A Regular City Council Meeting was held on June 8, 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 Steven F. Spina, Ph.D., called the meeting to order at 6:06 PM

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

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Building Official Kalvin Switzer, Senior Code Support Specialist Jackie Boges, Airport Manager Nathan Coleman, IT Director Mike Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, GIS Community Planner Hansel Rodriguez, Finance Director Ted Beason, Assistant Finance Director Jessica Carter, Public Information Officer Kevin Weiss and City Clerk Ricardo Quiñones.

Invocation was led by Jackie Boges, Senior Code Support Specialist.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Caitlyn Hodges, 39772 Meadow Wood Loop, spoke from the floor. Mrs. Hodges addressed Council regarding a code enforcement case involving her home-based cottage food business, Flour and Glow. She described the business as a small-scale operation conducted from her residence and presented a petition from residents and customers supporting the business. Ms. Hodges expressed concerns regarding the City's interpretation of the applicable ordinance and requested that the case be dismissed. In response to questions to Council & Staff, the City Attorney explained that the City was not seeking to prohibit the business but rather require that it operate in a manner consistent with the City's home occupation regulations and Florida's Cottage Food Law. The City Attorney advised that sales conducted from the residence, such as through a garage or other portion of the dwelling, could potentially satisfy the ordinance requirements, whereas the current pickup arrangement from a separate structure presented compliance concerns. Council encouraged Ms. Hodges to meet with Staff to discuss modifications that would allow the business to continue operating while complying with regulations.

Susan Hodges, 41003 River Rd Dade City, FL 33525, spoke in support of Ms. Caitlin Hodges and her cottage food business. She stated that similar cottage food operations exist in other communities and contribute to the small-town character valued by residents. Ms. Hodges encouraged the City to consider the intent of Florida's Cottage Food Law and expressed support for allowing the business to continue operating. She also expressed optimism that a workable solution could be reached through continued discussions between the business owner and City staff.

MAYOR

1. Juneteenth Proclamation

Mayor Monson read a proclamation recognizing June 19, 2026, as Juneteenth Community Celebration Day in the City of Zephyrhills. Following the proclamation, Ms. Kim Miller of Pasco County Adaptive and Inclusive Recreation thanked the City for its recognition and provided an overview of Juneteenth activities planned throughout Pasco County. She encouraged residents to participate in the events and visit Pasco County Parks' resources for additional information.

1. CONSENT ITEMS

Kenneth Burgess pulled item 1.5 and Steven Spina pulled item 1.4 for separate discussions.

1.1 City Council Meeting Minutes - May 11, 2026
1.2 Appointment of Board Members
1.3 Utility Service Agreement 45-2026-05 for MARION SMITH (6823 20th street)
1.6 Rep Services Change Order - Shepard Park Equipment [41-25-19]

Charles Proctor motioned to Approve Consent Items 1.1, 1.2, 1.3, and 1.6. Seconded by Kenneth Burgess. Motion passed unanimously.

1.4 A.D. Morgan Task Order - Indoor Sports Facility [37-25-09]

City Manager Poe explained that the originally installed wall covering had not proven durable enough for the facility's multi-sport use and that the proposed padding would provide greater protection for both participants and the building. The project would be funded through available Penny for Pasco savings from the Depot Park parking lot project.

Steven Spina questioned whether the facility was being utilized for indoor tennis as originally envisioned and expressed concern that the flooring may not adequately support all intended sports. Mr. Poe explained that the flooring was selected as a multi-purpose surface and was specified by the facility operator during construction. Public Works Director Shane LeBlanc noted that concerns regarding playability had primarily involved pickleball rather than tennis. Dr. Spina requested clarification regarding the original funding language and Intended use of the facility.

Charles Proctor motioned to Approve of Item 1.4. Seconded by Kenenth Burgess. Motion passed unanimously.

1.5 Kimley Horn Change Order - Zephyr Park GeoTech Services [37-24-07]

It was noted that the comments made were intended for item 1.6, which was previously approved.

Kenneth Burgess raised concerns regarding the cost associated with the purchase and installation of benches and trash receptacles. Mr. Burgess encouraged Staff to closely review pricing and procurement costs on smaller projects, particularly installation, delivery, and contractor markups, to ensure cost effectiveness and maximize value for taxpayers.

Kenneth Burgess motioned to Approve of Item 1.5. Seconded by Charles Proctor. Motion passed unanimously.

