



**CITY COUNCIL
ZEPHYRHILLS, FLORIDA**

**Monday, August 10, 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 — Brandon Bristow, Miracle Templ Community Church

Pledge of Allegiance —

CITIZEN COMMENTS

MAYOR

- 1 Proclamation - Rocky Castro
 1. 2026 Rocky Castro
- 2 Update on Education in Pasco County - John Legg
- 3 Satisfaction Survey Results
- 4 Councilmember Liaison Appointments to Tampa Bay Regional Planning Council (TBRPC) and Metropolitan Planning Organization (MPO) Alternate.
- 5 City Manager Evaluation - Review

1. CONSENT ITEMS

- 1.1 City Council Meeting Minutes - July 27, 2026
 1. 07.27.2026 CCM Minutes
- 1.2 Approval of Agreement **37-2026-03** with Clifton Larson Allen for Audit Services
 1. City Statement of Work - Audit Services
 2. City Statement of Work - Assertion Based Examination Services
- 1.3 BRW Construction Agreement **41-2026-14** for Hot Spots Greenslope Dr. & Daugherty Rd. Intersection Improvements
 1. 41-2026-14 Daughtery Road and Green Slope Drive Intersection Improvements - Contract
 2. 2026-003 Daughtery Rd & Green Slope Recommendation Letter
 3. Pricing Summary 2026-003
- 1.4 BRW Construction Agreement **41-2026-15** for Hot Spots Ft. King & Eiland Blvd. Intersection Improvements
 1. 41-2026-15 Eiland Boulevard and Fort King Road Intersection Improvements - Contract
 2. 2026-004 Eiland Blvd & Fort King Recommendation Letter
 3. Pricing Summary 2026-004
- 1.5 City Maintenance Complex Change Order - The AD Morgan Corp. **[37-24-09]**
 1. Zephyrhills_Fleet_Maintenance_Complex - Budget Update - 7-28-26
 2. Zephyrhills_Fleet_Maintenance_Complex - PCO 25 - Added Roofing & Paint of Exposed Steel (1)
- 1.6 Renewal of Sodium Hypochlorite Agreement with Odyssey **[41-21-13]**
 1. 41-21-13 Renewal Agreement Odyssey (40311188v1)
 2. Exhibit A - Odyssey Renewal (40311301v1)
 3. Exhibit B - Odyssey Renewal (40311306v1)
- 1.7 2026 FDEP Drinking Water Annual Fee Waiver Request **[88-2026-01]**
 1. 2026-2027_Drinking_Water_Annual_Fee_Waiver_
 2. 2027_inv_6512020
 3. April 2026 Per Capita Taxable Values

2. PUBLIC HEARING

- 2.1 Development Permits - LDC Update
First Reading Ordinance No. 1526-26 " **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING ; SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1526-26 on the First Reading
 - 1. Ordinance No. 1526-26 Plat Review Updates FINAL(40308137.1)
 - 2. Ordinance 1526-26 Business Impact Estimate

2.2 Reclaimed Water, Sewer and Potable Water Rates

First Reading **ORDINANCE NO. 1527-26 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER OCTOBER 1, 2026; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1527-26 on the First Reading
 - 1. Ordinance No. 1527-26 Water Sewer Utility Rate Ordinance FINAL(40308380.1)
 - 2. 2023 Water and Sewer Rate Study Raftelis (2)

2.3 Sanitation Rates

First Reading **ORDINANCE NO. 1528-26 " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS REPEALING AND REPLACING SECTION 50.40 OF THE ZEPHYRHILLS CITY CODE TO UPDATE THE RATES AND CHARGES ESTABLISHED FOR THE CITY OF ZEPHYRHILLS SANITATION DIVISION OF THE PUBLIC WORKS DEPARTMENT; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1528-26 on the First Reading
 - 1. Kessler Sanitation Rate Study -v260715
 - 2. Ordinance 1528-26 Garbage and Refuse Rates (Sanitation) (40309937v2)

3. CITY MANAGER'S REPORT

- 3.1 Property Tax Education

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

4. NOTED ITEMS

- 4.1 cgi Digital Community Showcase Video Program
 - 1. 41-2026-16 cgi Digital

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.**

City Council Meeting
August 10, 2026

Information Only

MAYOR 1

Proclamation - Rocky Castro

Issue:

Background:

Rocky Castro is being recognized for his outstanding generosity, volunteerism, and service to the residents of the City of Zephyrhills.

Attachment(s):

1. 2026 Rocky Castro

Fiscal Impact:

N/A

Staff Recommendation:

N/A



PROCLAMATION

WHEREAS, the City of Zephyrhills takes great pride in recognizing individuals whose generosity and compassion make a meaningful difference in the lives of others; and

WHEREAS, Rocky Castro has demonstrated an unwavering commitment to serving the residents of Zephyrhills by willingly offering his time, equipment, and expertise to assist those in need; and

WHEREAS, when an elderly resident was unable to remove a large tree limb that had fallen onto her property, Mr. Castro responded without hesitation, personally inspecting the situation and providing the necessary labor and equipment to remove the hazard at no cost to the homeowner; and

WHEREAS, this act of kindness reflects the spirit of volunteerism and community service that helps make Zephyrhills a caring and compassionate place to call home; and

WHEREAS, this is not an isolated act of generosity, as Mr. Castro has repeatedly donated his company's resources and services to assist residents within our community whenever the need has arisen; and

NOW, THEREFORE, I, Melonie Bahr Monson, by virtue of the authority vested in me as Mayor of the City of Zephyrhills, do hereby recognize and commend

ROCKY CASTRO

for his outstanding generosity, volunteer spirit, and dedication to serving the citizens of the City of Zephyrhills. His willingness to help neighbors in need exemplifies the very best of our community and serves as an inspiration to us all.

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 ____ day of _____, 2026.

Melonie Bahr Monson, Mayor

Attest: _____
Ricardo Quiñones, City Clerk

City Council Meeting
August 10, 2026

Information Only

MAYOR 2

Update on Education in Pasco County - John Legg

Issue:

Background:

Superintendent of Schools for Pasco County Schools John Legg will provide an update to City Council on the state of Education in Pasco County.

Attachment(s):

None

Fiscal Impact:

Staff Recommendation:

MAYOR 3

Satisfaction Survey Results

Issue:

Background:

The City recently completed its 2026 Citizen Satisfaction Survey, the first comprehensive survey conducted since 2018. The project was developed, administered, and analyzed entirely in-house with the assistance of David Brownell, a Master of Public Administration (MPA) student at the University of South Florida, as part of his graduate internship with the City. Conducting the survey internally allowed the City to gather valuable community feedback while avoiding the expense of an outside consultant.

The survey received 817 valid responses and generated 1,488 written comments, providing City leadership with meaningful insight into both resident satisfaction and community priorities for the future.

Key Findings

Overall, residents expressed strong satisfaction with many City services, including the Public Library, Sanitation Division, and Water Division.

Beyond evaluating city services, a primary objective of the survey was to better understand residents' vision for Zephyrhills' future. The extensive written feedback provides valuable direction for future planning, budgeting, capital improvements, and policy discussions.

Recurring themes from the written comments included:

- Traffic congestion, roadway improvements, and transportation infrastructure.
- Managing growth while preserving Zephyrhills' small-town character.
- Additional restaurants, shopping, and locally owned businesses.
- Continued investment in parks, recreation, public safety, and infrastructure.

Many respondents also expressed appreciation for the City and its employees. Representative comments included:

"Almost everything we need is available in Zephyrhills. It is a very friendly community."

"I enjoy the sidewalks and walking trails... The city maintains public areas extremely well... I have pride in my community."

"Zephyrhills government really takes care of things. Road repairs are done promptly... Whenever I have had to contact a government office, I always receive a prompt response."

"Good mix of family businesses and chain type... Love the parks and the upkeep and updating of them."

"Excellent community and City staff are accommodating and professional."

"City workers do a great job!"

"I live in the historic district and am happy with what the City is doing to preserve and create free family experiences."

Staff appreciates everyone who participated in the survey and extends special thanks to David Brownell for his outstanding work throughout this project. The results provide City leadership with a valuable benchmark for measuring resident satisfaction while offering meaningful guidance as the City continues planning for the future.

Attachment(s):

None

Fiscal Impact:

Staff Recommendation:



2026 CITIZEN SATISFACTION SURVEY

Final Results Report



Prepared for the City of Zephyrhills leadership, the City Council, and the community

Final results through July 23, 2026; the survey is closed.

Prepared by

David Brownell

USF Master of Public Administration Student Intern

City of Zephyrhills

July 2026

Executive Summary

What residents said, where the City of Zephyrhills is performing well, and where attention is most needed

At closure on July 23, 2026, the final Qualtrics export contained 819 response records. After excluding 2 test/preview entries, 817 were actual public survey records. Of those, 587 respondents answered at least the first substantive survey question and 444 reached the end of the questionnaire. Question-level analysis includes every valid answer submitted to that item, so response counts vary across charts. Overall quality of life was closely divided, with 51.8% satisfied or very satisfied and 48.2% selecting needs improvement or a dissatisfied rating.

817

actual public records

444

reached the end

52%

satisfied or very satisfied

76%

selected traffic congestion

Key takeaway

The survey points to a consistent message across rating questions, priorities, and written comments: residents want growth and daily quality of life to be supported by transportation, drainage, utility, and public-safety capacity.

Several services provide a strong foundation. Among respondents who expressed an opinion, the Public Library received a Good rating from 76.2%, trash and recycling from 70.7%, and water services from 67.3%. Customer service, police services, public works, parks and facilities, and daytime park safety also received more positive than negative ratings.

The leading improvement areas are similarly consistent. Traffic flow received a needs-improvement rating from 68.0% of knowledgeable respondents, followed by drainage at 53.1%, roads at 45.0%, trails and bike paths at 44.7%, and sidewalks at 40.7%. Written comments repeatedly connect these concerns to growth, daily mobility, flooding, public safety, and the preservation of community character.

How leadership can use this report

The report is organized to support budgeting, capital planning, service review, communication, and future engagement. Recommendations are presented as practical options for consideration rather than commitments or directives.

Methodology and Survey Approach

Transparent reporting of the survey's purpose, distribution, response totals, and limitations

The survey was designed to gather community feedback on overall quality of life, City of Zephyrhills services, infrastructure, parks and recreation, downtown activity, growth and development, transportation, communication preferences, and future priorities. The questionnaire was administered in Qualtrics and made available in English and Spanish.

A little over 10,000 email invitations were distributed. The survey was also promoted through City of Zephyrhills social-media channels, more specifically the Facebook page for the City of Zephyrhills via public survey link; the number of people reached through social media is not known. Because distribution used both direct invitations and public links, a precise overall response rate cannot be calculated.



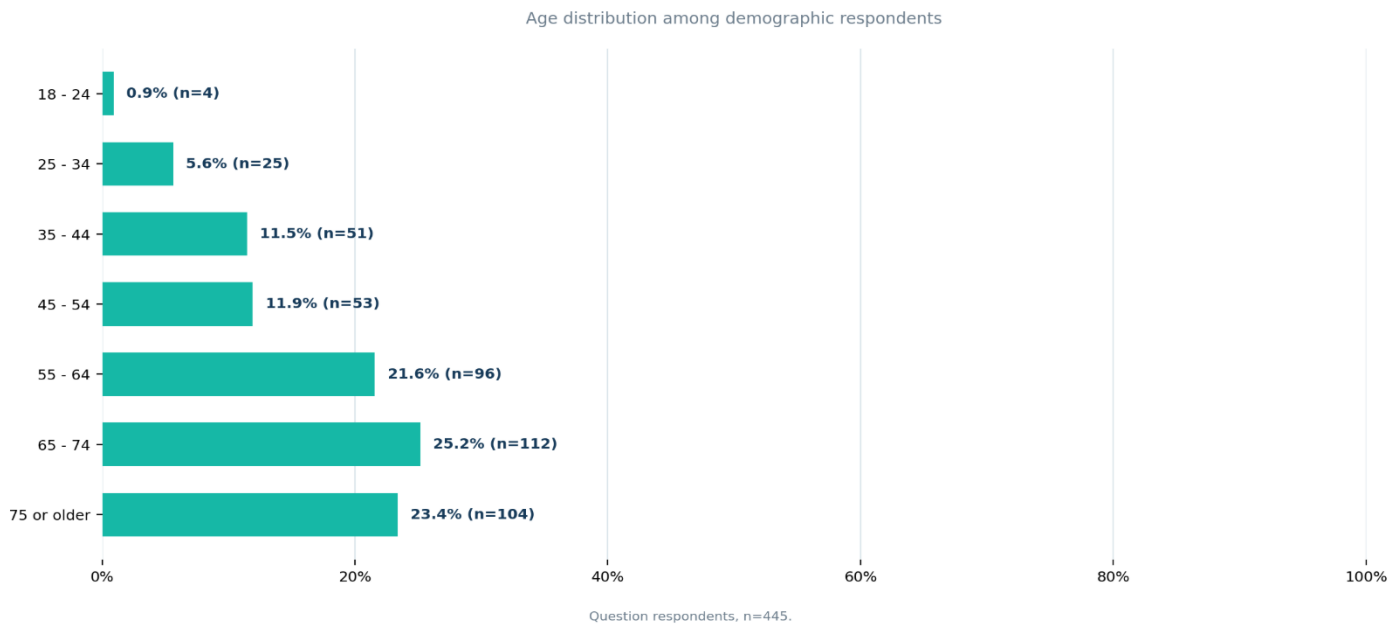
Qualtrics recorded survey activity from July 10 through July 23, 2026. This final report reflects the closed-survey export downloaded at 11:35 a.m. on July 23. The export contained 819 records, including 817 actual public records and 2 test/preview entries. Among the public records, 587 included at least one substantive survey answer, 444 respondents reached the end, and 143 submitted partial responses. Every valid answer was retained for the question completed, which preserves useful partial-response information while making each chart's response base transparent.

