manufacturing facility expansion.

1. CONSENT ITEMS

- 1.1 Budget Workshop Meeting Minutes - April 13, 2026
- 1.2 City Council Meeting Minutes - April 13, 2026
- 1.3 Utility Service Agreement 45-2026-04 for Michael G & Angela Roxanne McIntyre (39239 Longview Ave)
- 1.4 Award of bid for Depot Parking Lot Improvements - Foshee Construction Co., LLC
- 1.5 Zephyrhills Police Department Entrance Sign

Charles Proctor motioned to approve the Consent agenda as presented. Seconded by Jodi Wilkeson. Motion passed unanimously.

2. PUBLIC HEARING

- 2.1 Historic Preservation - Certified Local Government
Second Reading Ordinance No. 1516-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, CREATING NEW SECTIONS 30.180, 30.181, AND 30.182 OF CHAPTER 30 OF THE OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES TO UPDATE AND PROVIDE CHANGES TO THE HISTORIC PRESERVATION BOARD; AMENDING CHAPTER 154 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES TO INCORPORATE UPDATED PROVISIONS FOR HISTORIC PROPERTIES AND THE HISTORIC DISTRICT; REPEALING SECTION 10.02.05.04 OF THE LAND DEVELOPMENT CODE TO AVOID DUPLICATION OF APPLICABLE CODE TO THE ZEPHYRHILLS HISTORIC PRESERVATION BOARD, HISTORIC PROPERTIES AND THE HISTORIC DISTRICT; PROVIDING FOR REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1516-26 by title. Council President opens a public hearing.

Historic Preservation Specialist Will McCaw presented the proposed ordinance amendments related to the Historic Preservation Board and Certified Local Government requirements. Discussion focused primarily on identifying the City's "chief elected official" for purposes of state historic preservation program documentation. McCaw explained that state staff indicated the City could designate either the Mayor or Council President for signing authority purposes.

Council consensus supported designating the Council President as the signing authority, consistent with the City's existing governance structure. None spoke from the floor. Council President closes the public hearing.

Jodi Wilkeson motioned to approve Ordinance No. 1516-26 on second reading. Seconded by Lance Smith. Motion passed unanimously.

3. BUSINESS ITEMS

- 3.1 Appointment to the Library Board.
Council considered the appointment of Joan Switzer to the Library Board.

Jodi Wilkeson motioned to approve the Library Board appointment. Seconded by Kenneth Burgess. Motion passed unanimously.

- 3.2 Historic Facade Grant - 5411 10th Street

Historic Preservation Specialist Will McCaw presented a Historic Facade Grant request for replacement of windows at 5411 10th Street. McCaw explained that the applicant previously submitted multiple window proposals that did not comply with Historic Preservation Board standards before ultimately submitting a wood-frame window design that met the required standards.

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Council discussed historic preservation standards, outreach efforts regarding available historic grants, and ongoing participation in the program.

Lance Smith motioned to approve the Historic Facade Grant. Seconded by Charles Proctor. Motion passed unanimously.

3.3 Duke Energy Franchise Agreement

First Reading. Ordinance No. 1517-26 " **AN ORDINANCE GRANTING TO DUKE ENERGY FLORIDA, LLC d/b/a DUKE ENERGY, AN ELECTRIC UTILITY RIGHTS OF WAY UTILIZATION FRANCHISE; PRESCRIBING THE TERMS AND CONDITIONS RELATED TO THE OCCUPANCY OF MUNICIPAL STREETS AND RIGHTS OF WAY IN THE CITY OF ZEPHYRHILLS, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC SERVICE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE. "**

City Manager William Poe presented Ordinance No. 1517-26, a proposed long-term franchise agreement with Duke Energy for use of public rights-of-way associated with electric utility infrastructure. The proposed agreement includes a 30-year term with two optional five-year renewals.

City Attorney Matthew Maggard read the ordinance by title. Council discussion included prior concerns involving utility infrastructure placement associated with a roadway connection project and communication challenges between Duke Energy, developers, and the City. Duke Energy representatives addressed Council questions and discussed coordination efforts related to future projects.

Jodi Wilkeson motioned to approve Ordinance No. 1517-26 on first reading. Seconded by Kenneth Burgess. Motion Passed, 3-2. Opposed by Lance Smith and Charles Proctor.

3.4 May 7, 2026 Municipal Association of Pasco (MAP) Meeting - Port Richey

RESOLUTION NO. 869-26 " **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. "**

City Attorney Matthew Maggard read Resolution No. 869-26 by title.

Lance Smith motioned to approve Resolution 869-26. Seconded by Kenneth Burgess. Motion passed unanimously.

4. FINANCE DIRECTOR'S REPORT

4.1 Moving from Paymentus Credit Card Processing and WaterSmart to Tyler Technologies.

Finance Director Ted Beason presented a proposal to transition the City's utility billing and payment processing systems from Paymentus and WaterSmart to Tyler Technologies. Beason explained the transition would consolidate services, improve integration with the City's financial systems, reduce manual data management, streamline disconnect processes, and improve customer account visibility.

Discussion included the impact on customers currently enrolled in automatic payment programs, system integration, credit card processing fees, customer convenience fees, and cybersecurity considerations. Council also discussed potentially passing credit card processing fees to customers utilizing debit or credit card payments while continuing to allow ACH and check payments without additional fees.

Lance Smith motioned to approve the Tyler Technologies transition agreements, authorize the City Manager to execute related documents, and authorize recovery of credit card processing fees as presented by staff. Seconded by Kenneth Burgess. Motion passed unanimously.

MAYOR ANNOUNCEMENTS

Mayor Monson recognized Planning Director Todd Vande Berg in anticipation of his retirement and thanked him for nearly 30 years of service to the City. Mayor Monson also congratulated Rodney Corriveau on his promotion as the City's next Planning Director.

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe announced Todd Vande Berg's retirement celebration scheduled for April 30, 2026, at the Mouratoglou Tennis Center. He also announced the groundbreaking ceremony for the City Yard project scheduled for May 7, 2026. Additional updates included reclaimed water service

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activation within Abbott Square and progress related to the Zephyrhills Police Department's reaccreditation process.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Lance Smith - congratulated Todd Vande Berg on retirement, reminiscing on their families growing up together. Smith will be unable to attend the retirement party.

Jodi Wilkeson - will be at the retirement party and making a donation to the Sarah Vande Berg Foundation. Wilkeson shared memories of working together with Todd.

Charles Proctor - said that Mr. Vande Berg will be missed.

Kenneth Burgess - congratulated Rodney Corriveau and Todd Vande Berg on their promotion and retirement respectively.

Steven Spina - shared a memory of Todd's interview 29 years and 10 months ago. Spina said he had great appreciation for all Mr. Vande Berg's work.

Planning Director Todd Vande Berg responded to the positive comments and memories. He counted himself blessed; saying not everyone gets 30 years.

5. NOTED ITEMS

5.1 US Water Final Pay App and Change Order #2 - North Side Water-Wastewater Project

5.2 March 2026 Quarterly Investment Report

ADJOURN 7:56 PM

Submitted by Ricardo Quifiones