2. FINANCE DIRECTOR'S REPORT

2.1 Audit Report

Finance Director Ted Beason introduced the City's FY2025 audit. Julie Fowler of CliftonLarsonAllen presented the results and reported the City received an unmodified (clean) opinion. The General Fund increased approximately $4.8 million and ended the fiscal year with approximately $17 million in unassigned fund balance. Utility, Sanitation, and Airport funds also reported positive financial performance. Two findings were noted involving accounting adjustments and CRA budget documentation procedures. Auditors emphasized neither finding involved missing funds or financial irregularities. Council discussed the City's strong financial position and bond rating. Council discussed the City's strong financial position and recent bond rating success.

Kenenth Burgess motioned to accept the audit report. Seconded by Charles Proctor. Motion passed unanimously.

2.2 FEMA Appeal - Engage Baker Donelson

Finance Director Ted Beason reported FEMA denied approximately S812,000 in debris removal reimbursements related to Hurricane Milton. Staff recommended retaining Baker Donelson to pursue an appeal. Council discussed the appeal strategy and associated costs.

Kenneth Burgess motioned to Authorize Staff to proceed with the FEMA appeal and engage Baker Donelson for legal representation. Seconded by Charles Proctor. Motion passed unanimously.

3. PUBLIC HEARING

3.1 Advisory Board Term Alignment

Second Reading Ordinance No. 1518-26 " **AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING SECTIONS, 30.035, 30.132, 30.162, 30.172, AND 30.180, OF THE CODE OF ORDINANCES TO ALIGN BOARD AND COMMISSION TERMS WITH CITY COUNCIL AND MAYORAL TERMS; INCREASING TERMS OF OFFICE FROM THREE (3) YEARS TO FOUR (4) YEARS FOR THE MUNICIPAL AIRPORT AUTHORITY, PLANNING COMMISSION, PARKS AND RECREATION ADVISORY BOARD, LIBRARY ADVISORY BOARD AND THE HISTORIC PRESERVATION BOARD TO ALIGN THE BOARD AND COMMISSION WITH THE CITY COUNCIL AND MAYORAL TERMS; PROVIDING FOR STAGGERED TERMS, TRANSITION, REPEALER, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.** "

City Attorney Maggard read Ordinance No. 1518-26 by title.

Council President Spina opened the public hearing. No public comments were received.

Staff explained the ordinance aligns advisory board terms with the City's four-year elected terms while preserving Council's existing appointment and reappointment authority.

Council President Spina then closed the public hearing.

Charles Proctor motioned to Approve Ordinance No. 1518-26 on second reading. Seconded by Kenneth Burgess. Motion passed unanimously.

4. BUSINESS ITEMS

4.1 A.D. Morgan Change Order - Civil Engineering for City Complex [37-25-09]

Public Works Director Shane LeBlanc presented a proposed $509,000 change order for the City Maintenance Complex project. John Lente of CPH explained that delays in obtaining SWFWMD permitting resulted in the project becoming subject to updated stormwater treatment requirements, necessitating modifications to the stormwater system design. Logan Mushro of A.D. Morgan advised that the additional costs would be funded through project buyout savings identified during subcontractor procurement and scope refinement.

Council discussed the cause of the change order, overall project costs, and budget controls. Staff and A.D. Morgan confirmed the project remains fully bought out, within the approved Guaranteed Maximum Price (GMP), and on schedule, with contingency funds still available. Charles Proctor motioned to approve the A.D. Morgan Change Order - Civil Engineering for City Complex. Seconded by Kenneth Burgess. Motion passed unanimously.

4.2 Stormwater Assessment

First Reading Ordinance No. 1522-26 **" AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, PASCO COUNTY, FLORIDA, CREATING A STORMWATER UTILITY AND A CITYWIDE STORMWATER NON-AD VALOREM ASSESSMENT BY CREATING CHAPTER 57 OF THE CODE OF ORDINANCES; RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES; DETERMINING THAT CERTAIN REAL PROPERTY WILL BE SPECIALLY BENEFITED; ESTABLISHING THE METHOD OF IMPOSING AND COLLECTING THE ASSESSMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. "**

The City Attorney read Ordinance No. 1522-26 by title

Christina Conchilla of Raftelis presented the proposed stormwater assessment credit program and explained that credits would be available to properties meeting current stormwater management standards that reduce demand on the City's system. Council discussed eligibility, fairness to older developments, and administration of the credit program. Staff noted the credits would have a limited impact on overall assessment revenues and are intended to encourage compliance with modern stormwater standards verified through SWFWMD permitting records.

Kenneth Burgess motioned to approve Ordinance No. 1522-26 on first reading. Seconded by Charles Proctor. Motion passed unanimously.