The report follows ICMA-oriented practices by stating the methodology and limitations, focusing on actionable findings, connecting priorities with performance, and identifying opportunities to track results over time. The survey was voluntary and unweighted, so the findings describe participating respondents and should not be interpreted as a probability estimate of every City resident.

Participation Analysis

Who participated, who was less represented, and how future outreach can improve

Older adults were the most represented age groups

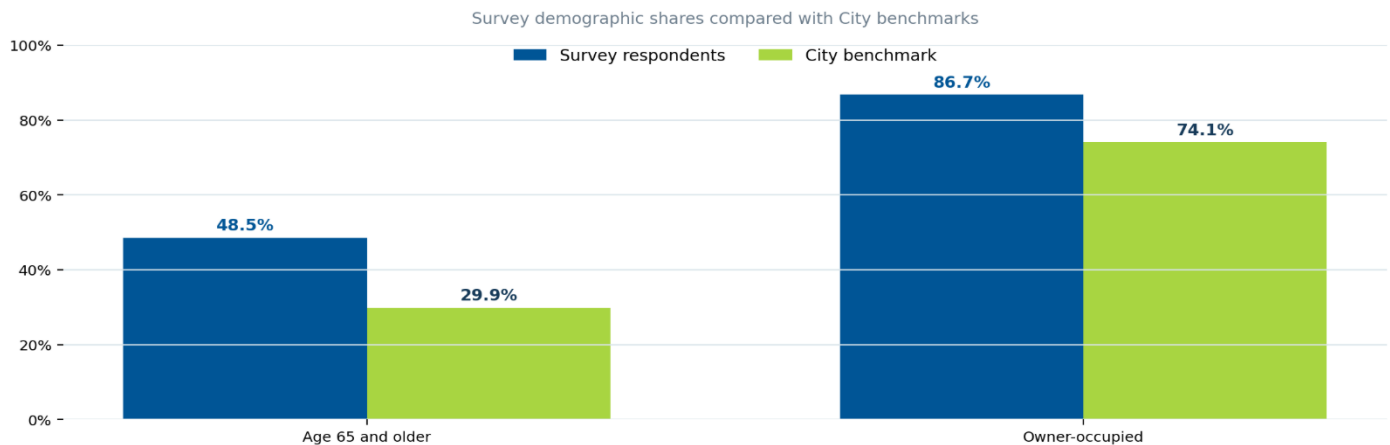


Key takeaway

Nearly half of demographic respondents were age 65 or older, while adults ages 18 to 34 represented only 6.5%.

Respondents ages 65 to 74 accounted for 25.2% of the demographic sample, and residents age 75 or older accounted for another 23.4%. Adults ages 55 to 64 represented 21.6%. By comparison, adults ages 18 to 34 represented 6.5% of demographic respondents.

The response pool overrepresents older adults and homeowners



City benchmarks are from U.S. Census Bureau QuickFacts. Survey and benchmark measures are not identical.

Key takeaway

The response pool is older and more homeowner-oriented than the City of Zephyrhills as a whole, which should be considered when interpreting community-wide priorities.

Adults age 65 and older represented 48.5% of survey respondents compared with 29.9% of the City population. Homeowners represented 86.7% of respondents, compared with a City owner-occupied housing benchmark of 74.1%. These differences do not invalidate the findings, but they should be considered when applying the results to the entire community.

Future participation could be broadened through targeted text-message reminders, QR codes at City facilities and events, outreach through multifamily property managers and neighborhood organizations, youth and family networks, employer partnerships, and continued Spanish-language promotion. In the future a benchmark survey could also use an address-based sample and weighting to more closely reflect the City's demographic profile.



SECTION 1

Quality of Life and Community

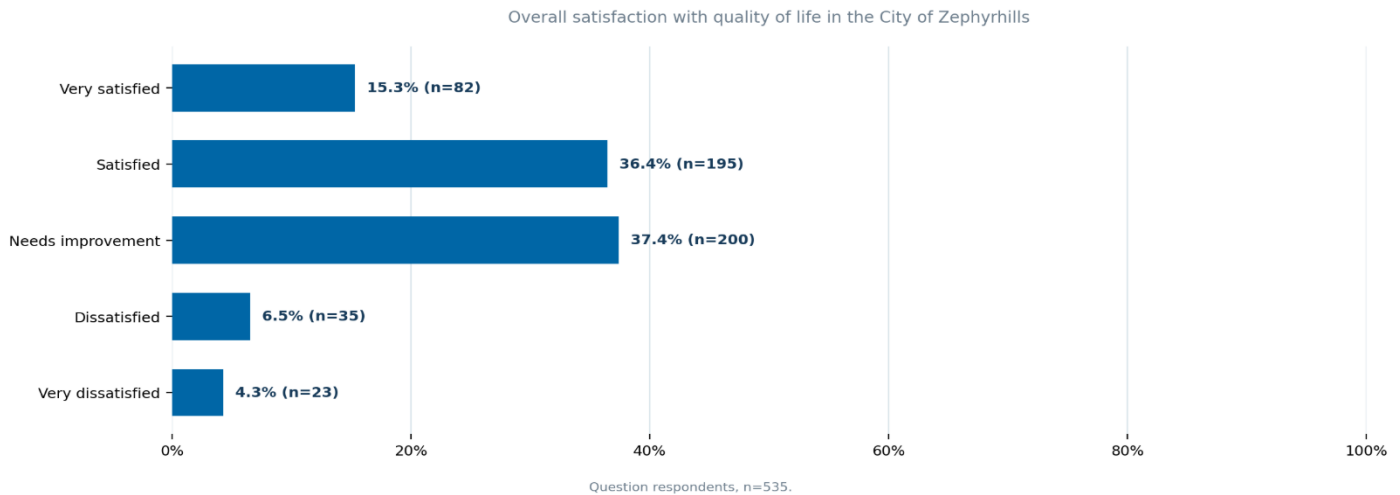
How residents describe everyday life, community identity, and confidence in the City's direction



1

Overall Quality of Life

Quality of life remains closely divided between satisfaction and concern



Key takeaway

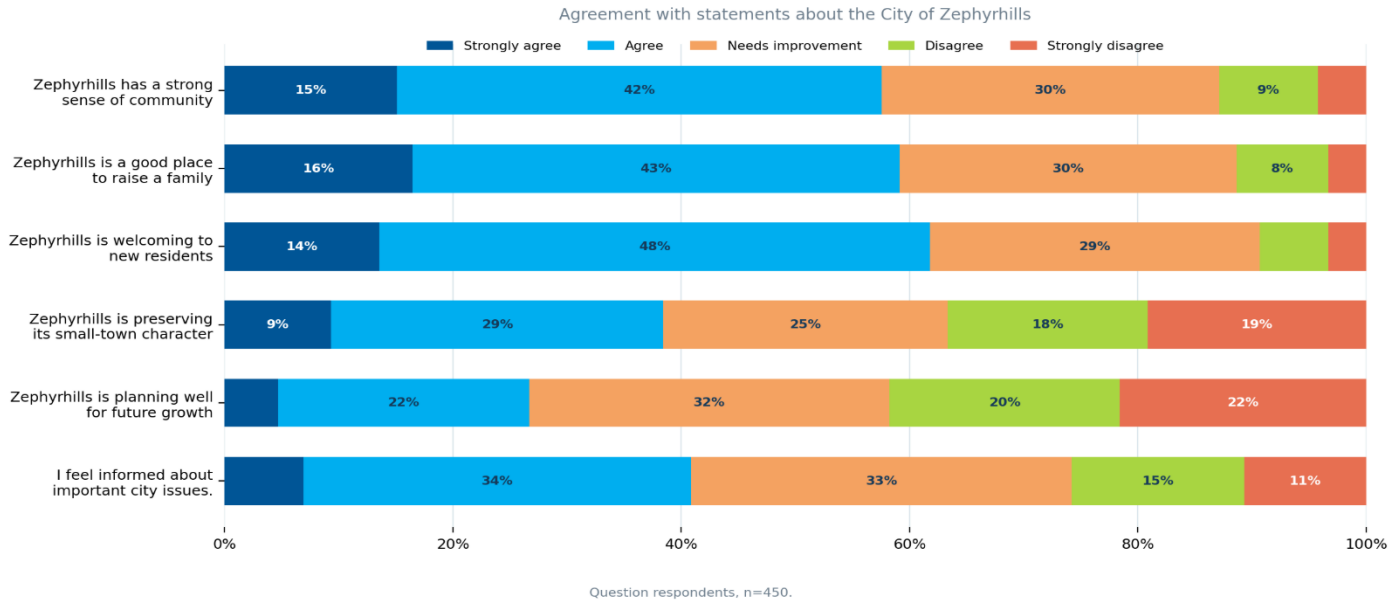
The results are closely divided: 51.8% were satisfied or very satisfied, while 48.2% selected needs improvement or a dissatisfied rating.

The quality-of-life results do not point to a single community mood. A combined 51.8% were satisfied or very satisfied, while 37.4% selected Needs improvement and another 10.8% were dissatisfied or very dissatisfied. Many participants appreciate the City's familiar atmosphere, access to businesses and services, parks, and neighborhood relationships, while concerns center on traffic, growth, infrastructure, and visible upkeep.

1.1

Community Strengths and Confidence

Community connection is stronger than confidence in growth planning



Key takeaway

Residents are more positive about community connection, family life, and welcoming new residents than they are about growth planning, preserving small-town character, and staying informed.

Approximately 61.8% agreed that the City is welcoming to new residents, and 59.1% agreed that it is a good place to raise a family. By contrast, only 26.7% agreed that the City is planning well for future growth, and 40.9% agreed that they feel informed about important City issues. The pattern suggests that residents remain more positive about the community itself than about how growth and major issues are being managed and communicated.

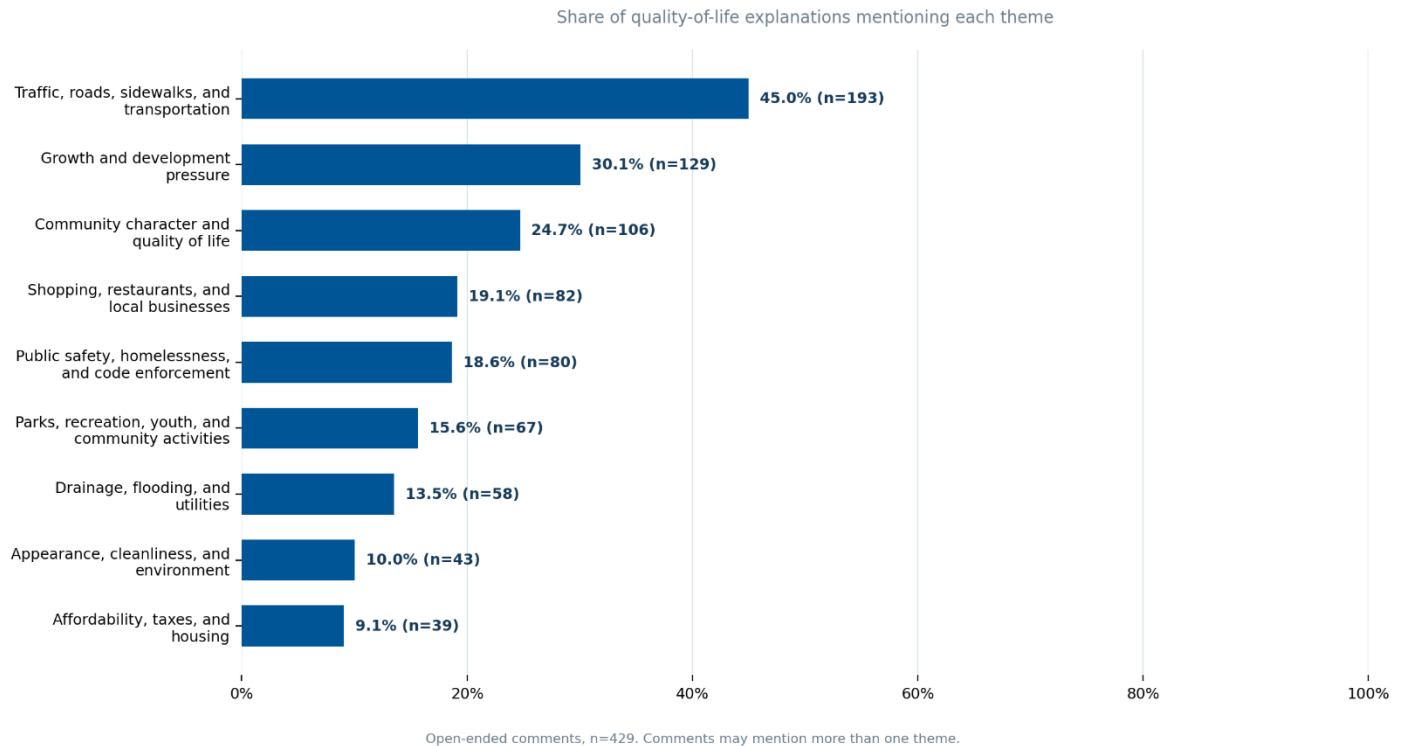
About trust

The survey did not include a direct question measuring trust in City government. Service ratings and whether respondents feel informed are related indicators, but they should not be treated as a formal trust score.

1.2

What Residents Said in Their Own Words

Transportation and growth dominate quality-of-life comments



Key takeaway

Written comments reinforce the quantitative results: transportation, roads, growth, and infrastructure appear most often, while community character, local businesses, and parks remain important strengths.

