



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, July 13, 2026
6:00 PM**

Please join the GoToMeeting
from your computer, tablet or smartphone:

<https://meet.goto.com/855960693>

or dial in using your phone:

+1 (646) 749-3122- Access Code: 855-960-693

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order — Council President Steven F. Spina, Ph.D.

Roll Call — City Clerk Ricardo Quiñones

Invocation — Rodney V. Corriveau, Planning Director

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Proclamation - Bauducco
 1. 2026 BAUDUCCO FOODS
- 2 Presentation - Mouratoglou Academy
- 3 City Manager Evaluation
 1. 2026 - City Managers Performance Evaluation 1 (FILLABLE)

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - June 22, 2026
 1. 06.22.2026 CCM Minutes
- 1.2 Easement Agreement **16-2026-03** Environment Monitoring Site
 1. 16-2026-03 Environmental Monitoring Site
- 1.3 Utility Service Agreement **45-2026-06** for T4 HOLDINGS II-A LLC (38714 C Ave)
 1. 45-2026-06 T4 HOLDINGS II-A LLC
- 1.4 Work Order No. 26-179 with Kimley-Horn for Hot Spot Intersection Right-of-Way Acquisition Services **[37-21-04]**
 1. Work Order 26-179_Hot Spot Intersections Acquisition Supp Signed 2026-06-24
 2. FLAA-Scope_Fee-v3-20260618
- 1.5 Approval of Amendment No. 1 to Work Order No. 24-159 with Kimley-Horn for Supplemental Sidewalk Design and Feasibility Services **[37-21-04]**
 1. Work Order 24-159_Amendment_US 301_Daughtery Rd
 2. REV_20260422_US301&Daughtery_Proposal

2. BUSINESS ITEMS

- 2.1 **41-2026-13** Monin, Inc. Economic Incentive
 1. 41-2026-13 Project Wonka Economic Incentive Agreement
- 2.2 Gehring Group Classification and Compensation Study
 1. ZH Presentation v1 (1)
 2. Pay Plan v5 Agenda v1
- 2.3 Building Fee Schedule Amendment
Resolution No. 870-26 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A COST-BASED BUILDING PERMIT FEE METHODOLOGY AND FEE SCHEDULE FRAMEWORK; PROVIDING FOR A COST-BASED FEE STRUCTURE; PROVIDING FOR PRIVATE-PROVIDER FEE REDUCTIONS; REPEALING CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE. "**
 1. Resolution 870-26 Building Fee Schedule
- 2.4 Stormwater Assessment Rates
Resolution No. 871-26 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, REGARDING THE ESTABLISHMENT OF STORMWATER UTILITY ASSESSMENT RATES. "**
 1. Resolution 871-26 - Stormwater Assessment Rates
 2. Stormwater CIP
- 2.5 Joining Tampa Bay Regional Planning Council
Resolution No. 873-26 " **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, RECOGNIZING THE IMPORTANCE OF INTERGOVERNMENTAL COOPERATION AND RESOLVING TO JOIN AND PARTICIPATE IN THE TAMPA BAY REGIONAL PLANNING COUNCIL. "**
 1. Resolution 873-26 - Joining Tampa Bay Regional Planning Council
 2. 2.1 TBRPC - 2026 Council Member Guide

3. PLANNING DIRECTOR'S REPORT

- 3.1 Tree Planting Program Update

4. CITY MANAGER'S REPORT

4.1 Zephyr Park Update

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**