CITY COUNCIL
ZEPHYRHILLS, FLORIDA

Monday, July 27, 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 — Pastor Fran Stubbs, Oasis Church of Zephyrhills
Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

1 Proclamation - Florida Water Professionals Month
   1. 2026 Water Professionals Month

1. CONSENT ITEMS
   - 1.1 Budget Workshop Minutes - July 13, 2026
      1. 07.13.2026 Budget Workshop Minutes
   - 1.2 City Council Meeting Minutes - July 13, 2026
      1. 07.13.2026 CCM Minutes

1.3 Award of Bid to BRW Construction for Hot Spots Greenslope Dr. & Daugherty Rd. Intersection Improvements

1. 2026-003 Daughtery Rd & Green Slope Recommendation Letter
2. Pricing Summary 2026-003

1.4 Award of Bid to BRW Construction for Hot Spots Ft. King & Eiland Blvd. Intersection Improvements

1. 2026-004 Eiland Blvd & Fort King Recommendation Letter
2. Pricing Summary 2026-004

2. BUSINESS ITEMS

2.1 Municipal Association of Pasco (MAP) Meeting August 06, 2026 - San Antonio
RESOLUTION NO. 874-26 - " 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. "

1. Resolution 874-26 Participation in 08-06-2026 MAP Meeting

3. FINANCE DIRECTOR'S REPORT

3.1 Approval of Tentative Millage Rate

1. DR420_2026_711
2. DR420MMP_2026_711
3. DR420TIF_2026_711
4. DR420TIF_2026_711 (1)
5. DR420TIF_2026_711 (2)

4. PLANNING DIRECTOR'S REPORT

4.1 Multi-Use Trail Planning Update

1. Planned Multi-Use Trail

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

5. NOTED ITEMS

5.1 June 2026 Quarterly Investment Report

1. June 2026 Quarterly Investment Report

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.**

PROCLAMATION

WHEREAS, the Florida Water & Pollution Control Operators Association, organized in 1940, promotes the sustainability of Florida's water utility industry through workforce development, helping protect public health and preserve the state's water resources; and

WHEREAS, water professionals receive specialized training, certification, and continuing education to ensure the safe production and distribution of drinking water and the proper collection and treatment of wastewater; and

WHEREAS, these dedicated professionals work around the clock, 365 days a year, to provide reliable water and wastewater services that are essential to the health, safety, and quality of life of our residents; and

WHEREAS, water professionals are recognized as essential first responders under Florida law and play a critical role during hurricanes, severe weather, and other emergencies by maintaining vital water and wastewater systems; and

WHEREAS, the City of Zephyrhills proudly recognizes the employees of its Utilities Department and water professionals throughout Florida for their commitment to protecting public health, safeguarding the environment, and serving our community every day;

NOW, THEREFORE, I, Melonie Bahr Monson, by virtue of the authority vested in me as Mayor of the City of Zephyrhills and on behalf of the City Council, do hereby proclaim the month of August 2026 as

FLORIDA WATER PROFESSIONALS MONTH

in the City of Zephyrhills and extend greetings and best wishes to all water professionals whose dedication and service help ensure a safe, healthy, and sustainable future for our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Zephyrhills, Pasco County, Florida, this 22nd day of June, 2026.

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____
Melonie Bahr Monson, Mayor

Attest: _____________________________________
Ricardo Quiñones, City Clerk

Action Item

CONSENT ITEMS 1.1

Budget Workshop Minutes - July 13, 2026

Issue:
Zephyrhills City Council held a Budget Workshop on July 13, 2026

Background:
Minutes from that workshop were taken for review by City Council

Attachment(s):

1. 07.13.2026 Budget Workshop Minutes

Fiscal Impact:
N/A

Staff Recommendation:
Staff recommends approval of meeting minutes

The Zephyrhills City Council held a Budget Workshop on July 13, 2026 at 4:30 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 4:30 PM

Roll call was taken. Present were members Steven Spina, Jodi Wilkeson (arrived at 4:31 PM), Lance Smith, Kenneth Burgess, and Charles Proctor. City Manager William Poe was also present. Mayor Melonie Bahr Monson and City Attorney Matthew Maggard were absent.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Building Official Kalvin Switzer, Airport Manager Nathan Coleman, Library Director Peggy Panak, IT Specialist Tony Burns, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, GIS/Community Planner, Finance Director Ted Beason, Public Information Officer Kevin Weiss (virtual), Public Information Officer Intern Tembria Thompson, Officer Seth Healy, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quiñones.

1. BUDGET WORKSHOP ITEMS

1.1 FY 26/27 Draft Budget Presentation

City Manager William Poe presented the proposed FY 2026-27 budget of approximately S 186.9 million, representing 95% of the City's asset value, and current proposed millage remains 6.25 mills which is up from the rollback rate of 6.2375 mills. The workshop provided Council an opportunity to review projected revenues, expenditures, reserve balances, capital projects, and long-term financial planning priorities prior to the formal budget hearings. Staff noted that projected property tax growth is the smallest experienced in approximately a decade, reflecting a leveling of property valuations following several years of double-digit increases.

Staff reviewed the potential fiscal impacts of proposed Amendment No. 3, which, if approved by voters, would substantially increase the homestead exemption beginning in Fiscal Year 2027-2028. Council discussed preliminary estimates showing an annual General Fund revenue reduction of approximately S2.3 million in the first year, increasing to approximately $3.2 to S3.5 million in subsequent years. Council expressed concern that the potential loss of ad valorem revenues could affect future operating budgets, capital projects, and debt planning, emphasizing the need for a conservative financial approach until the outcome of the constitutional amendment is known.

Council noted that the projected revenue reductions could require delaying future capital projects, slowing expansion of City services, or relying on reserve balances until additional commercial development begins generating tax revenues.

Council discussed projected tax revenues associated with Bauducco, MiTek, and the proposed Project Wonka development. Staff explained that while these projects represent significant long-term investments, the City would not realize substantial ad valorem revenues immediately because of construction schedules, certificates of occupancy, property valuation timing, and existing economic development incentive agreements. Council discussed how future industrial growth will help offset anticipated revenue reductions over time. The discussion centered on the City's long-term strategy of expanding its commercial and industrial tax base to reduce reliance on residential property taxes.

Council reviewed assigned and unassigned General Fund reserves, including reserves designated for Zephyr Park and the City Yard project. Staff explained the purpose of reserve balances and discussed maintaining adequate reserves to address emergencies, major capital needs, and potential revenue reductions associated with Amendment No. 3.

Council reviewed the proposed five-year Capital Improvement Program, including transportation, parks, utilities, public facilities, fleet, library improvements, and CRA projects. Discussion focused on project priorities, anticipated funding sources, project timing, and distinguishing projects that are committed versus those that could be deferred should future revenues decline. Council emphasized the importance of distinguishing projects that are contractually committed from those that could be delayed or phased if future revenues are reduced

Council requested that future budget presentations identify anticipated funding sources for each major capital project, including General Fund, enterprise funds, impact fees, grants, debt proceeds, and other dedicated revenues to assist in evaluating project priorities.

Council discussed the potential benefits of employing an in-house civil engineer to reduce reliance on contracted engineering services and provide additional technical expertise for development review and infrastructure projects. Staff noted that engineering salary information has been incorporated into the compensation study and agreed to further evaluate the proposal and potential long-term cost savings.

Staff advised that updated preliminary construction estimates for the Zephyr Park Redevelopment Project currently exceed the original project budget by approximately $9 million. Staff reported that value engineering efforts are underway to reduce project costs while preserving the project's critical stormwater improvements. Council discussed prioritizing essential project components, pursuing additional grant funding, and modifying the scope of improvements where appropriate. Staff also advised that renovation of Alice Hall may be more financially feasible than complete replacement.

Council discussed the City's long-term water supply strategy, including conversion of an agricultural well to potable water production, future well locations, development reservation capacity, and ongoing water system modeling. Discussion included balancing immediate infrastructure needs with long-term planning while ensuring adequate water capacity remains available for future residential and industrial development.

Council also reviewed transportation projects, including roadway hotspot improvements, school safety enhancements, sidewalk connectivity, and the City's long-term trail network. Staff provided updates on design work, transportation impact fee funding, and coordination with Pasco County on future trail connections. Discussion also included coordination between Planning, Public Works, and the CRA to develop a connected citywide trail and sidewalk network as funding becomes available.

Council directed staff to continue refining the proposed budget by identifying funding sources for capital projects, prioritizing essential expenditures, evaluating reserve utilization, continuing value engineering efforts for Zephyr Park, and preparing an updated budget for future workshops and public hearings.