A total of 429 respondents provided an explanation for their quality-of-life rating. Themes are not mutually exclusive because one comment can mention several topics. Transportation, roads, sidewalks, and traffic appeared in 45.0% of comments, followed by growth and development pressure at 30.1%. Positive comments frequently highlighted community character, neighbors, local businesses, parks, and helpful City services.



SECTION 2

City Services and Performance

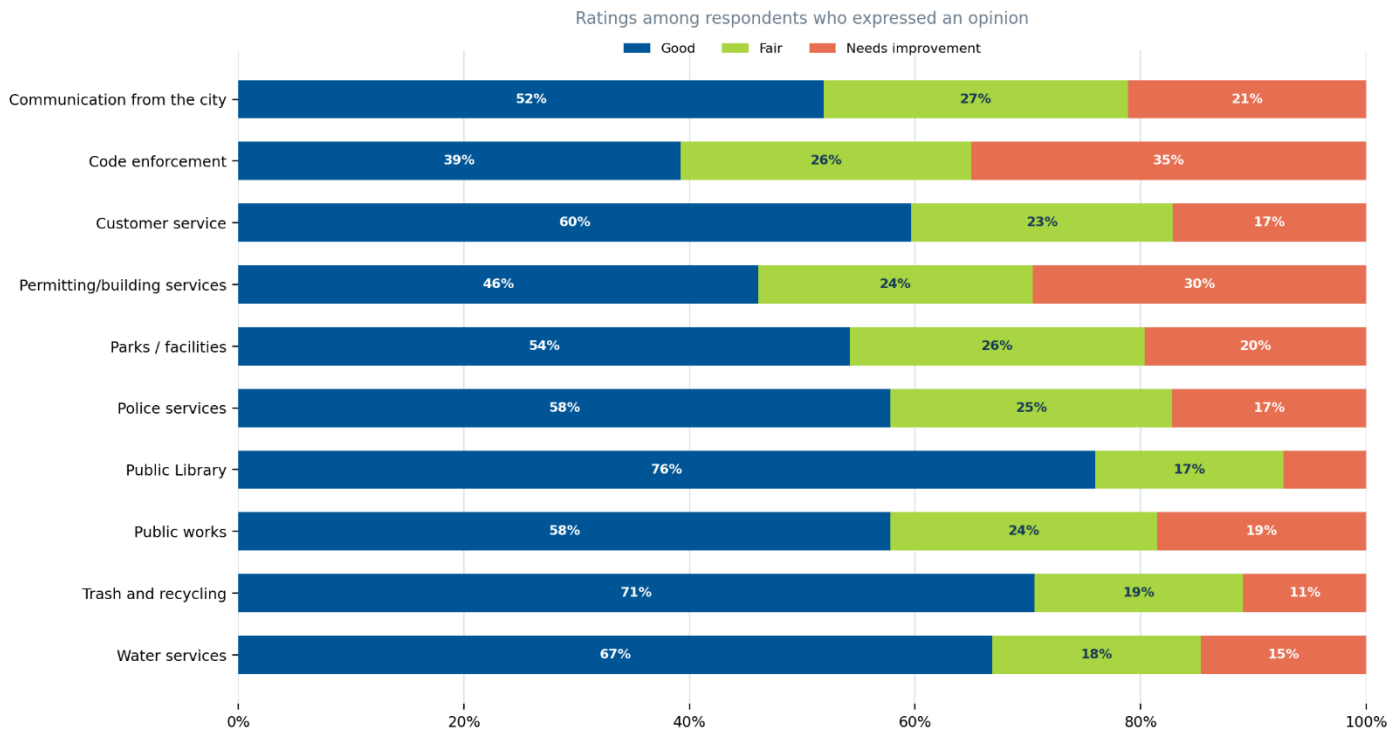
Where service delivery is strongest and where residents see room for improvement



2

City Service Ratings

Library, sanitation, and water lead City service ratings



Not sure / No experience responses are excluded. Each service has its own knowledgeable response base.

Key takeaway

The Public Library, trash and recycling, and water services are the strongest-performing services in the final response pool.

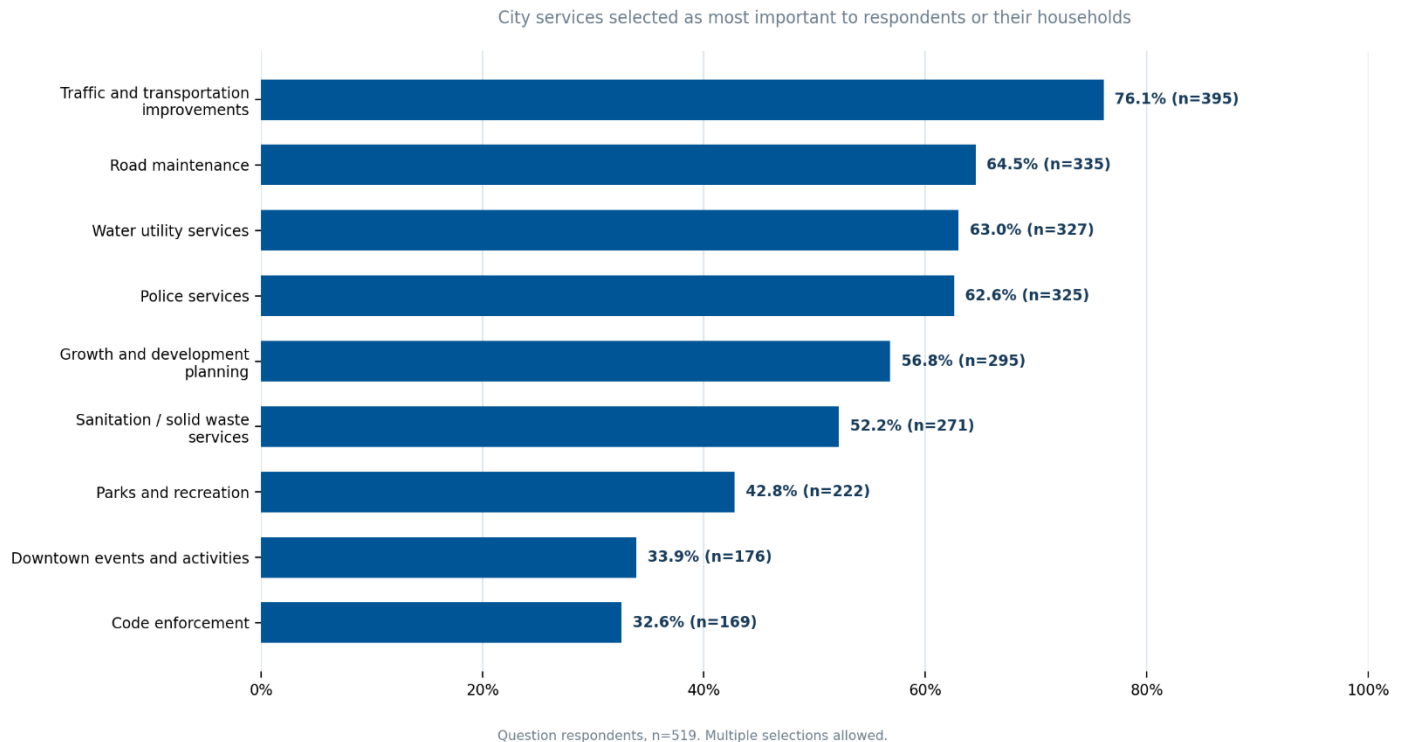
Among respondents who expressed an opinion, the Public Library received a Good rating from 76.2%, trash and recycling from 70.7%, and water services from 67.3%. Customer service, police services, public works, and parks and facilities each received Good ratings from more than half of knowledgeable respondents.

Code enforcement had the largest needs-improvement share among the City service items at 34.8%, followed by permitting and building services at 29.2%. Both also had large Not sure / No experience shares, which means clearer public information about responsibilities, processes, and timelines may improve understanding as well as service perceptions.

2.1

What Services Matter Most

Transportation and roads are residents' highest service priorities



Key takeaway

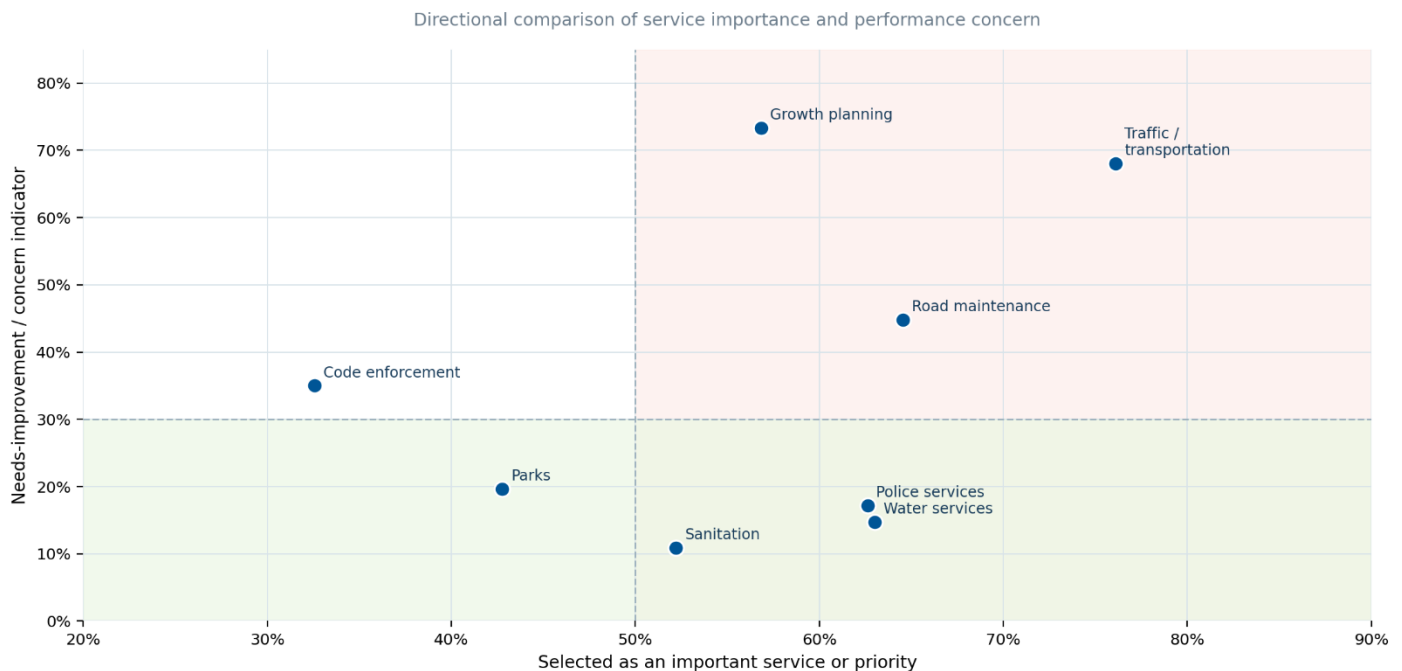
Transportation improvements and road maintenance are the clearest service priorities, followed by water, police, growth planning, and sanitation.

The importance question helps leadership distinguish services residents value from services they believe need improvement. Traffic and transportation improvements were selected by 76.1% of respondents, followed by road maintenance at 64.7%, water utility services at 62.9%, and police services at 62.7%.

2.2

Priority and Performance Alignment

Priority and performance concerns point to transportation and growth planning



Directional management view, not a formal statistical gap calculation.

Key takeaway

Transportation and growth planning occupy the strongest high-priority, high-concern position; water, police, sanitation, and parks are high-priority services with stronger performance.

This comparison is directional rather than a formal gap calculation because the survey questions use different response scales. Even so, it provides a useful management view: transportation, roads, and growth planning combine high importance with high concern, while water, police, sanitation, and parks remain important but have comparatively stronger performance ratings.