4.3 Data Center Moratorium

First Reading Ordinance No. 1523-26 **" AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, APPROVAL, OR ISSUANCE OF BUILDING PERMITS, REZONINGS, SITE PLANS, CONDITIONAL USE APPROVALS, VARIANCES, COMPREHENSIVE PLAN AMENDMENTS, OR OTHER CITY APPROVALS FOR THE CONSTRUCTION, ESTABLISHMENT, EXPANSION, OR INTENSIFICATION OF DATA CENTERS, DATA CENTER FACILITIES, LARGE-SCALE DATA CENTERS, AND LARGE LOAD CUSTOMER FACILITIES WITHIN THE MUNICIPAL LIMITS OF CITY OF ZEPHYRHILLS; PROVIDING LEGISLATIVE FINDINGS OF FACT; PROVIDING DEFINITIONS; DIRECTING CITY STAFF TO REVIEW AND PREPARE LAND DEVELOPMENT CODE AND RELATED REGULATORY AMENDMENTS; PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE. "**

The City Attorney read Ordinance No. 1523-26 by title.

Planning Director Rodney Corriveau explained that data centers present unique considerations not currently addressed in the City's land development regulations, including significant demands on electrical infrastructure, water supply, wastewater capacity, stormwater systems, emergency services, and overall utility resources. He stated that the purpose of the moratorium is to provide Staff sufficient time to evaluate potential impacts and develop appropriate regulations before such facilities are considered. Staff also noted that several Florida jurisdictions have recently adopted similar moratoriums. Corriveau noted that in some communities, data centers had been approved without significant public awareness, resulting in community concerns after the fact.

Laura Strange, 39433 Ringwood Ave, spoke from the floor regarding the substantial water consumption associated with data centers, the potential impact on local water resources, and other operational considerations such as cooling requirements and utility demands.

Kenneth Burgess motioned to approve Ordinance No. 1523-26 on first reading. Seconded by Charles Proctor. Motion passed unanimously.

4.4 Food Truck Ordinance

First Reading Ordinance No. 1524-26 **" AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, REPEALING AND REPLACING SECTION 121: MOBILE FOOD VENDING; AMENDING THE REGULATIONS OF MOBILE FOOD OPERATIONS; ESTABLISHING REGULATIONS FOR TEMPORARY OR AUXILIARY KITCHENS ASSOCIATED WITH BARS OR TAVERNS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, SCRIVENER'S ERROR AND AN EFFECTIVE DATE. "**

The City Attorney read Ordinance No. 1524-26 by title.

Planning Director Rodney Corriveau presented the proposed revisions to the City's mobile food vending regulations. The ordinance expands opportunities for food trucks while addressing temporary kitchen operations associated with bars and taverns. Council discussed balancing food truck operations with the interests of existing brick-and-mortar businesses.

Kenneth Burgess motioned to Approve Ordinance No. 1524-26 on first reading. Seconded by Charles Proctor. Motion passed unanimously.

4.5 Industrial Sign Ordinance

First Reading Ordinance 1525-26 **"AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 8.17.OO OF THE LAND DEVELOPMENT CODE, LARGE-FORMAT INDUSTRIAL BUILDING SIGNAGE; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. "**

The City Attorney read Ordinance No. 1525-26 by title.

Building Official Kalvin Switzer explained that the existing sign regulations did not adequately address the size and scale of newer industrial facilities within the City's industrial corridor, such as MiTek and Bauducco. The proposed ordinance creates a separate signage standard for large-format industrial buildings, allowing sign sizes to be proportionate to larger building facades while maintaining appropriate development standards.

Council members noted that the amendment addresses concerns raised during previous discussions regarding signage limitations for large industrial users.

Charles Proctor motioned to approve Ordinance No. 1525-26 on first reading. Seconded by Kenneth Burgess. Motion passed unanimously.

5. PLANNING DIRECTOR'S REPORT

Planning Director Rodney Corriveau introduced GIS Community Planner Hansel Rodriguez and provided an update on the City's traffic hotspot initiative.

Corriveau reported progress on several priority projects including Greenslope Drive/Daughtry Road, Fort King Road/Eiland Boulevard, Pretty Pond Road/Wire Road, Pretty Pond Road/U.S. 301, Chancey Road/Gall Boulevard lighting improvements, Chancey Road/Wire Road reopening, U.S. 301/Daughtry Road, Geiger Road/U.S. 301, 8th Street right-of-way corrections, Chancey Road/Copeland Drive, and future safety improvements near St. Joseph's Hospital.

Corriveau advised that construction has begun on the first phase of new GoPasco bus stop pads and noted staff is coordinating with GoPasco on Zephyrhills-branded shelters.

Council thanked staff for their work and discussed additional funding opportunities for transportation improvements.

Laura Strange, 39433 Ringwood Ave., spoke regarding traffic congestion, roadway capacity, and emergency evacuation concerns associated with continued growth. Corriveau responded that transportation connectivity remains a primary consideration during development review and highlighted several planned roadway improvements.