The meeting was adjourned at 5:50 PM.
Submitted by Ricardo Quiñones

Action Item

CONSENT ITEMS 1.2

City Council Meeting Minutes - July 13, 2026

Issue:
A regular City Council Meeting was held on July 13, 2026

Background:
Minutes from that meeting were taken for review by City Council

Attachment(s):
1. 07.13.2026 CCM Minutes

Fiscal Impact:
N/A

Staff Recommendation:
Staff recommends approval of meeting minutes

A Regular City Council Meeting was held on July 13, 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 6:00 PM

Roll call was taken. Present were members Steven Spina, Jodi Wilkeson, Lance Smith, Kenneth Burgess and Charles Proctor. City Manager William Poe and City Attorney Matthew Maggard were also present. Mayor Melonie Bahr Monson was absent.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Building Official Kalvin Switzer, Airport Manager Nathan Coleman, Library Director Peggy Panak, IT Specialist Tony Burns, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, GIS/Community Planner, Finance Director Ted Beason, Public Information Officer Kevin Weiss (virtual), Public Information Officer Intern Tembria Thompson, Officer Seth Healy, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quiñones.

The Invocation was led by Planning Director Rodney V. Corriveau

The Pledge of Allegiance followed.

CITIZEN COMMENTS - NONE

MAYOR

1 Proclamation - Bauducco

City Clerk Ricardo Quiñones presented a proclamation recognizing Bauducco Foods on the grand opening of its Zephyrhills manufacturing facility and its significant investment in the community. Representatives of Bauducco accepted the proclamation.

2 Presentation - Mouratoglou Academy

Pascal Collard, CEO of Mouratoglou Academy, provided an update on the Academy's continued growth and thanked the City for its partnership during the 2026 Summer Recreation Program.

Mr. Collard announced that the Academy will host the first International Tennis Federation (ITF) Junior Tournament in Zephyrhills during October 2026. The event will feature approximately 64 junior players from around the world and is expected to generate tourism and economic activity for the community. He requested City sponsorship to assist with tournament expenses.

Council discussed the tournament's anticipated economic impact, visitor attendance, and available funding sources.

Lance Smith motioned to approve an $8,500 sponsorship for the ITF Junior Tournament utilizing available Public Relations funds. Seconded by Jodi Wilkeson. Motion passed unanimously.

Mr. Collard also presented conceptual plans for a future rehabilitation center and competition swimming pool at the Academy. The proposed facility would include athletic rehabilitation services, hydrotherapy, recovery amenities, and a six-lane competition pool intended to serve both Academy athletes and the community. Council expressed support for the proposed expansion and recognized its potential recreational, therapeutic, and economic benefits for the community.

3 City Manager Evaluation

Council President Spina advised that Mayor Monson had distributed City Manager evaluation forms to Council members and requested that completed evaluations be returned by July 20, 2026, for compilation.

1. CONSENT ITEMS

1.1 City Council Meeting Minutes - June 22, 2026
1.2 Easement Agreement 16-2026-03 Environment Monitoring Site
1.3 Utility Service Agreement 45-2026-06 for T4 HOLDINGS Il-A LLC (38714 C Ave)
1.4 Work Order No. 26-179 with Kimley-Horn for Hot Spot Intersection Right-of-Way Acquisition Services [37-21-04]
1.5 Approval of Amendment No. I to Work Order No. 24-159 with Kimley-Horn for Supplemental Sidewalk Design and Feasibility Services [37-21-04]

Charles Proctor motioned to approve the Consent Items as presented. Seconded by Lance Smith. Motion passed unanimously.

2. BUSINESS ITEMS

2.1 41-2026-13 Monin, Inc. Economic Incentive

City Manager Poe presented the proposed Economic Development Incentive Agreement with Monin, Inc., outlining plans for construction of a new manufacturing and distribution facility in Zephyrhills. The proposed project includes:

- Approximately $111 million in capital investment over five years;
- Construction of a minimum 250,000-square-foot manufacturing facility;
- Creation of at least 100 new jobs during the initial phase;
- Incentives including transportation impact fee assistance, permit fee reimbursements, and performance-based job creation grants.

Bill Lombardo, CEO & Greg Grabau, CFO of MONIN Americas described the company's operations and expansion plans, noting that the Zephyrhills facility would become its third North American manufacturing location with significant opportunity for future expansion.

Council discussed the project's long-term economic impact, workforce opportunities, industrial growth within the Airport Industrial Park, and the factors that led Monin to select Zephyrhills. Representatives cited the City's strategic location, available workforce, business-friendly environment, and positive feedback received from Bauducco Foods regarding their experience locating in Zephyrhills.

Lance Smith motioned to approve Agreement No. 41-2026-13 with Monin, Inc. Seconded by Kenneth Burgess. Motion passed unanimously.

2.2 Gehring Group Classification and Compensation Study

Nancy Dugan of the Gehring Group presented the completed Classification and Compensation Study. The presentation reviewed:

- Study methodology;
- Market comparisons with peer agencies;
- Updated salary structure;
- Employee compression analysis;
- Recommended pay ranges;
- Estimated implementation costs under both 3% and 5% cost-of-living adjustment scenarios.

Council discussed employee retention, competitiveness within the regional labor market, inflation, future budget considerations, and the potential impact of proposed constitutional changes affecting municipal property tax revenues. Council agreed that employee compensation should continue to be evaluated during the upcoming budget process.

Lance Smith motioned to accept the Gehring Group Classification and Compensation Study. Seconded by Charles Proctor. Motion passed unanimously.

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. "**

City Attorney Matthew Maggard read Resolution No. 870-26 by title.

Staff explained that recent state legislation now requires local governments to adopt a cost-based building permit fee methodology, replacing the City's previous valuation-based fee schedule.

Building Official Kalvin Switzer reviewed the methodology used to calculate permit fees based upon inspection activity, staffing, and departmental operating costs. Staff advised that the new schedule is intended to ensure compliance with state law while allowing the Building Division to recover only the costs associated with providing permitting services.

Council discussed the need for periodic review of the fee schedule, anticipated impacts on residential and commercial projects, and the importance of remaining competitive with private inspection providers.

Charles Proctor motioned to approve Resolution No. 870-26. Seconded by Jodi Wilkeson. Motion passed unanimously.

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."**

City Attorney Maggard read Resolution No. 871-26 by title.

City Manager Poe presented a revised stormwater assessment schedule reflecting Council's direction from the previous meeting to reduce the initial annual assessment while maintaining a phased implementation to fund long-term stormwater infrastructure improvements.

Staff explained that revenues generated by the assessment will support flood mitigation projects, land acquisition, drainage improvements, and implementation of recommendations contained within the City's Stormwater Master Plan.

Council discussed available assessment credits for developments meeting current stormwater standards, exemptions required by law, comparisons with surrounding jurisdictions, and the need to establish a sustainable funding source for future capital improvements.

Jodi Wilkeson motioned to approve Resolution No. 871-26. Seconded by Charles Proctor. Motion passed 4 1, opposed by Lance Smith.

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. "**

City Attorney Maggard read Resolution No. 873-26 by title.

Staff recommended that the City rejoin the Tampa Bay Regional Planning Council to strengthen regional coordination and expand opportunities for planning assistance, technical services, and intergovernmental cooperation.

Council discussed the importance of active participation and ensuring the City's appointed representative remains engaged with regional initiatives.

Jodi Wilkeson motioned to approve Resolution No. 873-26. Seconded by Lance Smith. Motion passed unanimously.

3. PLANNING DIRECTOR'S REPORT

3.1 Tree Planting Program Update

Historic Preservation Specialist Will McCaw reported that staff continues working with Chen Moore and Associates to finalize the scope of work for the City's Tree Planting Program.

The pilot project will focus on planting trees along Greenslope Drive, South Avenue, and selected stormwater retention ponds using available tree mitigation funds collected through development.

Council discussed the benefits of expanding the City's tree canopy and confirmed that the project is funded through dedicated tree mitigation revenues.

4. CITY MANAGER'S REPORT

4.1 Zephyr Park Update

CRA Director Gail Hamilton provided an update on the Zephyr Park redevelopment project. Ms. Hamilton acknowledged that current construction estimates exceed the established budget and advised that staff is actively conducting value engineering to reduce costs while preserving the project's primary amenities. Staff continue to work through permitting with the Southwest Florida Water Management District and expects earthwork to begin later in the year.

Council discussed proposed park amenities, specialty construction materials, opportunities for cost reductions, and future plans for Alice Hall. Staff advised that rehabilitation of the existing facility is being evaluated as a potential interim solution while continuing to pursue long-term improvements.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager Poe announced:

- Discussions with Duke Energy regarding a new franchise agreement are progressing and a revised agreement is expected to return to Council for consideration.
- Staff met with Skydive City representatives and reached agreement on a corrective action plan that will be submitted to the Federal Aviation Administration in an effort to restore grant funding eligibility.
- The Silver Oaks Golf Course property owner received a 30-day continuance through the Code Enforcement process to address outstanding violations. Staff reported progress toward resolving maintenance issues and advised that discussions continue regarding reopening the golf course under a lease agreement.
- The next Budget Workshop is scheduled for August 10, 2026.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Jodi Wilkeson thanked City staff for their work in preparing the proposed budget and asked that Mayor Monson and her family remain in everyone's thoughts during this difficult time.

Charles Proctor thanked staff for their efforts throughout the budget process and reaffirmed Council's commitment to supporting City employees while remaining fiscally responsible.

