

REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on June 22, 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 6:07 PM

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

Staff present: Chief of Police Derek Brewer, IT Director Mike Panak, Airport Manager Nathan Coleman, Building Official Calvin Switzer, Utilities Director John Bostic III (virtual), Water Superintendent CJ Funnell, Meter Foreman Mike Barns, Human Resources & Risk Management Director Sandra Amerson, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, Finance Director Ted Beason and City Clerk Ricardo Quiñones.

The Invocation was led by Kendall Deford, Pastor of First Nazarene.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Alan Knight, 5649 Beech Street, spoke from the floor regarding an irrigation system leak he experienced. Mr. Knight reported that Staff worked with him on the billing but was not pleased he was not notified. Staff reported the computers are not able to catch all the leaks.

MAYOR

1. Discussion on Tampa Bay Regional Planning Council

Alison Prater, Disaster Recovery Grants Coordinator with the Tampa Bay Regional Planning Council (TBRPC), presented the services available to member governments, including planning assistance, grant support, and procurement exemptions. She reported annual membership dues are \$2,000. Dr. Spina noted the City had previously been a member and suggested membership be reconsidered.

2. Discussion on Water Use - Jones Edmunds

Mike Clark, Senior Engineer with Jones Edmunds, presented the findings of the City's Future Water Supply Feasibility Assessment. He explained that the City's current Water Use Permit authorizes pumping up to 4.49 million gallons per day (GPD) and assumes the future conversion of an existing agricultural well to potable use at an estimated cost of \$2 million. Mr. Clark stated that additional water supply will be needed to meet future growth. The projected demand is based on 87 gallons per capita per day, and presented two alternatives for Council's consideration:

Mr. Clark presented Alternative 1, which would acquire Well #15 north of Dade City. Water could be delivered through either a new transmission pipeline at an estimated cost of \$13.07 million or by connecting to an existing pipeline for approximately \$7.56 million, requiring coordination with outside entities. This option offers a proven, tested water source.

Alternative 2 would develop a new City-owned well site at an estimated cost of \$6.24 million rather than converting the existing agricultural well. This option provides greater City control but carries greater uncertainty because the water source has not yet been proven.

Planning Director Rodney Corriveau reported approximately 1,000 residential units are in the development queue and requested policy direction regarding infill development versus future annexations.

Laura Strange, 39433 Greenwood Ave, spoke from the floor, asking whether increasing the City's potable water supply would affect flooding in areas such as Alpha Village. Council clarified that potable water supply and stormwater flooding are separate issues.

1. CONSENT ITEMS

1.1 City Council Meeting Minutes - June 08, 2026

1.2 Piggyback Agreement 41-2026-12 with Killebrew Inc. for As Needed Utility Construction Services

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

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

2. PUBLIC HEARING

2.1 Stormwater Assessment

Second 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**

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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. "

City Attorney Maggard read Ordinance No. 1522-26 by title. Council President opened the public hearing. City Manager Poe explained that the ordinance establishes the legal framework for the City's stormwater utility.

Discussion followed regarding the relationship between the ordinance, the proposed assessment rates, and the mitigation credit policy. Christina Conchilla of Raftelis explained that the proposed credit policy had been revised following first reading to apply only to developments meeting the current 2025 stormwater standards. Council also discussed the need for a dedicated funding source and the financial impact on residents and businesses.

Council President closed the public hearing.

Charles Proctor motioned to approve Ordinance 1522-26 on the Second Reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

2.2 Data Center Moratorium

Second 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. "**

City Attorney Maggard read Ordinance No. 1523-26 by title. Council President opened the public hearing.

City Manager Poe stated that no changes had been made since first reading and reiterated that the proposed ordinance establishes a one-year moratorium on the acceptance and processing of development applications for data centers and other large-load customer facilities. He explained the moratorium would provide staff time to evaluate the potential impacts of such facilities and develop appropriate land development regulations.

Laura Strange, 39433 Ringwood Avenue, addressed the Council with questions regarding the water demands of large industrial users, including Bauducco and MiTek, and expressed concerns about groundwater resources, sinkholes, and future data center development. Staff responded that the approved industrial projects have adequate permitted water capacity and that the purpose of the moratorium is to allow the City to thoroughly evaluate the impacts of future data center proposals before considering any applications.

Council discussed the scope of the study to be completed during the moratorium, including water demand, electrical infrastructure, and other operational impacts. Staff advised the review would include coordination with Pasco County and the Tampa Bay Regional Planning Council.

Council President closed the public hearing.

Charles Proctor motioned to approve Ordinance No. 1523-26 on second reading, Seconded by Lance Smith. Motion passed unanimously.

2.3 Food Truck Ordinance

Second 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,**

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INCLUSION IN THE CODE, SCRIVENER'S ERROR AND AN EFFECTIVE DATE. "

City Attorney Maggard read Ordinance No. 1524-26 by title. Council President opened the public hearing.

City Manager Poe reported that, following Council discussion at first reading, the ordinance had been revised to limit mobile food vendors on private non-residential property to no more than three calendar days per week, consistent with the restrictions already applicable to City rights-of-way and parks. Staff explained the change was intended to balance opportunities for food trucks while protecting established brick-and-mortar businesses.

Council supported the revision, noting it addressed concerns regarding food trucks operating adjacent to existing restaurants.

Council President closed the public hearing.