SECTION 3

Infrastructure and Mobility

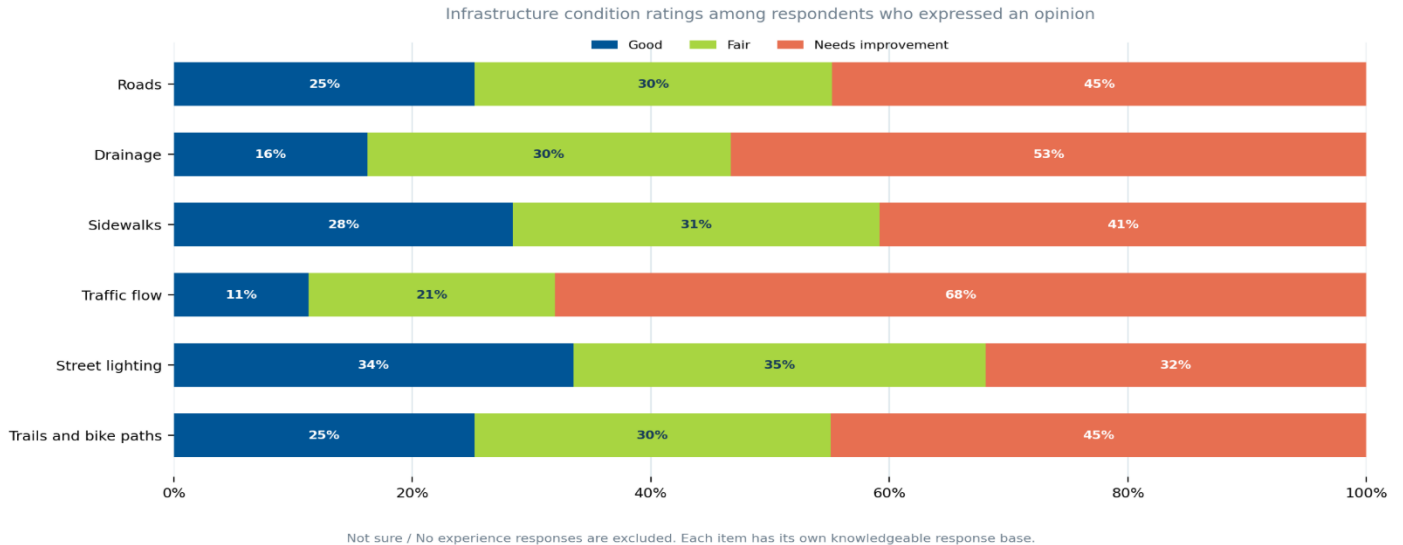
The most consistent area of concern across ratings, priorities, and written feedback



3

Infrastructure Conditions

Traffic flow and drainage receive the strongest calls for improvement



Key takeaway

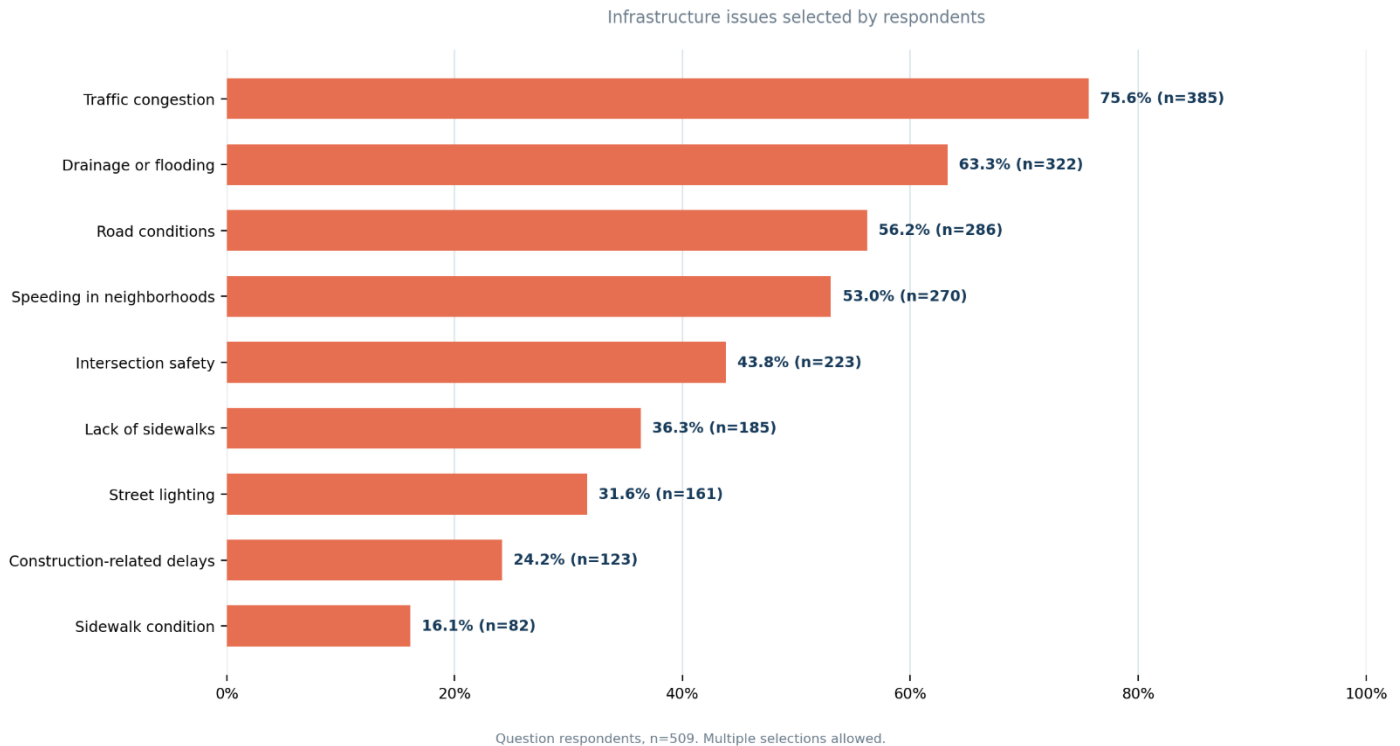
Traffic flow received the strongest needs-improvement rating at 68.0%, followed by drainage at 53.1%.

The infrastructure results form the clearest storyline in the survey. Traffic flow was rated Needs improvement by 68.0% of knowledgeable respondents, drainage by 53.1%, roads by 45.0%, trails and bike paths by 44.7%, and sidewalks by 40.7%.

3.1

Most Concerning Infrastructure Issues

Traffic congestion and flooding are the most common infrastructure concerns



Key takeaway

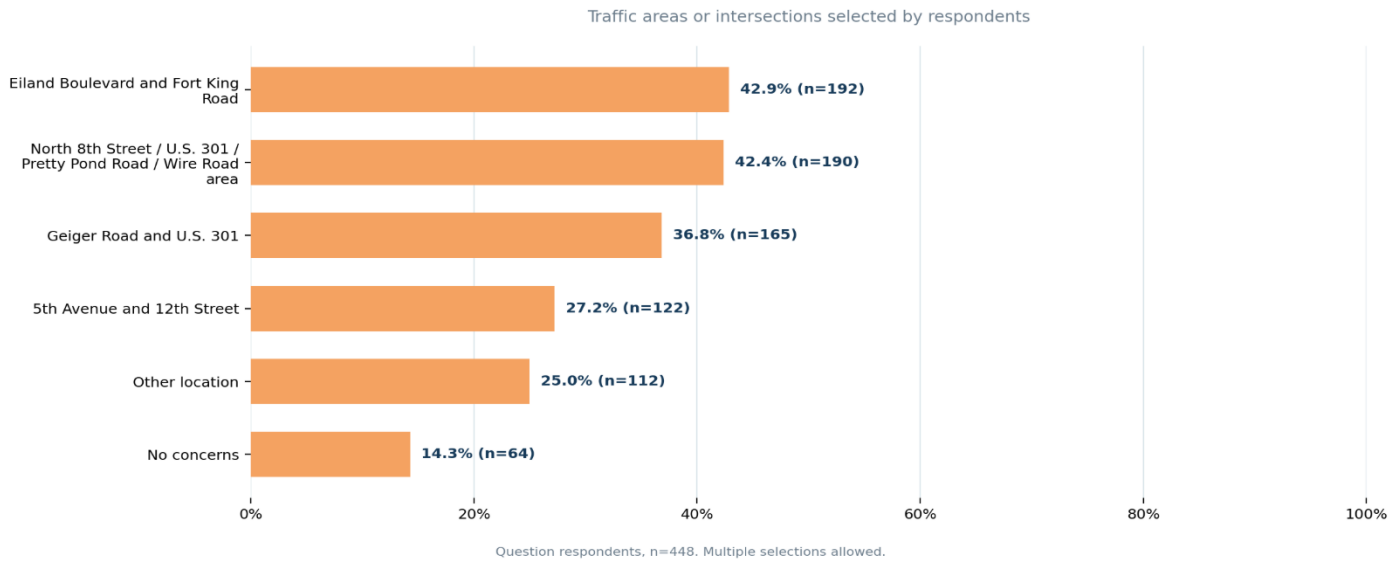
Traffic congestion, drainage or flooding, road conditions, and speeding in neighborhoods are the dominant infrastructure concerns.

These findings suggest that residents experience infrastructure as an interconnected system. Growth adds trips and demand; roadway and intersection capacity affect traffic; drainage conditions affect neighborhoods and parks; and sidewalks, lighting, and trails shape whether people can move safely without a vehicle. The repeated appearance of the same issues across ratings, priorities, and comments strengthens the case for coordinated review.

3.2

Traffic Hot Spots

Eiland / Fort King and the North 8th / U.S. 301 area lead traffic concerns



Key takeaway

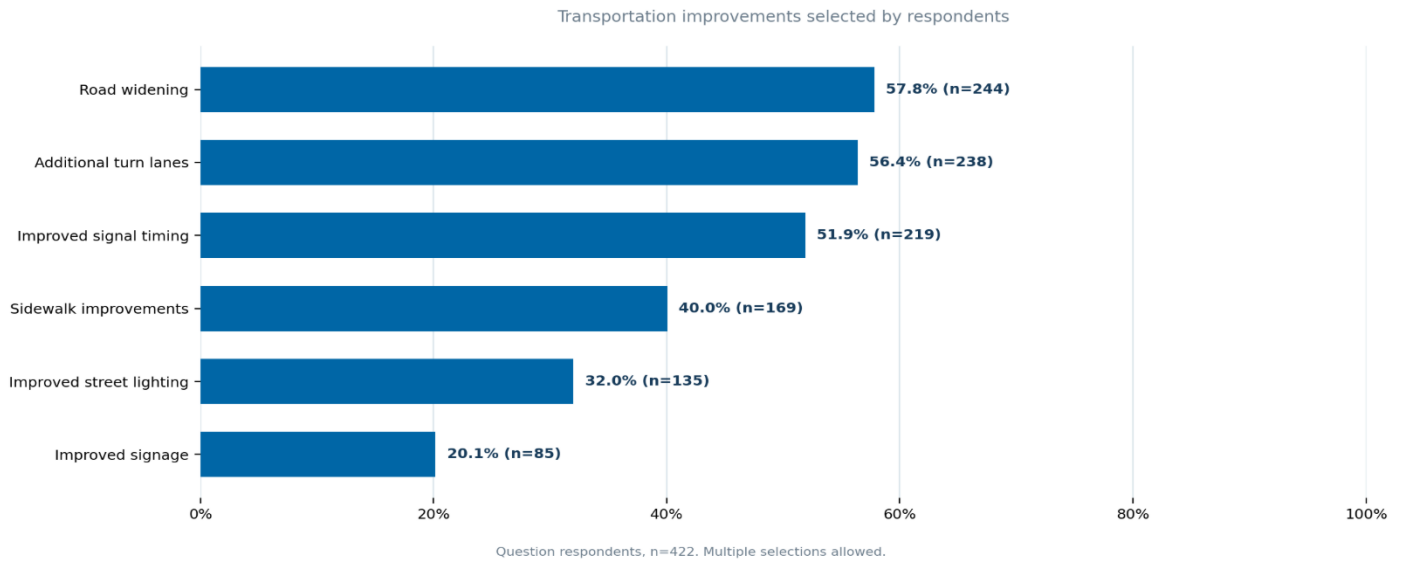
The Eiland Boulevard / Fort King Road area and the North 8th Street / U.S. 301 / Pretty Pond Road / Wire Road area received the most selections.

Road ownership and jurisdiction vary across the City. The results can help the City organize a shared priority list for coordination with Pasco County, the Florida Department of Transportation, private owners, and developers, while clearly communicating which agency controls each location and what the next step will be.

3.3

Preferred Transportation Improvements

Road widening, turn lanes, and signal timing lead transportation requests



Key takeaway

Residents favor capacity and operational improvements, led by road widening, turn lanes, and signal timing, while sidewalks and lighting remain important supporting needs.

The preferred solutions align with the identified problems. Road widening was selected by 57.9%, additional turn lanes by 56.2%, and improved signal timing by 52.1%. Sidewalk improvements were selected by 40.2%, showing that residents want both vehicle-capacity improvements and safer alternatives.



SECTION 4

Parks, Communication, and Downtown

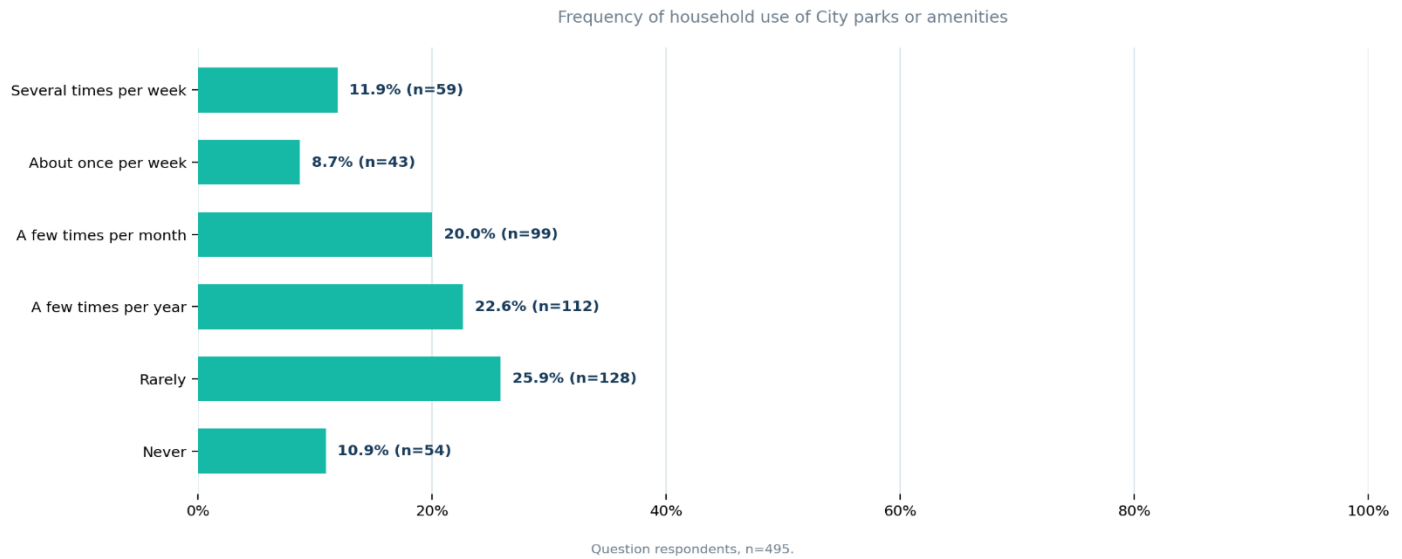
How residents use community amenities and how they want to connect with the City