Kenneth Burgess thanked staff for their work, expressed appreciation for the economic development successes represented by Monin's investment, and discussed the importance of carefully managing future City finances in light of potential reductions in property tax revenues.

Lance Smith thanked staff for their continued efforts, requested an update on the Kossik Road project, and discussed ongoing coordination with Duke Energy regarding utility relocations and future transportation projects.

Steven Spina echoed Council's appreciation for staff's work, extended condolences to Mayor Monson and her family, and confirmed upcoming budget meeting dates.

The meeting was adjourned at 7:40 PM.
Submitted by Ricardo Quiñones

Action Item

CONSENT ITEMS 1.3

Award of Bid to BRW Construction for Hot Spots Greenslope Dr. & Daugherty Rd. Intersection Improvements

Issue:
City Council approval of a bid award to BRW Construction for the construction of intersection improvements at Greenslope Drive and Daugherty Road as part of Solicitation 2026-003. The project is intended to improve intersection operations and enhance safety for motorists, pedestrians, and bicyclists through targeted infrastructure improvements.

Background:
City Council approval of a bid award to BRW Construction for the construction of intersection improvements at Greenslope Drive and Daugherty Road as part of Solicitation 2026-003. The project is intended to improve intersection operations and enhance safety for motorists, pedestrians, and bicyclists through targeted infrastructure improvements.

The City retained Kimley-Horn to prepare the engineering plans, specifications, and opinion of probable construction cost for the proposed improvements. The estimate for labor and materials associated with the work was approximately $350,000.

The solicitation was publicly advertised through the City's OpenGov procurement portal and responses were received from five qualified contractors. The bid totals were as follows:

- BRW Construction – $322,535.95
- Kamminga & Roodvoets, Inc. – $433,816.68
- CWR Contracting, Inc. – $547,176.48
- Flores Construction Co. – $603,613.00
- Ajax Paving Industries of Florida, LLC – $765,561.47

The pricing submitted by BRW Construction was substantially lower than the remaining bids, ranging from approximately 25.7 percent below the next lowest bidder to 57.9 percent below the highest bidder.

Staff reviewed the submitted bids for responsiveness and responsibility in accordance with the requirements of the solicitation and determined that all five contractors met the solicitation requirements. In accordance with the solicitation, staff recommends award of bid to BRW Construction as the lowest responsive and responsible bidder. Kimley-Horn, the City's Engineer of Record, also reviewed the bid submissions and has provided the attached letter recommending award of bid to BRW Construction.

Approval of this bid will allow the City to advance the Greenslope Drive and Daugherty Road intersection improvements as part of the Hot Spots Intersection Improvement Program, supporting the City's continued investment in transportation safety, mobility, and operational efficiency.

Attachment(s):

1. 2026-003 Daughtery Rd & Green Slope Recommendation Letter
2. Pricing Summary 2026-003

Fiscal Impact:

$322,535.95

Staff Recommendation:

Staff recommends that City Council approve the award of Solicitation 2026-003 to BRW Construction.

July 21, 2026

Ricardo Quinones
City Clerk
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

RE: 2026-003 - Daughtery Road and Green Slope Drive Intersection Improvements Recommendation to Award

Dear Mr. Quinones:

A total of five (5) bids were received on July 13th, 2026 for the above-referenced project. Base bid prices ranged from a low of $322,535.95 (submitted by B.R.W. Contracting, Inc) to a high of $765,561.47 (submitted by Ajax Paving Industries of Florida, LLC).

The bidding documents requested one (1) base bid from each bidder. The base bid is for a completion time within 120-150 calendar days and B.R.W. Contracting, Inc was the lowest bidder.

Based upon the information provided with each bid and in consideration of the terms and conditions set forth in the contract document, Kimley-Horn recommends the project be awarded to B.R.W. Contracting, Inc.

If you have any questions, please feel free to contact me.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Nick Provenzo, P.E.
Project Manager
nick.provenzo@kimley-horn.com

Selected Vendor Totals	
$322,535.95	#1 B.R.W. Contracting, INC
$433,816.68	#2 Kamminga and Roodvoets, Inc
$547,176.48	#3 CWR
$603,613.00	#4 Flores Construction Co.
$765,561.47	#5 Ajax Paving Industries of Florid

Roadway					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		Kamminga & Roodvoets, I	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Mobilization	1	LS	$69,000.00	$69,000.00	$25,000.00	$25,000.00	$45,000.00	$45,000.00	$47,027.00	$47,027.00	$65,000.00	$65,000.00
X	2	Maintenance of Traffic	1	LS	$287,500.00	$287,500.00	$35,000.00	$35,000.00	$130,000.00	$130,000.00	$47,600.00	$47,600.00	$20,000.00	$20,000.00
X	3	Clearing & Grubbing	0.38	AC	$150,000.00	$57,000.00	$25,000.00	$9,500.00	$110,841.25	$42,119.675	$280,000.00	$106,400.00	$130,000.00	$49,400.00
X	4	Removal of Existing Concrete	338	SY	$59.28	$20,036.64	$10.00	$3,380.00	$41.25	$13,942.50	$53.00	$17,914.00	$20.00	$6,760.00
X	5	Regular Excavation	318.2	CY	$37.70	$11,996.14	$25.00	$7,955.00	$33.60	$10,691.52	$140.00	$44,548.00	$66.00	$21,001.20
X	6	Embankment	5	CY	$30.05	$150.25	$100.00	$500.00	$269.70	$1,348.50	$280.00	$1,400.00	$55.00	$275.00
X	7	Type B Stabilization	345	SY	$24.13	$8,324.85	$16.00	$5,520.00	$24.60	$8,487.00	$28.00	$9,660.00	$27.00	$9,315.00
X	8	Optional Base, Base Group 9	184	SY	$45.52	$8,375.68	$36.00	$6,624.00	$68.35	$12,576.40	$42.00	$7,728.00	$72.00	$13,248.00
X	9	Milling Existing Asphalt Pavement, 1.5" AVG Depth	992	SY	$12.02	$11,923.84	$5.00	$4,960.00	$10.85	$10,763.20	$14.00	$13,888.00	$10.00	$9,920.00
X	10	Superpave Asphaltic Concrete, Traffic C, PG76-22	112.2	TN	$308.98	$34,667.556	$200.00	$22,440.00	$251.45	$28,212.69	$420.00	$47,124.00	$263.00	$29,508.60
X	11	Inlets, Curb, Type P-5, <10'	1	EA	$9,378.47	$9,378.47	$8,500.00	$8,500.00	$10,173.90	$10,173.90	$14,000.00	$14,000.00	$9,500.00	$9,500.00
X	12	Inlets, Curb, Type P-6, Partial	1	EA	$2,246.51	$2,246.51	$5,000.00	$5,000.00	$7,859.30	$7,859.30	$7,000.00	$7,000.00	$12,500.00	$12,500.00
X	13	Inlets, DT BOT, Type D, <10'	2	EA	$8,115.29	$16,230.58	$6,500.00	$13,000.00	$8,089.80	$16,179.60	$11,200.00	$22,400.00	$8,500.00	$17,000.00
X	14	Pipe Culvert, Optional Material, Other-ELIP/ARCH, 15"S/CD	209	LF	$296.56	$61,981.04	$100.00	$20,900.00	$155.95	$32,593.55	$280.00	$58,520.00	$220.00	$45,980.00
X	15	Concrete Curb & Gutter, Type F	622	LF	$43.72	$27,193.84	$30.00	$18,660.00	$62.30	$38,750.60	$35.00	$21,770.00	$38.00	$23,636.00
X	16	Concrete Sidewalk and Driveways, 4" Thick	257	SY	$77.06	$19,804.42	$65.00	$16,705.00	$101.65	$26,124.05	$70.00	$17,990.00	$63.00	$16,191.00
X	17	Concrete Sidewalk and Driveways, 6" Thick	22	SY	$228.55	$5,028.10	$75.00	$1,650.00	$204.30	$4,494.60	$112.00	$2,464.00	$108.00	$2,376.00
X	18	Detectable Warnings	56	SF	$23.59	$1,321.04	$50.00	$2,800.00	$60.15	$3,368.40	$112.00	$6,272.00	$45.00	$2,520.00
X	19	Performance Turf, SOD	1050	SY	$7.65	$8,032.50	$5.00	$5,250.00	$11.25	$11,812.50	$16.80	$17,640.00	$12.00	$12,600.00
		Total				**$660,191.456**		**$213,344.00**		**$454,497.985**		**$511,345.00**		**$366,730.80**