Lance Smith Motioned to approve Ordinance No. 1524-26 on second reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

2.4 Industrial Sign Ordinance

Second Reading Ordinance 1525-26 "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 8.17.00 OF THE LAND DEVELOPMENT CODE, LARGE-FORMAT INDUSTRIAL BUILDING SIGNAGE; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE. "

City Attorney Maggard read Ordinance No. 1525-26 by title. Council President opened the public hearing.

No comments were received from Council or the public. Council President closed the public hearing.

Charles Proctor motioned to approve Ordinance No. 1525-26 on second reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

3. BUSINESS ITEMS

3.1 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."

City Manager Poe presented Resolution No. 871-26 establishing a proposed stormwater assessment of \$118 per Equivalent Residential Unit (ERU).

Council discussed the financial impact on residents and businesses. Christina Conchilla of Raftelis advised that reducing the assessment would delay planned capital improvements and reduce funding available for stormwater operations and maintenance. She noted the proposed rate is below the regional average and that reducing the assessment to approximately \$85 per ERU would require reducing planned capital expenditure by more than half.

Council expressed interest in phasing in the assessment and directed staff to return with alternative rate scenarios, including projected impacts on project schedules and funding.

No action was taken on Resolution No. 871-26.

3.2 Stormwater Assessment Mitigation Credit

Resolution No. 872-26 " A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING THE STORMWATER UTILITY ASSESSMENT MITIGATION CREDIT POLICY MANUAL AND PROVIDING AN EFFECTIVE DATE. "

City Manager Poe presented Resolution No. 872-26 establishing the Stormwater Utility Assessment Mitigation Credit Policy. He explained that consistent with Council direction from the previous meeting, the proposed policy would provide mitigation credits only for properties meeting the 2025 SWFWMD stormwater design standards.

Council discussed the proposed credit policy. Lance Smith reiterated concerns that older developments with existing stormwater systems would not qualify for credits. Staff explained that limiting eligibility to developments meeting current standards maintained equity while preserving stormwater revenues.

Christina Conchilla, Raftelis, explained that many Florida jurisdictions only provide credits for developments that exceed current stormwater standards. Because the proposed policy grants credits to developments that merely meet the 2025 standards, she noted that a 25% credit would be more consistent with industry practice than the proposed 50% credit.

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Council discussed reducing the mitigation credit from 50% to 25%. Staff advised that a lower credit would increase revenue available for stormwater capital projects while remaining consistent with practices used by other stormwater utilities.

Charles Proctor Motioned to approve Resolution No. 872-26, as amended to reduce the mitigation credit from 50% to 25% for qualifying properties meeting the most recent SWFWMD standards. Seconded by Jodi Wilkeson. Motion passed, 3-1, opposed by Lance Smith.

3.3 Approval of agreement # 37-2026-02 - Legal Counsel Engagement Agreement for Conflict Counsel - Trask Daigneault, LLP

City Manager Poe presented Agreement No. 37-2026-02 with Trask Daigneault, LLP to provide legal services when the City Attorney has a conflict of interest. He explained the agreement was presented due to the City Attorney's conflict involving the golf course matter and noted that Pasco County had temporarily provided conflict counsel. The agreement establishes hourly rates with no retainer fee and would be available for any future conflicts requiring outside counsel.

City Attorney Matthew Maggard advised that the agreement provides the City with access to experienced municipal attorneys for matters beyond the scope of the County's assistance and clarified that legal services may be terminated at any time.

Jodi Wilkeson Motion to approve Agreement No. 37-2026-02 with Trask Daigneault, LLP. Seconded by Charles Proctor. Motion passed unanimously.

4. CITY MANAGER'S REPORT

4.1 Water Video - Neptune

City Manager Poe introduced a Neptune Technology Group video highlighting the City's Advanced Metering Infrastructure (AMI) program, including the planned replacement of approximately 3,500 water meters annually over the next three years.

MAYOR ANNOUNCEMENTS - None due to the Mayor's absence.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe reported that the City's Free Summer Recreation Program is underway and at full capacity, serving approximately 120 participants in kindergarten through fifth grade. He noted the addition of a tennis program in partnership with the SVB Tennis Academy, providing participants with exposure to the sport.

Mr. Poe announced Summerfest will be held June 27, 2026 at Zephyr Park, with fireworks beginning at approximately 8:45 p.m. He also announced that Bauducco's Grand Opening is scheduled for June 26 and invited Council Members to attend.

Lastly, Mr. Poe announced that the City of Zephyrhills will host the Ridge League of Cities Dinner on February 11, 2027 at the Zephyrhills Tennis Center.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Matthew Maggard commented on the City's upgraded water meter technology and its leak detection capabilities.

CITY COUNCIL COMMENTS

Jodi Wilkeson had no comments.

Charles Proctor had no comments.

Lance Smith thanked Staff and Council for maintaining respectful discussions despite differing viewpoints. He expressed concern regarding the proposed statewide property tax initiative and its potential impact on local government revenues, emphasizing the importance of preparing for possible budget reductions.

Steven Spina requested that discussion of joining the Tampa Bay Regional Planning Council be placed on the July 13, 2026, City Council agenda. He also inquired about the timeline for the City Manager's annual performance evaluation, and staff advised that the process would begin in June.

5. NOTED ITEMS

5.1 Kimley-Horn Work Order - 6109 16th Street Stormwater Analysis

The meeting was adjourned at 8:26 PM
Submitted by Ricardo Quiñones