4

Parks and Recreation Use

About four in ten respondents use City parks at least monthly



Key takeaway

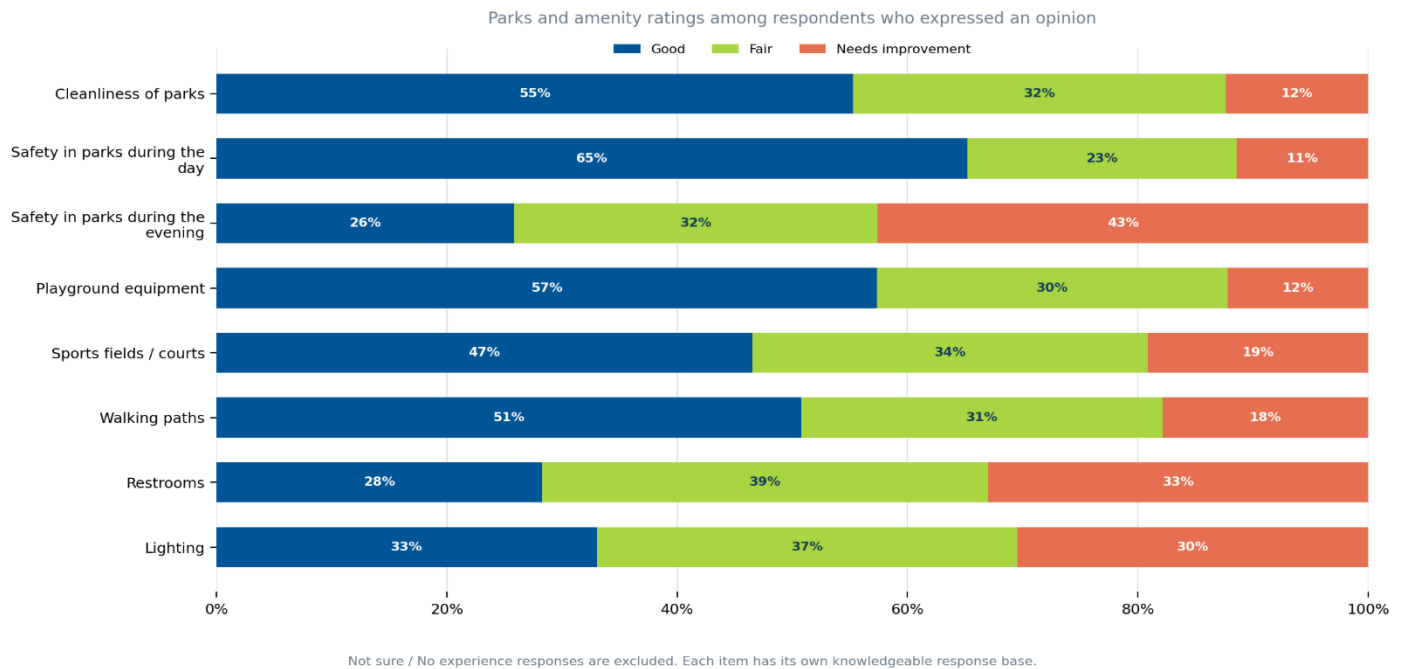
Approximately 40.4% use City parks or amenities at least a few times per month.

The results show a mix of regular and occasional users. Approximately 40.4% reported using City parks or amenities at least a few times per month, while 25.8% said Rarely and 11.0% said Never. The mix suggests that the City serves a core group of frequent users while also having an opportunity to attract occasional and nonusers through programming, information, and facility improvements.

4.1

Parks and Amenity Ratings

Daytime safety rates well; evening safety, restrooms, and lighting lag



Key takeaway

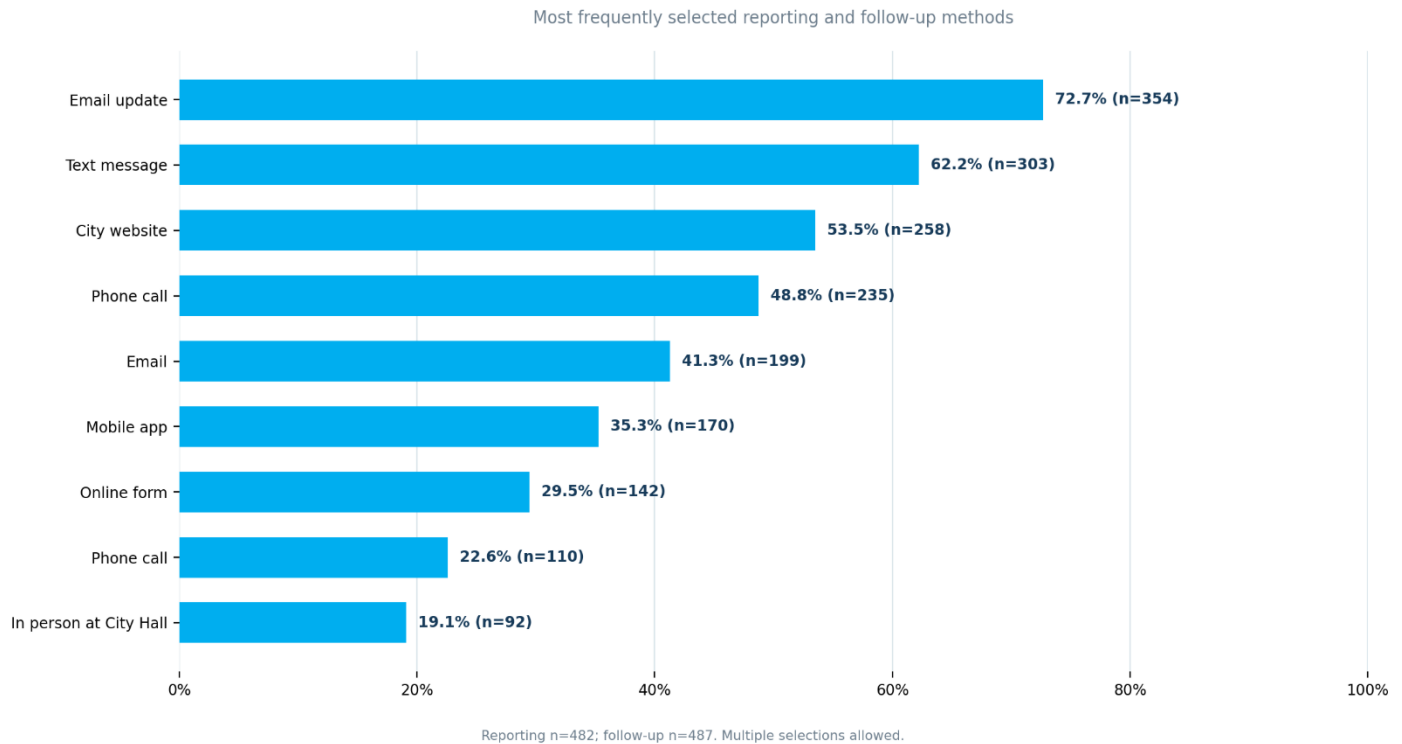
Daytime safety, playground equipment, cleanliness, and walking paths are strengths; evening safety, restrooms, and lighting offer the clearest improvement opportunities.

Among respondents with an opinion, daytime safety received a Good rating from 65.6%. Evening safety was rated Needs improvement by 42.1%, while restrooms and lighting received needs-improvement ratings of 32.9% and 30.3%, respectively.

4.2

Communication and Engagement

Residents prefer digital reporting with direct email or text follow-up



Key takeaway

Residents want multiple ways to report issues, but they clearly prefer direct follow-up through email and text messages.

The City website was selected by 53.3% as a preferred way to report an issue, followed by phone calls at 48.5%, email at 41.2%, and a mobile app at 35.2%. Once a concern is reported, respondents strongly preferred email updates at 72.7% and text messages at 62.0%.

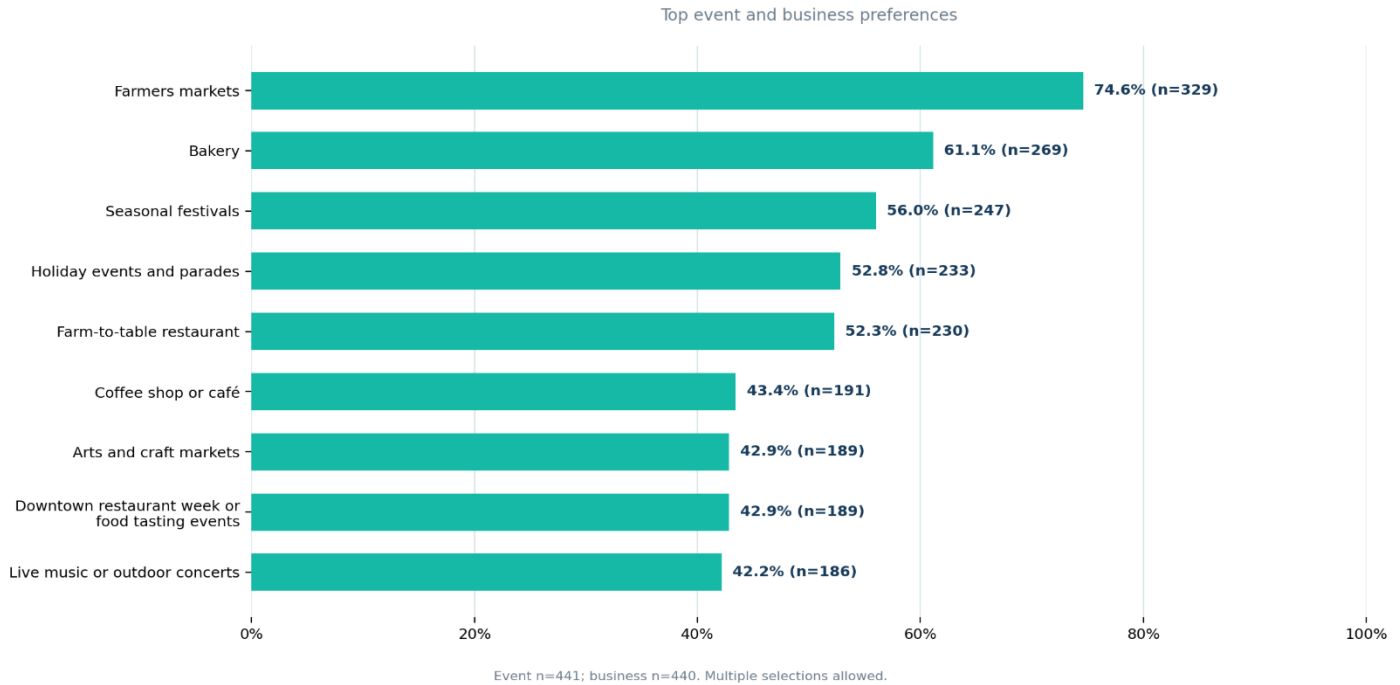
Communication and public confidence

Only 40.8% agreed that they feel informed about important City issues. Sharing survey results, project timelines, road jurisdiction, and progress updates in plain language can help close the information gap.

4.3

Downtown Activity and Opportunity

Downtown interest centers on markets, festivals, and food-oriented businesses



Key takeaway

Farmers markets, seasonal festivals, holiday events, bakeries, restaurants, and coffee-oriented businesses offer the strongest downtown appeal.

Approximately 54.7% of downtown-question respondents visited at least a few times per month. Parking was most often rated Fair; 29.9% rated it Excellent or Good, while 23.4% rated it Poor or Very poor. Farmers markets, seasonal festivals, holiday events, food-oriented activities, bakeries, farm-to-table restaurants, and coffee shops generated the strongest interest.



SECTION 5

Growth and Future Priorities

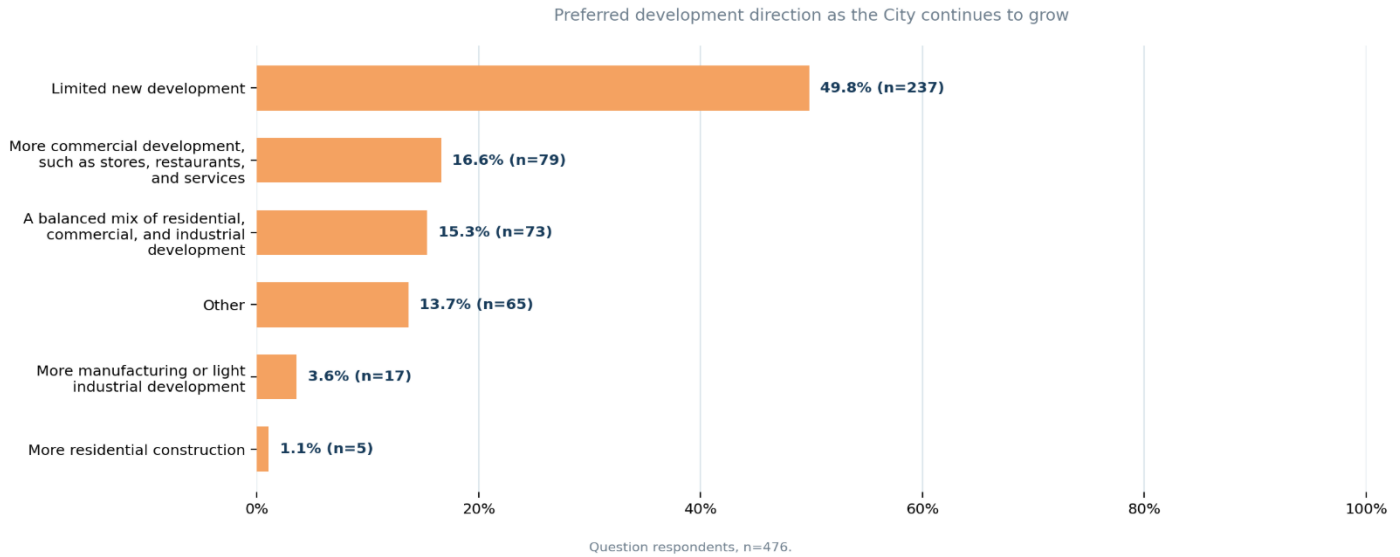
How residents want the City to balance new development, infrastructure, jobs, and community character



5

Preferred Development Direction

Half of respondents prefer limited new development



Key takeaway

Limited new development was selected by 49.9% of respondents, far more than any other single option.