Signing and Pavement Markings					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		Kamminga & Roodvoets, I	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Raised Pavement Marker, Type B	22	EA	$7.77	$170.94	$6.50	$143.00	$6.05	$133.10	$42.00	$924.00	$5.00	$110.00
X	2	Painted Pavement Markings,	1	LS	$3,417.42	$3,417.42	$2,500.00	$2,500.00	$2,671.35	$2,671.35	$7,000.00	$7,000.00	$2,200.00	$2,200.00
X	3	Single Column Ground Sign	2	EA	$310.67	$621.34	$500.00	$1,000.00	$242.85	$485.70	$280.00	$560.00	$200.00	$400.00
X	4	Thermoplastic, Standard, White,	21	LF	$12.43	$261.03	$20.00	$420.00	$9.70	$203.70	$28.00	$588.00	$8.00	$168.00
X	5	Thermoplastic, Standard, White,	0.013	GM	$7,766.85	$100.9691	$7,500.00	$97.50	$4,670.00	$60.71	$14,000.00	$182.00	$5,000.00	$65.00
X	6	Thermoplastic, Standard, White,	6	EA	$155.34	$932.04	$450.00	$2,700.00	$121.40	$728.40	$280.00	$1,680.00	$100.00	$600.00
X	7	Thermoplastic, Standard-Other	0.145	GM	$10,873.59	$1,576.6706	$11,500.00	$1,667.50	$8,206.55	$1,189.9498	$14,000.00	$2,030.00	$7,000.00	$1,015.00
X	8	Thermoplastic, Standard-Other	0.095	GM	$10,873.59	$1,032.9911	$11,500.00	$1,092.50	$8,052.40	$764.978	$14,000.00	$1,330.00	$7,000.00	$665.00
		Total				**$8,113.4007**		**$9,620.50**		**$6,237.8878**		**$14,294.00**		**$5,223.00**

Pump Design - Electrical/I&C					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		Kamminga & Roodvoets, I	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Existing Equipment Demolition	1	LS	$842.44	$842.44	$2,500.00	$2,500.00	$1,118.00	$1,118.00	$2,800.00	$2,800.00	$500.00	$500.00
X	2	New 20A-2P Circuit Breaker	1	LS	$477.38	$477.38	$1,750.00	$1,750.00	$814.90	$814.90	$700.00	$700.00	$175.00	$175.00
X	3	Pump Station Control Panel	1	LS	$4,212.20	$4,212.20	$45,000.00	$45,000.00	$12,372.25	$12,372.25	$7,000.00	$7,000.00	$3,550.00	$3,550.00
X	4	Electrical Equipment Rack	1	LS	$6,458.70	$6,458.70	$7,500.00	$7,500.00	$3,442.00	$3,442.00	$2,800.00	$2,800.00	$5,500.00	$5,500.00
X	5	Junction Box	1	EA	$3,088.95	$3,088.95	$1,750.00	$1,750.00	$1,832.10	$1,832.10	$700.00	$700.00	$2,500.00	$2,500.00
X	6	Replacement Float Switch	1	EA	$1,404.07	$1,404.07	$1,500.00	$1,500.00	$708.30	$708.30	$2,800.00	$2,800.00	$1,000.00	$1,000.00
X	7	Actuator and Cord Set(S)	1	EA	$2,976.62	$2,976.62	$1,250.00	$1,250.00	$6,831.80	$6,831.80	$2,800.00	$2,800.00	$2,400.00	$2,400.00
X	8	Conduit and Wire	1	LS	$4,212.20	$4,212.20	$7,000.00	$7,000.00	$7,838.85	$7,838.85	$700.00	$700.00	$3,500.00	$3,500.00
X	9	Startup and Testing	1	LS	$3,987.55	$3,987.55	$2,000.00	$2,000.00	$1,739.10	$1,739.10	$2,800.00	$2,800.00	$3,300.00	$3,300.00
		Total				**$27,660.11**		**$70,250.00**		**$36,697.30**		**$23,100.00**		**$22,425.00**

Contingency					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		Kamminga & Roodvoets, I	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Contingency 10%	1	N/A	$69,596.50	$69,596.50	$29,321.45	$29,321.45	$49,743.31	$49,743.31	$54,874.00	$54,874.00	$39,437.88	$39,437.88
		Total				**$69,596.50**		**$29,321.45**		**$49,743.31**		**$54,874.00**		**$39,437.88**

Action Item

CONSENT ITEMS 1.4

Award of Bid to BRW Construction for Hot Spots Ft. King & Eiland Blvd. Intersection Improvements

Issue:
City Council approval of a bid award to BRW Construction for the construction of intersection improvements at Fort King Road and Eiland Blvd. as part of Solicitation 2026-004. The project is intended to improve intersection operations and enhance safety for motorists, pedestrians, and bicyclists through targeted infrastructure improvements.

Background:
City Council approval of a contract award to BRW Construction for the construction of intersection improvements at Fort King Road and Eiland Boulevard as part of Solicitation 2026-004. The project is intended to improve intersection operations and enhance safety for motorists, pedestrians, and bicyclists through targeted infrastructure improvements.

The City retained Kimley-Horn to prepare the engineering plans, specifications, and opinion of probable construction cost for the proposed improvements. The estimate for labor and materials associated with the work was approximately $210,000.

The solicitation was publicly advertised through the City's OpenGov procurement portal and responses were received from five qualified contractors. The bid totals were as follows:

- BRW Construction – $310,257.75
- Superior Asphalt, Inc. – $405,001.00
- CWR Contracting, Inc. – $405,909.45
- Ajax Paving Industries of Florida, LLC – $454,575.13
- Flores Construction Co. – $513,722.00

The pricing submitted by BRW Construction was substantially lower than the remaining bids, ranging from approximately 23.4 percent below the next lowest bidder to 39.6 percent below the highest bidder.

Staff reviewed the submitted bids for responsiveness and responsibility in accordance with the requirements of the solicitation and determined that all five contractors met the solicitation requirements. In accordance with the solicitation, staff recommends award of the bid to BRW Construction as the lowest responsive and responsible bidder. Kimley-Horn, the City's Engineer of Record, also reviewed the bid submissions and has provided the attached letter recommending award of the bid to BRW Construction.

Approval of this bid will allow the City to advance the Fort King Road and Eiland Boulevard intersection improvements as part of the Hot Spots Intersection Improvement Program, supporting the City's continued investment in transportation safety, mobility, and operational efficiency.

Attachment(s):

1. 2026-004 Eiland Blvd & Fort King Recommendation Letter
2. Pricing Summary 2026-004

Fiscal Impact:
$310,257.75

Staff Recommendation:
Staff recommends that City Council approve the award of Solicitation 2026-004 to BRW Construction.

Kimley»Horn

July 21, 2026

Ricardo Quinones
City Clerk
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

RE: 2026-004 – Eiland Boulevard and Fort King Road Intersection Improvements Recommendation to Award

Dear Mr. Quinones:

A total of five (5) bids were received on July 13th, 2026 for the above-referenced project. Base bid prices ranged from a low of $310,257.75 (submitted by B.R.W. Contracting, Inc) to a high of $513,722.00 (submitted by Flores Construction Co.).

The bidding documents requested one (1) base bid from each bidder. The base bid is for a completion time within 120-150 calendar days and B.R.W. Contracting, Inc was the lowest bidder.

Based upon the information provided with each bid and in consideration of the terms and conditions set forth in the contract document, Kimley-Horn recommends the project be awarded to B.R.W. Contracting, Inc.

If you have any questions, please feel free to contact me.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Nick Provenzo, P.E.
Project Manager
nick.provenzo@kimley-horn.com

elected Vendor Tota	
$310,257.75	#1 B.R.W. Contracting, INC
$405,001.00	#2 SUPERIOR ASPHALT, INC.
$405,909.45	#3 CWR
$454,575.13	#4 Ajax Paving Industries of Florid
$513,722.00	#5 Flores Construction Co.