6. CITY MANAGER'S REPORT

6.1 Language Differential

City Manager Poe presented a proposed amendment to the City's personnel policies establishing a Foreign Language Proficiency Incentive for eligible employees. The program would provide a $75 monthly incentive to employees who demonstrate at least 70 percent proficiency in a language determined by the City to be beneficial for serving residents and customers.

Mr. Poe noted that the proposal mirrors provisions already included in the City's union agreements and is intended to recognize employees who assist the public by communicating in languages other than English. Council discussed the growing number of residents seeking assistance in Spanish and briefly discussed other languages that may be beneficial to City operations in the future.

Charles Proctor motioned to approve the addition of Section 29 to the City's personnel policies establishing a Foreign Language Proficiency Incentive. Seconded by Kenneth Burgess. Motion passed unanimously.

6.2 Pasco County Parks Municipal Service Taxing Unit (MSTU) - Discussion

City Manager Poe presented a discussion item regarding Pasco County's request for municipalities to participate in a proposed Parks Municipal Services Taxing Unit (MSTU). He explained that Pasco County is moving forward with an increase to the existing Fire Rescue MSTU and is evaluating the creation of a separate parks MSTU. Mr. Poe expressed concern about the City's limited remaining capacity under Florida's 10-mill cap, noting that the City's current millage rate combined with the existing and proposed Fire Rescue MSTU assessments would leave little flexibility for future City needs. He also cited uncertainty surrounding potential statewide property tax reforms.

Council discussed the proposal and expressed concerns regarding the additional tax burden on residents, the City's existing investment in parks and recreation facilities, and the significant role Zephyrhills parks already play in serving residents throughout the surrounding area. Council members noted that the City has made substantial investments in facilities such as Zephyr Park and Hercules Park and questioned whether participation in the countywide parks MSTU would provide sufficient benefit to City residents. Following discussion, Council indicated there was no consensus to pursue participation in the proposed Parks MSTU. Staff was directed not to bring the item back for further consideration.

6.3 Residential Moratorium - Discussion

City Manager Poe reviewed the status of the residential moratorium and advised that Jones Edmunds would present updated water capacity information at the next meeting. Council discussed available water capacity, development projects currently in the queue, reservation of capacity through capacity fees, and the need to balance residential growth with future economic development opportunities.

Rod Neil, 6220 Fort King Road, Suite A, spoke regarding groundwater availability and encouraged Council to consider impacts on private wells.

Council expressed support for a cautious approach and agreed additional information should be reviewed before considering future action.

MAYOR ANNOUNCEMENTS

Mayor Monson thanked City staff for bringing forward the proposed data center moratorium, emphasizing the importance of carefully evaluating potential impacts on the City's water resources before allowing such development.

Mayor Monson raised concerns regarding shade availability and disruptive behavior at Hercules Park. Staff discussed ongoing efforts to evaluate long-term shade solutions and potential security enhancements. City Manager Poe advised that staff, Information Technology personnel, and the Police Department are evaluating potential security measures and other options to improve safety and enhance the user experience at the park.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe reported that the City's Summer Recreation Program began on June 8, 2026, with approximately 150 youth participating in camp and tennis activities at the Mouratoglou Tennis Center.

Mr. Poe reminded Council that SummerFest and the City's annual fireworks celebration will be held on June 27, 2026.

Mr. Poe shared he would be attending a Public Risk Management of Florida (PRM) conference Wednesday through Friday this week.

Additionally, Mr. Poe referenced the agreement for the Tennis Center facility and stated that the agreement provides for the design and construction of an indoor tennis and athletic facility. Council briefly discussed the facility's intended use and the language contained within the agreement.

Lastly, Mr. Poe reviewed the upcoming budget calendar and requested that the July budget workshop be rescheduled from July 20, 2026. Council reached consensus to conduct the budget workshop on July 13, 2026, in conjunction with the regular City Council meeting.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Kenneth Burgess humorously remarked that, following the holiday break, Council appeared somewhat out of practice and noted the meeting had been unusually lengthy.

Charles Proctor thanked City staff for their continued work and dedication.

Steven Spina requested an update on the status of the new park entrance signs. Staff explained that delays related to design and fabrication have pushed installation later than anticipated, although efforts are underway to expedite the project. Spina expressed disappointment with the delay and emphasized the importance of completing the signs as park improvements continue throughout the City. Spina also complimented the City's new recycling carts and noted the positive feedback received from residents.

7. **NOTED ITEMS**

7.1 C.W. Roberts Deductive Change Order - Runway 1-19

The meeting was adjourned at 8:41 PM
Submitted by Ricardo Quiñones