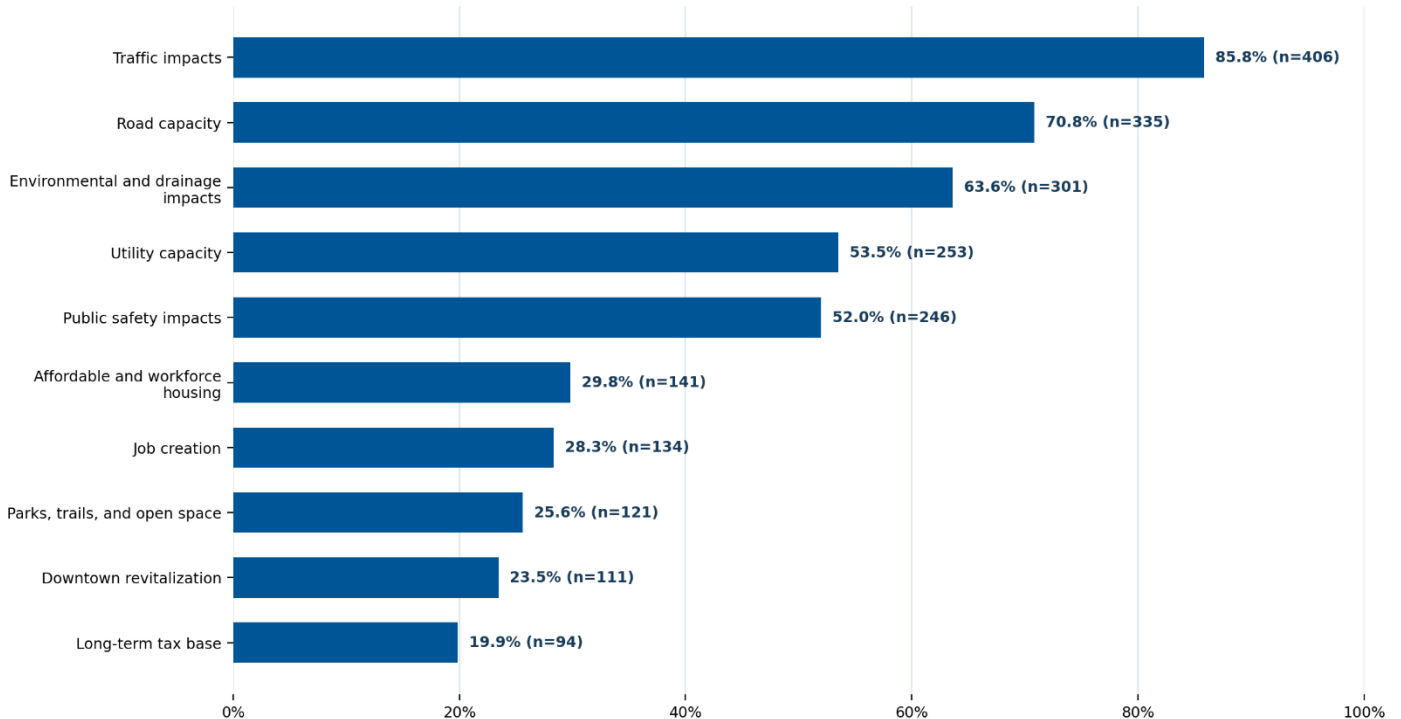
The result should not be read as a rejection of every form of economic development. Limited new development was selected by 49.9%, but 61.1% were supportive or very supportive of attracting manufacturing or light industrial businesses when they create jobs and expand the tax base. The broader message is that respondents want development to be selective, beneficial, and supported by adequate infrastructure.

5.1

What Residents Want Considered in Growth Decisions

Growth decisions are judged first by traffic, road capacity, and drainage

Highest priorities when reviewing future growth and development



Question respondents, n=473. Multiple selections allowed.

Key takeaway

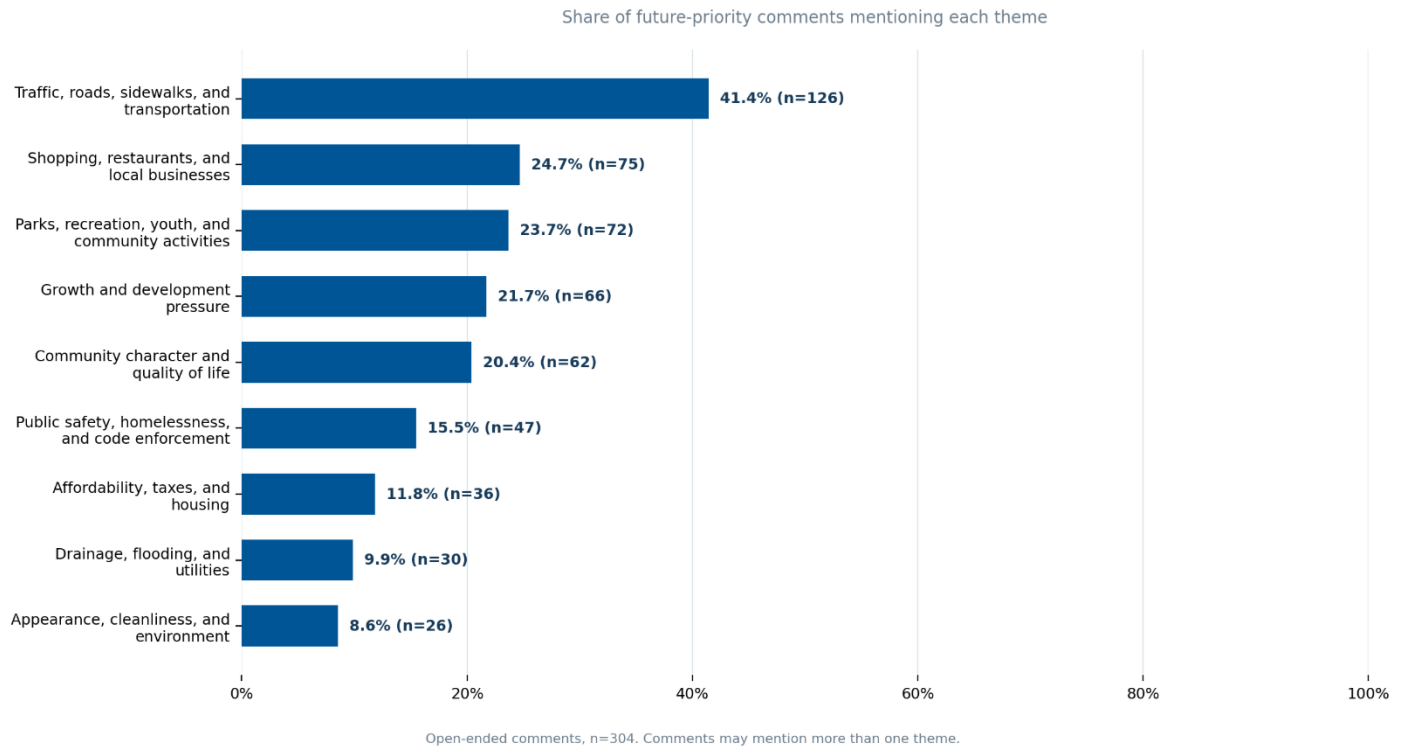
Traffic impacts, road capacity, environmental and drainage impacts, utility capacity, and public-safety impacts are the leading tests residents apply to future growth.

The priorities show that residents are evaluating development through its effect on existing systems. Traffic impacts were selected by 85.7%, road capacity by 70.6%, and environmental and drainage impacts by 63.6%. Utility and public-safety capacity also ranked above job creation, housing, parks, downtown revitalization, and the long-term tax base.

5.2

Future Ideas from Open-Ended Responses

Future ideas reinforce the need to connect growth with infrastructure



Key takeaway

Future comments repeat the same central message: managing transportation and infrastructure while expanding the amenities, businesses, parks, and community experiences residents value.

A total of 304 participants submitted future ideas. Transportation, roads, sidewalks, and traffic appeared in 41.4% of comments. Shopping, restaurants, and local businesses appeared in 24.7%, parks and community activities in 23.7%, and growth pressure in 21.7%. Comments may contain more than one theme.



SECTION 6

Cross-Cutting Insights

The strongest patterns that emerge when multiple survey questions are viewed together



6

Performance Summary

Top-performing areas

- Public Library
- Trash and recycling
- Water services
- Customer service
- Daytime Park safety

Moderate / mixed areas

- Police services
- Public works
- Parks and facilities
- Communication from the City
- Downtown parking

Improvement opportunities

- Traffic flow and road capacity
- Drainage and flooding
- Growth planning and communication
- Code enforcement consistency
- Evening Park safety, restrooms, and lighting

Key takeaway

The City has recognizable service strengths, but the survey's most urgent concerns are system-level issues that cross departmental and jurisdictional boundaries.

The strongest pattern is alignment. Traffic, roads, drainage, and growth appear in service priorities, infrastructure ratings, community perceptions, and written comments. That repetition increases confidence that these are not isolated concerns and gives leadership a clear basis for cross-departmental and intergovernmental coordination.

A second pattern is the value of communication. Only 40.8% agreed that they feel informed about important City issues, while residents strongly preferred email and text follow-up after reporting concerns. Some issues require major capital investment, but clearer status updates, jurisdiction information, project timelines, and explanations of tradeoffs can improve understanding sooner.

A third pattern is the importance of preserving what residents already value. Community connection, parks, local businesses, downtown events, and the small-town atmosphere remain central to the City's identity. Residents are not asking the City to stop improving; they are asking for growth and investment to reinforce those qualities rather than replace them.



SECTION 7

Recommendations

Realistic options for translating resident feedback into visible progress



7

Short-Term Actions (Within 1 Year)

Short-term actions

Action	Why it matters	Suggested lead / partners
Publish a public results and action tracker	Residents asked to feel better informed. A simple online tracker can show the finding, responsible department, status, and next update.	Administration, Public Information, department directors
Create a transportation and drainage priority review	The same issues led the ratings, priorities, and written comments. A shared review can identify quick wins, capital needs, and partner-agency responsibilities.	Public Works, Planning, Utilities, Pasco County, FDOT
Improve service-request confirmation and follow-up	Email and text are the preferred update methods. Clear acknowledgement and status messages can improve confidence even when resolution takes time.	Administration, Information Technology, Public Works, Utilities
Review code enforcement and permitting communication	These services had mixed ratings and large no-experience shares. Clear standards, timelines, and customer guidance can reduce perceptions of inconsistency.	Code Enforcement, Building, Planning
Complete targeted park facility checks	Evening safety, lighting, and restrooms were the clearest parks improvement areas.	Parks and Recreation, Public Works, Police
Conduct targeted follow-up outreach	Younger adults, renters, families with children, and Spanish-language participants were less represented.	Public Information, Parks and Recreation, Library, community partners

7.1

Medium-Term Actions (2-3 Years)

Medium-term actions

Action	Why it matters	Suggested lead / partners
Tie survey priorities to the capital improvement program	Transportation, drainage, sidewalks, lighting, and park facility findings can help explain how capital projects are prioritized.	Administration, Finance, Public Works, Planning
Develop a clearer digital service-request experience	A unified portal or improved existing platform can support website reporting, mobile access, email/text updates, and performance tracking.	Information Technology, Public Information, service departments
Pilot downtown activation and parking improvements	Markets, festivals, food-oriented businesses, public-parking identification, and pedestrian connections received strong interest.	Economic Development, Main Street, Public Works, business partners
Strengthen growth-impact communication	Residents want to understand traffic, drainage, utility, and public-safety capacity before development is approved.	Planning, Utilities, Public Works, Public Information
Establish a repeatable survey and dashboard	Keeping core questions consistent will allow the City to track improvement and communicate progress across years.	Administration, Public Information, departments

7.2

Long-Term Strategic Opportunities

Long-term strategic opportunities

Action	Why it matters	Suggested lead / partners
Integrate growth, mobility, drainage, and utility planning	Residents experience these systems together. A coordinated long-range framework can align development decisions with capacity and capital investment.	City leadership, Planning, Public Works, Utilities, regional partners
Advance a connected sidewalk, trail, and safety network	Sidewalks, trails, lighting, and safe access appeared across transportation, parks, and future-priority questions.	Public Works, Planning, Parks and Recreation
Preserve community character through place-based planning	Residents value the City's small-town atmosphere, local businesses, parks, and downtown identity even as the community grows.	Planning, Economic Development, Main Street, community stakeholders
Use a representative survey design for future benchmarking	An address-based sample, multilingual outreach, weighting, and consistent core questions would improve representativeness and trend analysis.	Administration and an independent research partner



SECTION 8

Conclusion

What residents appreciate, what they want improved, and how the City can build trust through visible follow-through



8**Conclusion**

Residents appreciate the City of Zephyrhills for its community connections, parks, local businesses, family-friendly qualities, and several dependable public services. The Public Library, trash and recycling, water services, customer service, and daytime park safety provide a strong foundation.