Roadway					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		SUPERIOR ASPHALT, INC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Mobilization	1	LS	$40,000.00	$40,000.00	$50,000.00	$50,000.00	$35,000.00	$35,000.00	$40,967.00	$40,967.00	$71,666.54	$71,666.54
X	2	Maintenance of Traffic	1	LS	$130,000.00	$130,000.00	$45,000.00	$45,000.00	$145,784.85	$145,784.85	$40,600.00	$40,600.00	$68,570.52	$68,570.52
X	3	Sediment Barrier	1147	LF	$5.76	$6,606.72	$2.50	$2,867.50	$6.55	$7,512.85	$6.00	$6,882.00	$3.54	$4,060.38
X	4	Inlet Protection System	2	EA	$155.86	$311.72	$250.00	$500.00	$465.85	$931.70	$1,400.00	$2,800.00	$244.97	$489.94
X	5	Clearing & Grubbing	0.11	AC	$80,000.00	$8,800.00	$75,000.00	$8,250.00	$52,816.25	$5,809.7875	$280,000.00	$30,800.00	$53,389.34	$5,872.8274
X	6	Removal of Existing Concrete	85	SY	$138.05	$11,734.25	$25.00	$2,125.00	$47.20	$4,012.00	$53.20	$4,522.00	$46.87	$3,983.95
X	7	Regular Excavation	67.5	CY	$96.25	$6,496.875	$50.00	$3,375.00	$79.15	$5,342.625	$140.00	$9,450.00	$37.30	$2,517.75
X	8	Embankment	5	CY	$110.64	$553.20	$100.00	$500.00	$256.75	$1,283.75	$280.00	$1,400.00	$74.62	$373.10
X	9	Type B Stabilization	214	SY	$58.14	$12,441.96	$20.00	$4,280.00	$20.00	$4,280.00	$28.00	$5,992.00	$63.50	$13,589.00
X	10	Optional Base, Base Group 9	142	SY	$102.27	$14,522.34	$45.00	$6,390.00	$49.75	$7,064.50	$42.00	$5,964.00	$98.18	$13,941.56
X	11	Milling Existing Asphalt Pavement, 3" AVG Depth	1859	SY	$13.66	$25,393.94	$10.00	$18,590.00	$6.65	$12,362.35	$14.00	$26,026.00	$14.52	$26,992.68
X	12	Superpave Asphaltic Concrete, Traffic C, PG76-22	330.8	TN	$258.97	$85,667.276	$200.00	$66,160.00	$183.70	$60,767.96	$420.00	$138,936.00	$231.08	$76,441.264
X	13	Plain Cement Concrete Pavement, 8"	41	SY	$244.56	$10,026.96	$95.00	$3,895.00	$138.80	$5,690.80	$168.00	$6,888.00	$286.99	$11,766.59
X	14	Concrete Curb & Gutter, Type F	303	LF	$50.05	$15,165.15	$35.00	$10,605.00	$53.15	$16,104.45	$42.00	$12,726.00	$46.93	$14,219.79
X	15	Concrete Curb, Type D	29	LF	$82.33	$2,387.57	$25.00	$725.00	$74.90	$2,172.10	$42.00	$1,218.00	$52.33	$1,517.57
X	16	Concrete Sidewalk and Driveways, 4" Thick	156	SY	$79.79	$12,447.24	$65.00	$10,140.00	$103.75	$16,185.00	$70.00	$10,920.00	$76.39	$11,916.84
X	17	Concrete Sidewalk and Driveways, 6" Thick	35	SY	$156.47	$5,476.45	$75.00	$2,625.00	$128.15	$4,485.25	$112.00	$3,920.00	$154.21	$5,397.35
X	18	Detectable Warnings	35	SF	$23.23	$813.05	$50.00	$1,750.00	$41.35	$1,447.25	$112.00	$3,920.00	$61.73	$2,160.55
X	19	Performance Turf, SOD	113	SY	$8.85	$1,000.05	$5.00	$565.00	$51.00	$5,763.00	$17.00	$1,921.00	$13.44	$1,518.72
		Total				**$389,844.751**		**$238,342.50**		**$342,000.2225**		**$355,852.00**		**$336,996.9214**

Signing and Pavement Markings					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		SUPERIOR ASPHALT, INC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Single Column Ground Sign Assembly, F&I Ground Mount, Less Than 12 SF	2	EA	$497.87	$995.74	$500.00	$1,000.00	$532.95	$1,065.90	$700.00	$1,400.00	$540.01	$1,080.02
X	2	Single Column Ground Sign Assembly, Relocate	2	EA	$276.59	$553.18	$500.00	$1,000.00	$236.85	$473.70	$280.00	$560.00	$240.00	$480.00
X	3	Raised Pavement Marker, Type B	63	EA	$8.85	$557.55	$6.50	$409.50	$5.90	$371.70	$42.00	$2,646.00	$6.00	$378.00
X	4	Painted Pavement Markings, Final Surface	1	LS	$2,765.93	$2,765.93	$2,500.00	$2,500.00	$2,605.40	$2,605.40	$8,400.00	$8,400.00	$2,640.03	$2,640.03
X	5	Thermoplastic, Standard, White, Solid, 12" For Crosswalk and Roundabout	170	LF	$5.53	$940.10	$10.00	$1,700.00	$5.90	$1,003.00	$14.00	$2,380.00	$6.00	$1,020.00

X	6	Thermoplastic, Standard, White, Solid, 18" For Diagonals and Chevrons	204	LF	$6.64	$1,354.56	$15.00	$3,060.00	$8.30	$1,693.20	$21.00	$4,284.00	$8.40	$1,713.60
X	7	Thermoplastic, Standard, White, Solid, 24" For Stop Line and Crosswalk	154	LF	$7.74	$1,191.96	$20.00	$3,080.00	$9.45	$1,455.30	$28.00	$4,312.00	$9.60	$1,478.40
X	8	Thermoplastic, Standard, White, Arrow	6	EA	$110.64	$663.84	$450.00	$2,700.00	$88.80	$532.80	$280.00	$1,680.00	$90.00	$540.00
X	9	Thermoplastic, Standard, Yellow, Solid, 18" For Diagonal or Chevron	17	LF	$6.64	$112.88	$15.00	$255.00	$8.30	$141.10	$28.00	$476.00	$8.40	$142.80
X	10	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	0.222	GM	$7,744.61	$1,719.3034	$11,500.00	$2,553.00	$7,276.35	$1,615.3497	$14,000.00	$3,108.00	$7,440.10	$1,651.7022
X	11	Thermoplastic, Standard-Other Surfaces, White, Solid, 8"	0.036	GM	$8,850.98	$318.6353	$12,500.00	$450.00	$11,842.80	$426.3408	$28,000.00	$1,008.00	$14,400.19	$518.4068
X	12	Thermoplastic, Standard-Other Surfaces, Yellow, Solid, 6"	0.15	GM	$7,744.61	$1,161.6915	$11,500.00	$1,725.00	$7,342.55	$1,101.3825	$16,800.00	$2,520.00	$7,440.10	$1,116.015
		Total				**$12,335.3702**		**$20,432.50**		**$12,485.173**		**$32,774.00**		**$12,758.974**

Signalization					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		SUPERIOR ASPHALT, INC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Conduit, Furnish & Install, Directional Bore	23	LF	$100.00	$2,300.00	$115.00	$2,645.00	$95.15	$2,188.45	$1,400.00	$32,200.00	$96.60	$2,221.80
X	2	Aluminum Signals Pole, Pedestal	1	EA	$2,000.00	$2,000.00	$3,640.00	$3,640.00	$4,857.15	$4,857.15	$16,800.00	$16,800.00	$4,932.00	$4,932.00
X	3	Aluminum Signals Pole, Remove	1	EA	$500.00	$500.00	$1,325.00	$1,325.00	$526.00	$526.00	$2,800.00	$2,800.00	$534.00	$534.00
X	4	Pedestrian Signal, Relocate	1	AS	$700.00	$700.00	$6,362.50	$6,362.50	$1,030.75	$1,030.75	$7,000.00	$7,000.00	$1,046.40	$1,046.40
X	5	Loop Assembly, F&I, Type F	2	AS	$2,000.00	$4,000.00	$3,652.50	$7,305.00	$2,511.80	$5,023.60	$7,000.00	$14,000.00	$2,550.00	$5,100.00
X	6	Pedestrian Detector, Furnish & Install, Standard	1	EA	$1,500.00	$1,500.00	$1,500.00	$1,500.00	$524.80	$524.80	$2,800.00	$2,800.00	$532.80	$532.80
X	7	Pedestrian Detector, Remove-Pole/Pedestal to Remain	1	EA	$70.00	$70.00	$500.00	$500.00	$372.35	$372.35	$2,794.00	$2,794.00	$378.00	$378.00
		Total				**$11,070.00**		**$23,277.50**		**$14,523.10**		**$78,394.00**		**$14,745.00**

Contingency					Ajax Paving Industries of Fl		B.R.W. Contracting, INC		CWR		Flores Construction Co.		SUPERIOR ASPHALT, INC.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Contingency 10%	1	N/A	$41,325.01	$41,325.01	$28,205.25	$28,205.25	$36,900.95	$36,900.95	$46,702.00	$46,702.00	$40,500.10	$40,500.10
		Total				**$41,325.01**		**$28,205.25**		**$36,900.95**		**$46,702.00**		**$40,500.10**

City Council Meeting
July 27, 2026

Action Item

BUSINESS ITEMS 2.1

Municipal Association of Pasco (MAP) Meeting August 06, 2026 - San Antonio
RESOLUTION NO. 874-26 - " 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. "

Issue:
Florida Statutes 125.001 and 166.0213 authorize governing bodies to participate in joint meetings with Pasco County or other local municipalities to discuss matters of mutual interest. Such meetings must be held at an appropriate public place with public notice. Resolution No. 874-26 allows for the City of Zephyrhills' participation in the August 06, 2026 joint meeting with the Municipal Association of Pasco (MAP).

Background:
MAP Meetings are held quarterly on the first Thursday of February, May, August and November.

Attachment(s):
1. Resolution 874-26 Participation in 08-06-2026 MAP Meeting

Fiscal Impact:

Staff Recommendation:
Approval of Resolution No. 874-26 for Council participation at the August 06, 2026 Municipal Association of Pasco Meeting.

RESOLUTION NO. 874-26

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.

WHEREAS, the City Council of the City of Zephyrhills, Florida, and the Municipal Association of Pasco, which includes officials from Dade City, New Port Richey, Port Richey, San Antonio and the Town of St. Leo, desire to participate in a joint workshop to discuss matters of mutual interest; and

WHEREAS, Section 166.0213, Florida Statues, authorizes the governing body of a municipality to meet and discuss matters of mutual interest with the governing body of the county within which the municipality is located or the governing body of another municipality; and

WHEREAS, Section 125.001, Florida Statutes, further states that such meetings may be held at any appropriate public place within the jurisdiction of any participating county or municipality, and requires that due public notice be provided within the jurisdiction of all participating municipalities and counties; and

WHEREAS, Section 166.0213, Florida Statutes, further requires that the governing body of a municipality must first adopt a Resolution or Ordinance authorizing participation in the joint workshop.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Zephyrhills, Florida, as follows:

Section 1. Pursuant to Section 166.0213, Florida Statutes, the City Council of the City of Zephyrhills, Florida, is hereby authorized to participate in a joint meeting with the Municipal Association of Pasco on August 6, 2026, 6:30 p.m., at Ralph's San Antonio Restaurant, 32631 CR-52, San Antonio, FL 33576.

Section 2. Notice of this meeting shall be duly advertised and official Association minutes shall be taken.

Section 3. This Resolution shall be effective upon adoption by City Council.

The foregoing Resolution No. 874-26 was passed in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 27th day of July, 2026.

Attest: ______________________________ ______________________________
Ricardo Quiñones, City Clerk Steven F. Spina, Council President

The foregoing Resolution No. 874-26 was approved by me this 27th day of July, 2026.

____
Melonie Bahr Monson, Mayor

Approved as to legal form and legal content
for the sole reliance of the City of Zephyrhills

____
Matthew E. Maggard, City Attorney

City Council Meeting
July 27, 2026

Action Item

FINANCE DIRECTOR'S REPORT 3.1

Approval of Tentative Millage Rate

Issue:

The County Tax Assessor has determined the City's total taxable value to be $1,836,933,926 which is an increase of $51,960,308 over last year. Of the $51,960,308 increase, $31,785,591 is attributed to new construction. The City's current millage rate is 6.25 and the rolled back rate has been calculated to be 6.2375. Listed below are different options for setting the tentative millage rate:

Taxable Value	Budget Year	Millage Rate	Fiscal Year	Levy	95% Budget	Increase in Budgeted Levy	% Inc /(Decr) RollBack
1,836,933,926	2027	6.25	2027	$ 11,480,837	$ 10,906,795	$ 308,514	0.20%
1,836,933,926	Rolled Back Rate	6.2375	2027	$ 11,457,875	$ 10,884,982	$ 286,701	0.00%
1,836,933,926	2027	6.15	2027	$ 11,297,144	$ 10,732,286	$ 134,006	-1.40%
1,836,933,926	2027	6.25	2027	$ 11,480,837	$ 10,906,795	$ 308,514	0.20%
1,836,933,926	2027	6.35	2027	$ 11,664,530	$ 11,081,304	$ 483,023	1.80%
1,836,933,926	2027	7.00	2027	$ 12,858,537	$ 12,215,611	$ 1,617,330	12.22%

Background:

Attachment(s):

1. DR420_2026_711
2. DR420MMP_2026_711
3. DR420TIF_2026_711
4. DR420TIF_2026_711 (1)
5. DR420TIF_2026_711 (2)

Fiscal Impact:

Staff Recommendation:

The City's staff is recommending that the City Council set the tentative millage rate at 6.25 and set the date for the first public hearing as Monday, September 14, 2026, at 6 p.m. The second public hearing will be scheduled for Monday, September 28, 2026, at 6 p.m. The final rate may be decreased from 6.25; however, the rate may not be adjusted upward without a special mailing.

FLORIDA DEPARTMENT OF REVENUE

CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Pasco
Principal Authority : City of Zephyrhills	Taxing Authority : City of Zephyrhills - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	$		1,654,970,624	(1)
2.	Current year taxable value of personal property for operating purposes	$		180,882,825	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	$		1,080,477	(3)
4.	Current year gross taxable value for operating purposes *(Line 1 plus Line 2 plus Line 3)*	$		1,836,933,926	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	$		31,785,591	(5)
6.	Current year adjusted taxable value *(Line 4 minus Line 5)*	$		1,805,148,335	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	$		1,784,973,618	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☑ YES	☐ NO	Number 3	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, *Certification of Voted Debt Millage* forms attached. If none, enter 0	☐ YES	☑ NO	Number 0	(9)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/30/2026 11:44:11 AM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy *(If prior year millage was adjusted then use adjusted millage from Form DR-422)*		6.2500 per $1,000	(10)
11.	Prior year ad valorem proceeds *(Line 7 multiplied by Line 10, divided by 1,000)*	$	11,156,085	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value *(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)*	$	777,640	(12)
13.	Adjusted prior year ad valorem proceeds *(Line 11 minus Line 12)*	$	10,378,445	(13)
14.	Dedicated increment value, if any *(Sum of either Line 6b or Line 7e for all DR-420TIF forms)*	$	141,262,416	(14)
15.	Adjusted current year taxable value *(Line 6 minus Line 14)*	$	1,663,885,919	(15)
16.	Current year rolled-back rate *(Line 13 divided by Line 15, multiplied by 1,000)*		6.2375 per $1000	(16)
17.	Current year proposed operating millage rate		6.2500 per $1000	(17)
18.	Total taxes to be levied at proposed millage rate *(Line 17 multiplied by Line 4, divided by 1,000)*	$	11,480,837	(18)

Continued on page 2

19.	TYPE of principal authority (check one)	☐ County ☑ Municipality	☐ Independent Special District ☐ Water Management District	(19)
20.	Applicable taxing authority (check one)	☑ Principal Authority ☐ MSTU	☐ Dependent Special District ☐ Water Management District Basin	(20)
21.	Is millage levied in more than one county? (check one)	☐ Yes	☑ No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP **STOP HERE - SIGN AND SUBMIT**

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. *(The sum of Line 13 from all DR-420 forms)*	$ 10,378,445	(22)
23.	Current year aggregate rolled-back rate *(Line 22 divided by Line 15, multiplied by 1,000)*	6.2375 per $1,000	(23)
24.	Current year aggregate rolled-back taxes *(Line 4 multiplied by Line 23, divided by 1,000)*	$ 11,457,875	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. *(The sum of Line 18 from all DR-420 forms)*	$ 11,480,837	(25)
26.	Current year proposed aggregate millage rate *(Line 25 divided by Line 4, multiplied by 1,000)*	6.2500 per $1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate *(Line 26 divided by Line 23, **minus 1**, multiplied by 100)*	0.20 %	(27)

First public budget hearing	Date : 9/14/2026	Time : 6:00 PM EST	Place : 5335 Eighth Street Zephyrhills 33542

S I G N H E R E

Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
Signature of Chief Administrative Officer :		Date :
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

Instructions on page 3

CERTIFICATION OF TAXABLE VALUE
INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check "Yes" if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

"Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.

FLORIDA Department of Revenue

MAXIMUM MILLAGE LEVY CALCULATION
PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

Year: 2026	County: Pasco
Principal Authority Name: City of Zephyrhills	Taxing Authority Name: City of Zephyrhills - Operating

1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	☐ Yes	☑ No	(1)
	IF YES, STOP ***STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.***			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	6.2375	per $1,000	(2)
	Calculate maximum millage levy			
3.	Majority vote maximum millage rate allowed *(Enter rolled-back rate from line 2)*	6.2375	per $1,000	(3)
4.	Two-thirds vote maximum millage rate allowed *(Multiply Line 3 by 1.10)*	6.8613	per $1,000	(4)
5.	Current year proposed millage rate (See page 3 for Instructions)	6.2500	per $1,000	(5)
6.	**Minimum vote required to levy proposed millage:** (Check one)			(6)
☐	a. Majority vote of the governing body: Check here if Line 5 is less than or equal to Line 3. The maximum millage rate is equal to the rolled-back rate. *Enter Line 3 on Line 7.*			
☑	b. Two-thirds vote of governing body: Check here if Line 5 is less than or equal to Line 4, but greater than Line 3. The maximum millage rate is equal to proposed rate. *Enter Line 5 on Line 7.*			
☐	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 5 is greater than Line 4. The maximum millage rate is equal to the proposed rate. *Enter Line 5 on Line 7.*			
☐	d. Referendum: The maximum millage rate is equal to the proposed rate. *Enter Line 5 on Line 7.*			
7.	The selection on Line 6 allows a maximum millage rate of *(Enter rate indicated by choice on Line 6)*	6.2500	per $1,000	(7)
8.	Current year gross taxable value from Current Year Form DR-420, Line 4	$ 1,836,933,926		(8)
9.	Current year proposed taxes *(Line 5 multiplied by Line 8, divided by 1,000)*	$ 11,480,837		(9)
10.	Total taxes levied at the maximum millage rate *(Line 7 multiplied by Line 8, divided by 1,000)*	$ 11,480,837		(10)
	DEPENDENT SPECIAL DISTRICTS AND MUNICIPAL SERVICE TAXING UNITS (MSTUs) STOP ***STOP HERE. SIGN AND SUBMIT.***			
11.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. *(The sum of all Lines 9 from each district's Form DR-420MM-P)*	$ 0		(11)
12.	Total current year proposed taxes *(Line 9 plus Line 11)*	$ 11,480,837		(12)
	Total Maximum Taxes			
13.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage *(The sum of all Lines 10 from each district's Form DR-420MM-P)*	$ 0		(13)
14.	Total taxes at maximum millage rate *(Line 10 plus line 13)*	$ 11,480,837		(14)
	Total Maximum Versus Total Taxes Levied			
15.	Are total current year proposed taxes on Line 12 equal to or less than total taxes at the maximum millage rate on Line 14? (Check one)	☑ YES	☐ NO	(15)