Residents are asking the City to improve the systems that shape everyday movement and growth: traffic flow, road capacity, drainage, sidewalks, intersection safety, and communication about how development affects infrastructure and service capacity. They also want visible follow-through on code enforcement, park safety, restrooms, lighting, and downtown opportunity.

The value of this survey is not limited to a set of percentages. The final export contains 817 actual public response records, 587 records with at least one substantive answer, 1,488 written responses across 18 open-ended or Other fields, and findings that repeat across multiple sections of the questionnaire. It provides a shared starting point for City leadership, staff, the City Council, and the public. The strongest opportunity is to connect the findings to visible actions, timelines, and future measurement.

Key takeaway

Residents are not asking the City of Zephyrhills to choose between growth and quality of life. They are asking for growth to be supported by infrastructure, communication, and preservation of the community qualities they value.



SECTION 9

Technical Notes and References

Response bases, interpretation notes, and sources used to frame the report



9

Technical Notes

- All analyses exclude two Qualtrics test/preview entries created while the survey was being checked.
- This final report reflects responses received from July 10 through July 23, 2026. The survey was closed before the final 11:35 a.m. export was prepared.
- A little over 10,000 email invitations were distributed. The survey was also promoted through the City of Zephyrhills Facebook page, but the number of people reached through social media is not known.
- Question-level findings include every actual respondent who answered that item, including partial survey records. The final export contained 817 actual public response records; 587 included at least one substantive answer and 444 respondents reached the end.
- Percentages may not total 100% because of rounding.
- Multi-select question percentages can total more than 100% because respondents could select more than one option.
- For service, infrastructure, and parks performance charts, Not sure / No experience responses are excluded from the percentage calculation and reported in the accompanying note.
- Open-ended themes were coded using broad, multi-label topic categories. A single comment could be counted in more than one theme, so theme percentages can total more than 100%.
- The survey was opt-in and unweighted. Results describe participating respondents and should not be treated as a probability estimate of the entire City of Zephyrhills population.

9.1

Best-Practice and Benchmark References

International City/County Management Association. The Voice of the Public. [View source](#)

International City/County Management Association. Crafting an Effective Community Satisfaction Survey. [View source](#)

U.S. Census Bureau. QuickFacts: Zephyrhills city, Florida. [View source](#)

City of Zephyrhills. About Zephyrhills and official brand narrative. [View source](#)

Data source

City of Zephyrhills 2026 Citizen Satisfaction Survey Qualtrics export, downloaded July 23, 2026 at 11:35 a.m. after the survey closed. The analysis excludes two Qualtrics test/preview records and uses all valid question-level responses from 817 actual public records.



2026 CITIZEN SATISFACTION SURVEY

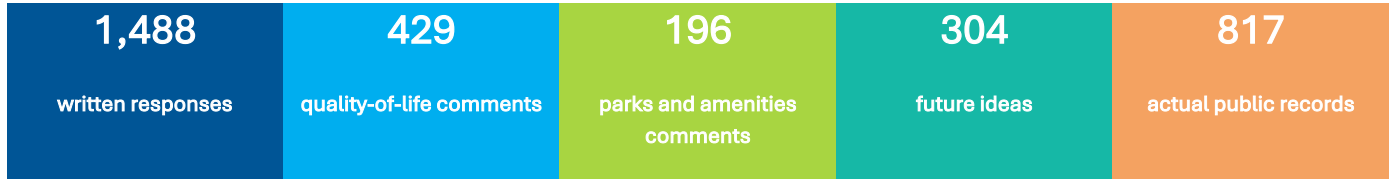
Final Open-Ended Feedback Analysis and All Comments

Updated final export: 819 total records, including 817 actual public responses

Final data through July 23, 2026

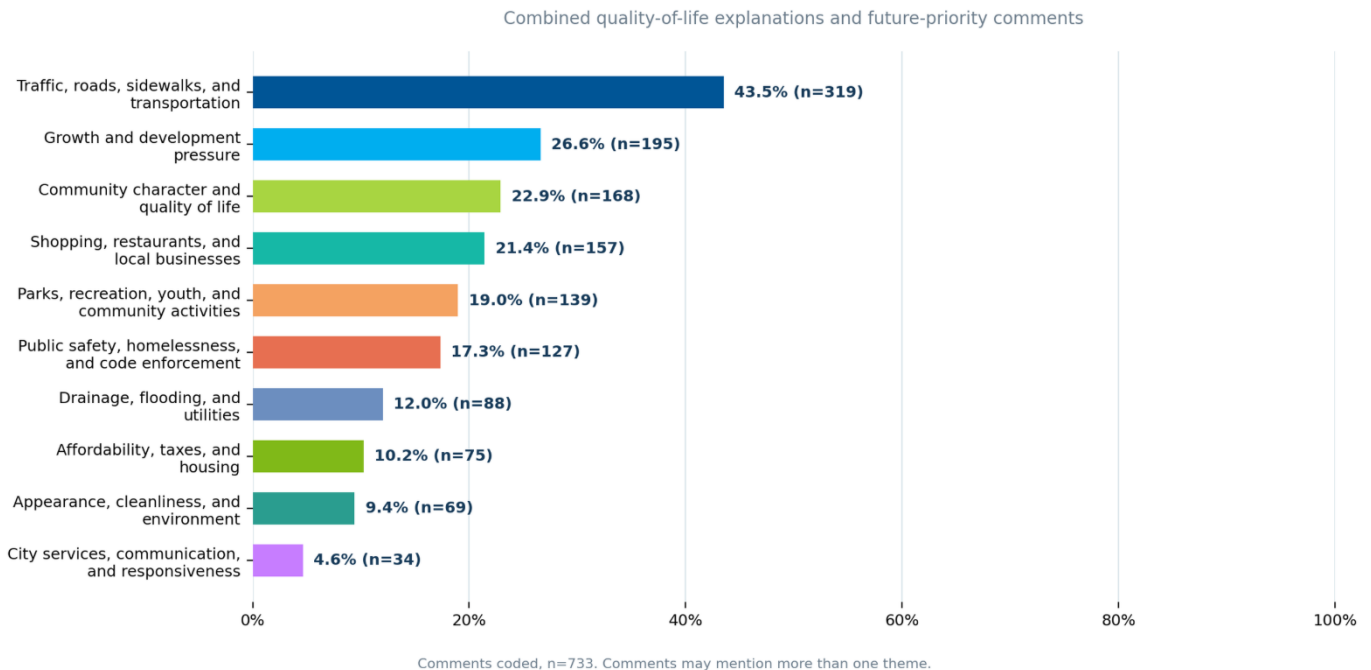
How to Use This Report

This report contains all 1,488 nonblank responses submitted through the survey's 18 open-ended questions and Other text boxes. It includes 429 quality-of-life explanations, 196 parks or amenity suggestions, and 304 future ideas. The source export contained 819 total records. Two were Qualtrics test/preview entries, leaving 817 actual public response records.



How the percentages should be read: Each chart shows the percentage of comments submitted to that specific open-ended question that mentioned a theme. One comment may mention several themes, so percentages can total more than 100%. The charts summarize what participants wrote; they are not estimates of every City resident.

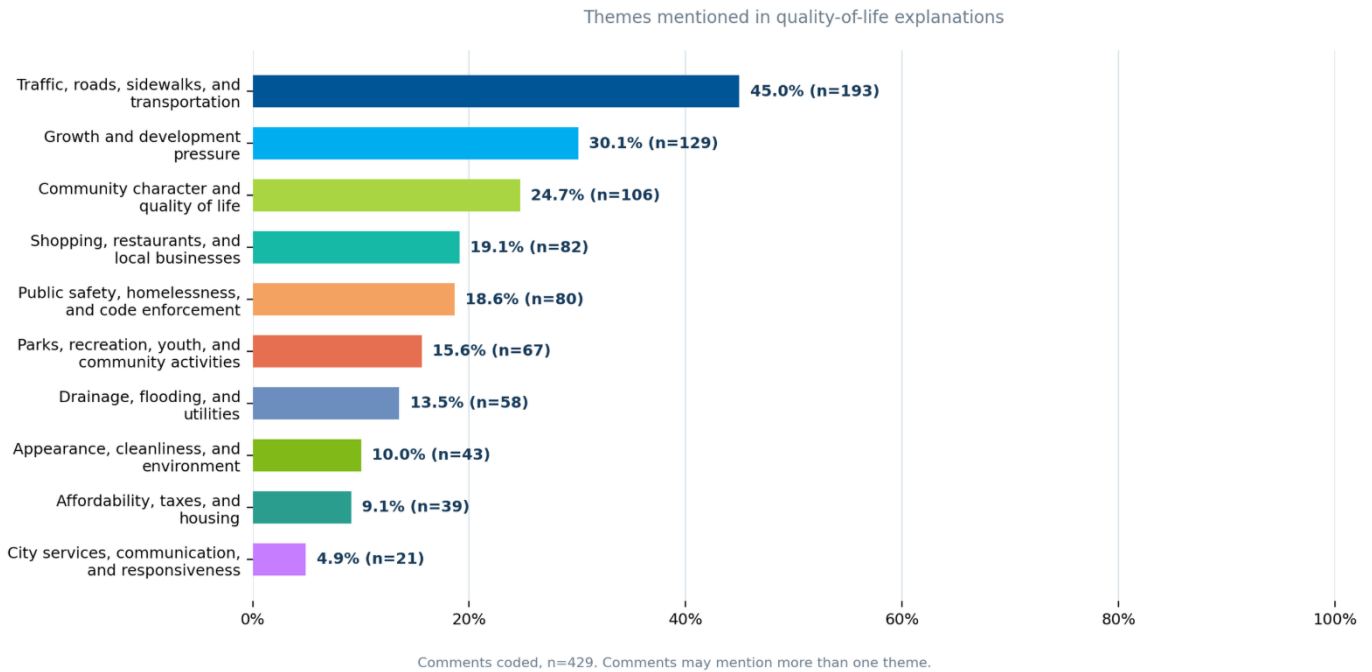
Cross-cutting themes in the broad narrative questions



Key takeaway

Transportation and growth remain the strongest cross-cutting themes.

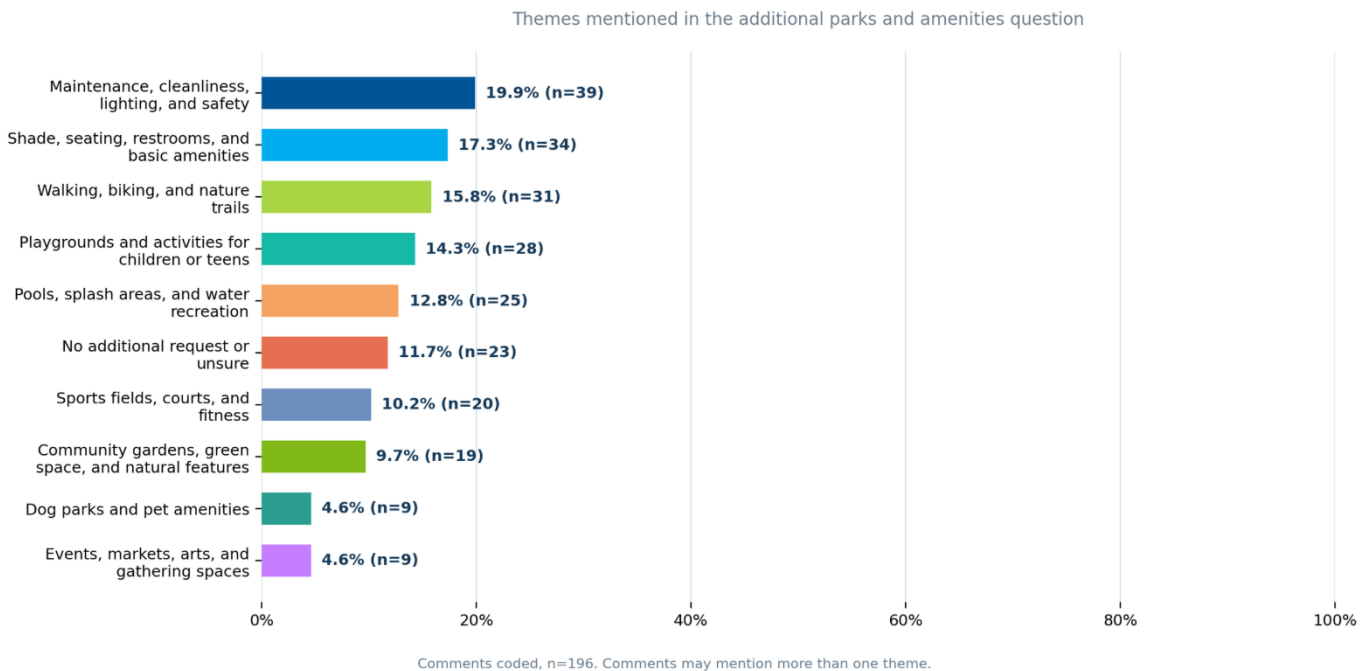
City of Zephyrhills Citizen Satisfaction Survey — Final Written Feedback
What shaped respondents' quality-of-life ratings



Key takeaway

Quality-of-life concerns are concentrated in systems residents experience every day.