Continued on page 2

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E</td><td colspan="2">Taxing Authority Certification
City of Zephyrhills - Operating</td><td colspan="2">I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.</td></tr>
<tr><td colspan="3">Signature of Chief Administrative Officer :</td><td>Date :</td></tr>
<tr><td colspan="2">Title:</td><td colspan="2">Contact Name and Contact Title:</td></tr>
<tr><td colspan="2">Mailing Address:</td><td colspan="2">Physical Address:</td></tr>
<tr><td colspan="2">City, State, Zip:</td><td>Phone Number:</td><td>Fax Number:</td></tr>
</table>

Complete, certify and submit this Form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with a completed Form DR-420, Certification of Taxable Value.

Submit the forms electronically through the Department’s Oversight and Assistance System (OASYS) electronic portal using the Truth in Millage (eTRIM) application at https://eportal.oasys.floridarevenue.com/.

All TRIM forms for taxing authorities are available at:
floridarevenue.com/property/forms

MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE INSTRUCTIONS

General Instructions

Each of the following taxing authorities must complete a DR-420MM-P.

- County
- Municipality
- Special district dependent to a county or municipality
- County MSTU
- Independent special district, including water management districts
- Water management district basin

Voting requirements for millages adopted by a two-thirds or a unanimous vote are based on the full membership of the governing body, not on the number of members present at the time of the vote.

This form provides for the calculation of the maximum tax levy for the current year allowed under s. 200.065(5), F.S. Counties and municipalities, including dependent special districts and MSTUs, which adopt a tax levy at the final hearing higher than allowed under s. 200.065, F.S., may be subject to the loss of their half-cent sales tax distribution.

Form DR-420MM-P shows the preliminary maximum millages and taxes levied based on the proposed adoption vote. Each taxing authority must complete, sign, and submit this DR-420MM-P and DR-420, *Certification of Taxable Value* to the property appraiser.

The vote at the final hearing and the resulting maximum may change. After the final hearing, each taxing authority must file Form DR-420MM, *Maximum Millage Levy Calculation Final Disclosure*, with Form DR-487, *Certification of Compliance*, with the Department of Revenue.

Line Instructions

Lines 3 and 4

Millage rates are the maximum that could be levied with a majority or two-thirds vote of the full membership of the governing body. With a unanimous vote of the full membership (three-fourths vote of the full membership if the governing body has nine or more members) or a referendum, the maximum millage rate that can be levied is the taxing authority's statutory or constitutional cap.

Line 5

Rate cannot exceed the statutory rate of the principal taxing authority.

Line 6

Check the box for the minimum vote necessary at the final hearing to levy your adopted millage rate.

Line 7

Enter the millage rate indicated by the box checked in Line 6. If the proposed millage rate is equal to or less than the majority vote maximum millage rate, enter the rolled-back rate. If a two-thirds vote, a unanimous vote, or a referendum is required, enter the proposed millage rate. For a millage requiring more than a majority vote, the proposed millage rate must be entered on Line 7, rather than the maximum rate, so that the comparisons on Lines 11 through 15 are accurate.

References

This form mentions the following documents, which are incorporated by reference in Rule 12D-16.002, Florida Administrative Code. The forms are available at floridarevenue.com/property/forms.

Form	Form Title
DR-420	Certification of Taxable Value
DR-420MM	Maximum Millage Levy Calculation - Final Disclosure
DR-487	Certification of Compliance

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

FLORIDA Department of Revenue

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2026	County : Pasco
Principal Authority : City of Zephyrhills	Taxing Authority : City of Zephyrhills - Operating
Community Redevelopment Area : City of Zephyrhills CRA	Base Year : 1999

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$ 40,667,295	(1)
2.	Base year taxable value in the tax increment area	$ 15,924,352	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$ 24,742,943	(3)
4.	Prior year Final taxable value in the tax increment area	$ 36,701,665	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$ 20,777,313	(5)

SIGN HERE

Property Appraiser Certification — I certify the taxable values above are correct to the best of my knowledge.

Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/30/2026 11:44:11 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.	94.00 %	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$ 23,258,366	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$ 121,937	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10	per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*	%	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$	(7e)

SIGN HERE

Taxing Authority Certification — **I certify the calculations, millages and rates are correct to the best of my knowledge.**

Signature of Chief Administrative Officer :	Date :	
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

"Tax increment value" is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

"Dedicated increment value" is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

"Specific proportion," used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.

  Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.

  Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

FLORIDA Department of Revenue

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2026	County : Pasco
Principal Authority : City of Zephyrhills	Taxing Authority : City of Zephyrhills - Operating
Community Redevelopment Area : City of Zephyrhills CRA (Expansion; 2012)	Base Year : 2012

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$	78,667,518	(1)
2.	Base year taxable value in the tax increment area	$	26,432,345	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$	52,235,173	(3)
4.	Prior year Final taxable value in the tax increment area	$	71,009,649	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$	44,577,304	(5)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/30/2026 11:44:11 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.		95.00 %	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$	49,623,414	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$	264,677	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*		%	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$		(7e)

SIGN HERE	**Taxing Authority Certification**	**I certify the calculations, millages and rates are correct to the best of my knowledge.**	
	Signature of Chief Administrative Officer :	Date :	
	Title :	Contact Name and Contact Title :	
	Mailing Address :	Physical Address :	
	City, State, Zip :	Phone Number :	Fax Number :

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

"Tax increment value" is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

"Dedicated increment value" is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

"Specific proportion," used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.

  Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.

  Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.

FLORIDA
DEPARTMENT OF REVENUE

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2026	County : Pasco
Principal Authority : City of Zephyrhills	Taxing Authority : City of Zephyrhills - Operating
Community Redevelopment Area : City of Zephyrhills CRA (Expansion; 2016)	Base Year : 2016

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$	110,578,190	(1)
2.	Base year taxable value in the tax increment area	$	38,598,573	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$	71,979,617	(3)
4.	Prior year Final taxable value in the tax increment area	$	104,261,579	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$	65,663,006	(5)

SIGN HERE

Property Appraiser Certification — I certify the taxable values above are correct to the best of my knowledge.

Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/30/2026 11:44:11 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.		95.00 %	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$	68,380,636	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$	391,026	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$		(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10		per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$		(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*		%	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$		(7e)

SIGN HERE

Taxing Authority Certification — **I certify the calculations, millages and rates are correct to the best of my knowledge.**

Signature of Chief Administrative Officer :	Date :	
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

TAX INCREMENT ADJUSTMENT WORKSHEET INSTRUCTIONS

Property appraisers must complete and sign Section I of this worksheet and provide it with form DR-420, *Certification of Taxable Value*, to all taxing authorities who make payments to a redevelopment trust fund under:

- s. 163.387(2)(a), Florida Statutes, or
- An ordinance, resolution, or agreement to fund a project or to finance essential infrastructure.

"Tax increment value" is the cumulative increase in taxable value from the base year to the current year within the defined geographic area. It is used to determine the payment to a redevelopment trust fund under:

- s. 163.387(1), F.S. or
- An ordinance, resolution, or agreement to fund a project or finance essential infrastructure. In this case, the taxing authority must certify the boundaries and beginning date to the property appraiser.

"Dedicated increment value" is the portion of the tax increment value used to determine the payment to the redevelopment trust fund. (See s. 200.001(8)(h), F.S.) Calculate the dedicated increment value on this form and enter on either Line 6b or Line 7e.

"Specific proportion," used to determine whether to complete Line 6 or Line 7, refers to the calculation of the tax increment payment. Examples:

- Example 1.

  Section.163.387(1), F.S., states the payment made by the taxing authority should equal 95% of the millage levied times the tax increment value. The specific proportion in this case is 95%. The ordinance providing for the payment may set a percentage lower than 95%. In these cases, the lower percentage would be the specific proportion.
- Example 2.

  Some required tax increment payments are not directly related to the tax increment value. A constant dollar payment is a payment not based on a specific proportion of the tax increment value. Line 7 converts these payments into a proportion based on the prior year's payment and tax increment value to reach the current year's dedicated increment value.

Section I: Property Appraiser

A. Complete Section I of this form for each county, municipality, independent special district, dependent special district, and MSTU that:

- Has a tax increment value and
- Is not exempted from making payments to a community redevelopment trust fund based on tax increments (s. 163.387(2)(c), F.S.).

If a taxing authority has more than one tax increment value, they must complete a separate form for each tax increment value. Send a copy to each taxing authority with the DR-420 and keep a copy. When the taxing authority returns the completed forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight Program - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

B. Enter only tax increment values that apply to the value located within the taxing authority indicated.

Section II: Taxing Authority

Complete Section II of the form, keep one copy, and return the original and one copy to your property appraiser with DR-420 within 35 days of certification. Send one copy to your tax collector.

Additional Instructions for Lines 6 and 7

Complete Line 6 if the payment into the redevelopment trust fund is a specific proportion of the tax increment value.

Complete Line 7 if the payment is based on a calculation other than a specific proportion. Do not complete both Lines 6 and 7.

City Council Meeting
July 27, 2026

Information Only

PLANNING DIRECTOR'S REPORT 4.1

Multi-Use Trail Planning Update

Issue:
City Council is requested to receive an update on the City's ongoing efforts to develop a citywide multi-use trail network.

Background:

Planning staff continues to work closely with the Community Redevelopment Agency (CRA) to develop a citywide multi-use trail network that will improve connectivity while supporting recreation, alternative transportation, and economic development.

The proposed trail system is envisioned as a central spine through the core of the community, connecting neighborhoods, parks, schools, downtown, recreational facilities, and other key destinations. Portions of the network already exist and will be evaluated for future enhancements and retrofitting (such as along Alston Avenue), while other segments remain in the planning and conceptual design stages. Planning staff recently met with Pasco County Parks & Recreation to coordinate the location of a trailhead at Sam Pasco Park and discuss preliminary wayfinding and trail signage opportunities.
A primary objective is to create a continuous north-south corridor that ultimately connects with the existing multi-use trail along US 301 toward Dade City, expanding regional connectivity and providing additional recreational opportunities for residents and visitors.

Looking further ahead, Planning staff has initiated internal discussions regarding the long-term potential to extend the trail network eastward to the Southwest Florida Water Management District (SWFWMD) lands following completion of current mining activities by Central State Aggregates. While this concept remains in its early stages and would likely be a long-term initiative (10 years or more), it presents a unique opportunity to connect the City's trail system with thousands of acres of preserved public lands, creating a significant regional recreational and environmental asset.

The proposed trail network is also intended to complement the City's urban forestry and tree planting initiative presented to the City Council on July 13, helping create a more comfortable, attractive, and environmentally sustainable trail experience. A conceptual trail map is attached for reference; however, the precise alignment of future trail segments remains subject to detailed engineering, environmental review, property considerations, and final design.
Planning staff will continue coordinating with the CRA, Pasco County, other City departments, and regional partners to refine the network and identify priority segments as the project

advances.

Attachment(s):

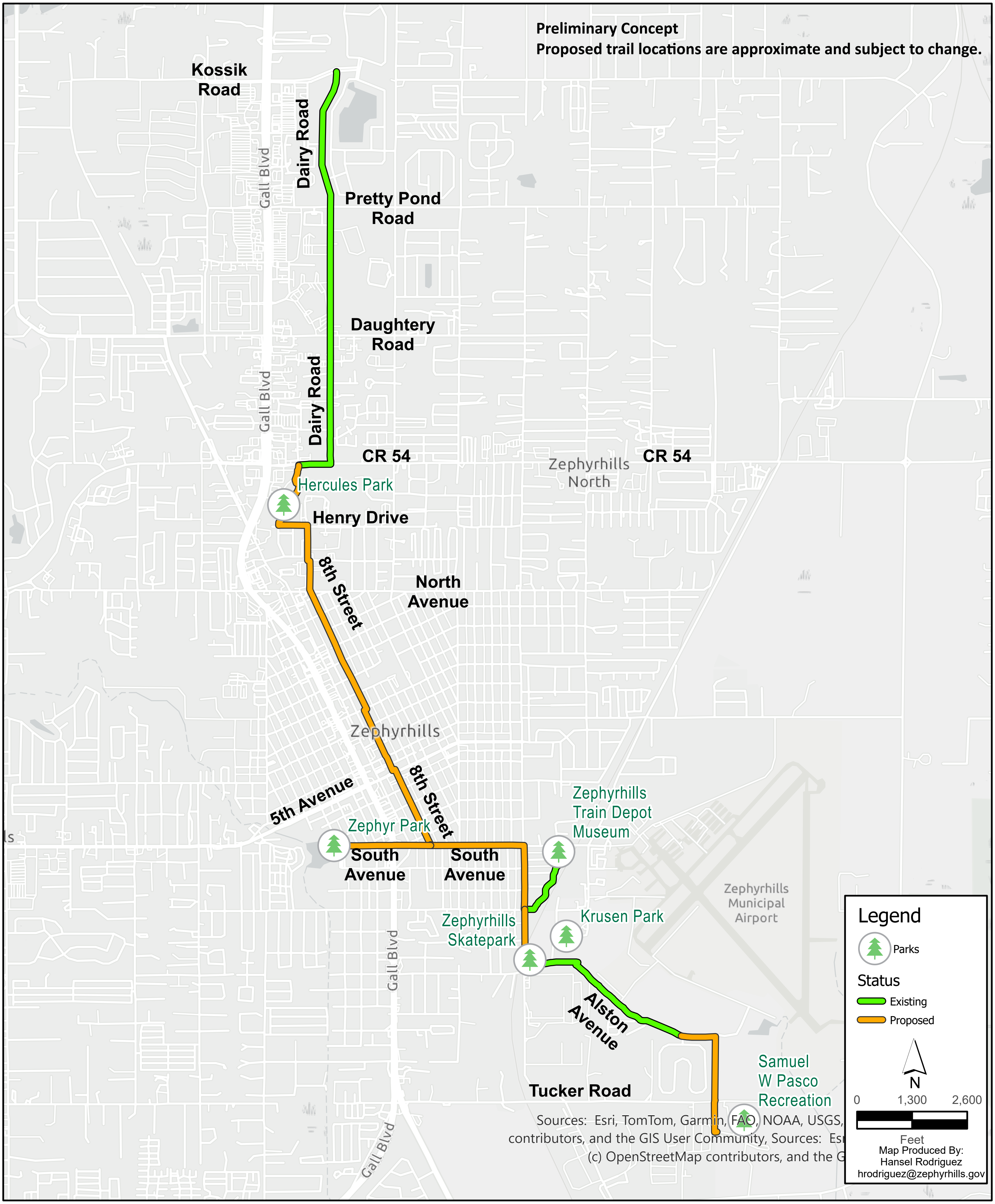
1. Planned Multi-Use Trail
2. Planned Multi-Use Trail

Fiscal Impact:

N/A

Staff Recommendation:

This item is presented for informational purposes only. No action is requested at this time.



Zephyrhills

Planned Multi-Use Trail

Data Source:
City of Zephyrhills GIS

City of Zephyrhills

5335 8th Street
Zephyrhills, FL 33542

Project No: Proposed Trail

June, 2026

Scale: 1:32,000

Information Only

NOTED ITEMS 5.1

June 2026 Quarterly Investment Report

Issue:

Background:

Attachment(s):

1. June 2026 Quarterly Investment Report

Fiscal Impact:

Staff Recommendation:

	June 2026		June 2025	
Truist Utility Deposits	$ 1,923,564.84		$ 1,456,202.43	
Truist Utility Debt Service	$ 615,155.70		$ 629,864.45	
Total	$ 2,538,720.54		$ 2,086,066.88	
Florida Safe Investment Pool	$ 29,932,176.29	3.71%	$ 30,352,572.38	4.33%
Florida Safe Inv Pool - 2025 Bonds	$ 30,757,548.28	3.71%	$ -	
Florida Prime Investment Pool	$ 28,863,529.71	3.83%	$ 30,182,333.00	4.47%
Florida Prime (ARPA)	$ 1,337,678.40	3.83%	$ 2,005,102.00	4.47%
Truist Operating	$ 4,184,991.34	0.55%	$ 2,864,414.48	0.09%
Total	$ 95,075,924.02		$ 65,404,421.86	
General Fund	$ 49,271,328.58		$ 19,840,095.18	
Special Revenue Fund	$ 5,460,065.52		$ 8,944,121.04	
CRA	$ 3,812,793.24		$ 2,921,420.77	
Impact Fee Fund	$ 8,419,777.19		$ 8,000,850.63	
Utility Impact Fees	$ 10,052,958.17		$ 13,138,170.49	
Utility Fund	$ 11,374,051.49		$ 8,130,305.36	
Airport Fund	$ 2,038,345.54		$ 2,538,079.50	
Sanitation Fund	$ 4,495,862.28		$ 1,891,378.98	
Internal Service Fund	$ 150,742.01		$ -	
Total	$ 95,075,924.02		$ 65,404,421.95	
Total Interest	$ 1,801,706.88		$ 2,145,273.03	