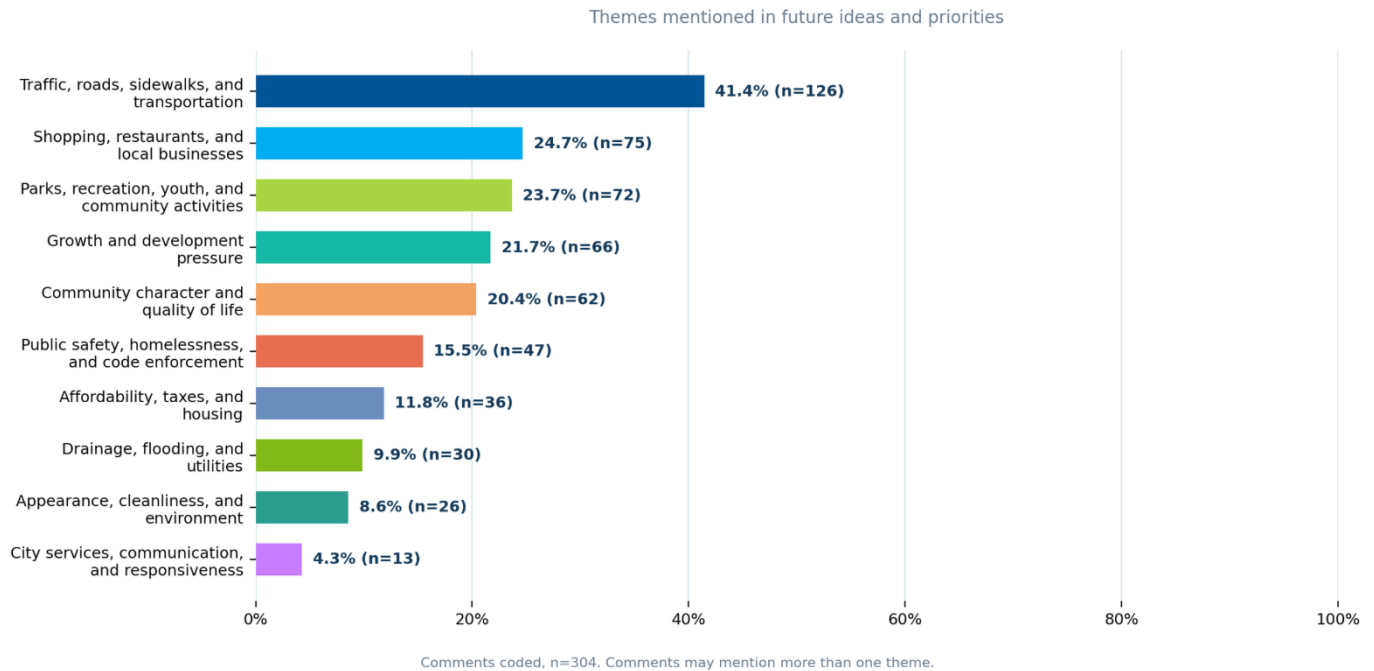
What respondents requested for parks and amenities



Key takeaway

Park requests combine basic maintenance and comfort with new recreation choices.

What respondents want to see in the City's future



Key takeaway

Future ideas combine infrastructure needs with quality-of-place improvements.

All Written Responses by Question

The following sections reproduce every nonblank written response from the final export. Spelling, grammar, capitalization, and wording are preserved as submitted, except obvious email addresses and telephone numbers are redacted. The physical-address verification question is not included.

Q4 — Quality-of-Life Explanation

Quality of Life

Question shown to respondents

4. Please briefly explain your answer to the previous question. You may share what influenced your level of satisfaction or dissatisfaction with quality of life in the City of Zephyrhills.

429 written responses

#	Related answer	Theme(s)	What the respondent wrote
1	Very satisfied	Affordability, taxes, and housing	Very good service and a reasonable price
2	Very satisfied	Other / uncategorized	I have met a lot of the leaders and are very satisfied with their service.
3	Very satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	I actually live in the county, my water is provided by the city. I frequent the city for businesses often. the city has maintained the roads and parks nicely. Please do not allow future growth because our little city is unrecognizable since I moved here.
4	Very satisfied	Other / uncategorized	Everything I need
5	Very satisfied	Other / uncategorized	Brand new to the city. We are snow birds.
6	Very satisfied	Community character and quality of life	I love living in a quiet neighborhood with good neighbors.
7	Very satisfied	Other / uncategorized	Never had any problem
8	Very satisfied	Community character and quality of life	Almost everything we need is available in Zephyrhills. It is a very friendly community.
9	Very satisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life; City services, communication, and responsiveness; Appearance, cleanliness, and environment	Twice a week trash pick up is super! Like other cities Zephyrhills has less or none piles of trash and bulk trash in front of properties. I called city personally to pick up bulk trash and it was removed very quickly. I'm a city like OKC it stays at street for weeks and is picked through by trash pickers making it more of a mess. I enjoy the sidewalks and walking trails. The city maintains public areas like YMCA and other public areas extremely well. It is so clean that I pick up any stray trash because I have pride in my community. All services I receive from the city have been the best I have encountered in fifty years of traveling and living in cities all over the country while serving in the military. The only place that has you beat is the sidewalk

#	Related answer	Theme(s)	What the respondent wrote
			system and care that goes into Tampus sidewalk system. Thank you for caring about our coty
10	Very satisfied	Drainage, flooding, and utilities	very nice town, the people at the water company are very personable.
11	Very satisfied	Growth and development pressure	I've lived in this area for 40 years and have always loved it overall. It's hard to see the substantial growth and the impacts that has on the infrastructure that used to be so solid, it has to be updated because of the population boom
12	Very satisfied	Community character and quality of life	It's the most friendly city around
13	Very satisfied	Traffic, roads, sidewalks, and transportation; City services, communication, and responsiveness; Appearance, cleanliness, and environment	Zephyrhills government really takes care of things. Road repairs are done promptly, trash service has been upgraded to benefit both customers and employees. Whenever I have had to contact government office is always receive a prompt response including correct guidance.
14	Very satisfied	Shopping, restaurants, and local businesses	Close by shopping and medical help
15	Very satisfied	Growth and development pressure; Community character and quality of life	I like the small town feel, I enjoy the skydiving community, and the fact that I have everything I need within a very short drive without the madness of the big city
16	Very satisfied	Traffic, roads, sidewalks, and transportation; Community character and quality of life	I love how the streets are maintained (example: I saw a pothole and let my coworker know it was there, by the time I got home from work - it was filled and not all bumpy like some that I see in other cities). I love the neighborhood I live in. We have a nice mix of age ranges and races and it is one of the safest places I've ever lived. I love the diversity.
17	Very satisfied	Shopping, restaurants, and local businesses	There is quite a variety of restaurants to choose from.
18	Very satisfied	Public safety, homelessness, and code enforcement; Community character and quality of life	I have lived in the city limits for 46 years and just outside 11 years prior. I feel safe and comfortable here. I do not attend all the festivities but know they are available,
19	Very satisfied	Shopping, restaurants, and local businesses	I mind my own business

#	Related answer	Theme(s)	What the respondent wrote
20	Very satisfied	Community character and quality of life	Love it
21	Very satisfied	Growth and development pressure; Community character and quality of life	I like small town feel that we are losing to over building.
22	Very satisfied	Shopping, restaurants, and local businesses; Community character and quality of life	Quiet, convenient shopping. Great restaurants
23	Very satisfied	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities; City services, communication, and responsiveness	City services, utilities, roads good. Gonna need a bypass one day - should be interesting - better start planning. Also, water availability and control of rainwater.
24	Very satisfied	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	Good mix of family businesses and chain type. I'm amazed at how many family type restaurants and other businesses are still surviving. Love the parks and the upkeep and updating of them.
25	Very satisfied	Community character and quality of life; City services, communication, and responsiveness	Excellent community and City staff are accomadatinng and professional.
26	Very satisfied	Community character and quality of life	Near family
27	Very satisfied	Community character and quality of life; City services, communication, and responsiveness	Neighbors are great, weather is good-city services are good-only issue I have is that I have to get in my car to get a loaf of bread otherwise no complaints.
28	Very satisfied	Shopping, restaurants, and local businesses; Community character and quality of life	We live in a manufactured home community on the outskirts of town. We enjoy our neighborhood and the surrounding areas. Could use a Target.
29	Very satisfied	Other / uncategorized	Just have enjoyed living here for past 25 plus years. Grew up in Tampa but was ready to try a smaller city. Of course things have changed here but you seem to be keeping up with it.
30	Very satisfied	Appearance, cleanliness, and environment	Great people very clean city
31	Very satisfied	Other / uncategorized	I'm very happy with my life here in Zephyrhills
32	Very satisfied	Other / uncategorized	No problems
33	Very satisfied	Traffic, roads, sidewalks, and transportation	City maintains roads and services at a high level of satisfaction.

#	Related answer	Theme(s)	What the respondent wrote
34	Very satisfied	Other / uncategorized	Me encanta sus alrededores, sus casas con sus pequenos lotes, los grandes arboles que la protejen del sol, la variedad de pequenos y locales restaurantes. La cercania de las necesidades basicas.
35	Very satisfied	Shopping, restaurants, and local businesses; Community character and quality of life	Shopping, food, office people are friendly and city workers do a great job!
36	Very satisfied	Traffic, roads, sidewalks, and transportation	Traffic can be bad sometimes
37	Very satisfied	Community character and quality of life; City services, communication, and responsiveness	The reason I gave such a high level response is due to all the friendly and professional atmosphere and people
38	Very satisfied	Community character and quality of life	My reason for the high satisfaction level is because of the people and the city it's self and the welcoming atmosphere
39	Very satisfied	Growth and development pressure	We've always been satisfied with the overall of living in Zephyrhills until the construction of the numerous homes being constructed
40	Very satisfied	Community character and quality of life; Appearance, cleanliness, and environment	Nice, quiet place. Lots of trees, birds, squirrels, etc.
41	Very satisfied	Traffic, roads, sidewalks, and transportation; Community character and quality of life	I live in the historic district and am happy with what the city is doing to preserve and create free family experiences. Like most residents, I do feel however that our roads need to be updated to reflect the traffic from new builds.
42	Very satisfied	Other / uncategorized	Moving here from busy, Tampa provides a much quieter and slower pace. I'm looking for.
43	Very satisfied	Other / uncategorized	A very accommodating place to live.
44	Very satisfied	Growth and development pressure	Everything of life is close. I loved quietens but it is getting crowded.
45	Very satisfied	Other / uncategorized	Buenos servicios, comunidad tranquila, buena escuela
46	Very satisfied	Other / uncategorized	I'm a retired veteran living quietly and safely in zephyrhills.
47	Very satisfied	Other / uncategorized	Very happy that my problem was fixed as easily as it was

#	Related answer	Theme(s)	What the respondent wrote
59	Satisfied	Community character and quality of life	I have relocated from CT as of June 30, 2026 and so far I really like the City. I have family here which is why we decided to move to this location. So far I am very happy.
60	Satisfied	Shopping, restaurants, and local businesses	Nice city and close to all businesses I need.
61	Satisfied	Parks, recreation, youth, and community activities	Would like to see more city sponsored events.
62	Satisfied	Appearance, cleanliness, and environment	The roosters are annoying but I have seen a decline in their appearance
63	Satisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Affordability, taxes, and housing	Overall things are fine. I am glad the parks are getting upgraded. The city needs better sidewalk coverage and more housing
64	Satisfied	Public safety, homelessness, and code enforcement	too many homeless people walking around early morning
65	Satisfied	Traffic, roads, sidewalks, and transportation; Community character and quality of life	love Zephyrhills but you really need more sidewalks
66	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	Traffic, homelessness, new developments
67	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Community character and quality of life	I love Zephyrhills..... except for the non-ending constant building of homes and townhomes which affect the water issues, water drainage during heavy rains and the traffic.
68	Satisfied	Other / uncategorized	I have no issues however the weekends are getting to rowdy downtown
69	Satisfied	Parks, recreation, youth, and community activities	The city park playgrounds should have shaded cover for the children while playing.
70	Satisfied	Other / uncategorized	Lived here almost 25 years and there is NO way I'm willing to go back to PA!
71	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	city of Zhills WILL spend MANY \$\$ to fix the city park, which doesn't need it.(don't fix if it isn't broke!) BUT has MANY streets that need MAJOR improvements, like...more , MORE street lights for safety, MORE stop

#	Related answer	Theme(s)	What the respondent wrote
			lights or 4 Way stops to SLOW down traffic. MORE sidewalks.
72	Satisfied	Drainage, flooding, and utilities	I like it here but the utilities are way higher here than the previous 2 counties I have lived in
73	Satisfied	Parks, recreation, youth, and community activities	The park should be updated and reflect the very popular sport of pickleball
74	Satisfied	Other / uncategorized	Wish it was a bit more modern.
75	Satisfied	Other / uncategorized	Services are usually available upon request. Maintenance of public places is good.
76	Satisfied	Other / uncategorized	Everything is handy.
77	Satisfied	Other / uncategorized	No
78	Satisfied	Other / uncategorized	Zephyrhills is growing too fast. Outpaced infrastructure is a problem.
79	Satisfied	Affordability, taxes, and housing	Starting to become a little overcrowded. Aldi, cost of living has went up substantially and wages in our area are quite low in comparison. This is causing native young adults to struggle quite a bit financially.
80	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Community character and quality of life	There seems to be an awful lot of homeless people making it difficult to feel comfortable. Traffic patterns are terrible and way too much traffic.
81	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	Zephyrhills has been doing some fantastic improvements especially with the parks and sidewalks. The building moratorium was great until the state and county messed it up. I'm sad at how much money is paying for those flock cameras. Have they made us safer? Have they caught human traffickers or missing kids? I also don't understand spending that much to lease copy machines. We need to work more on the poor. Kids need a youth center and mentors, not just sports. There's no public pool. The closing and remodeling of Zephyr Park has been a mess. We also need a better plan for funding and reopening the Community Arts Center. The homeless need a safe space, too, especially overnight.
82	Satisfied	Other / uncategorized	Easy access to most everything.

#	Related answer	Theme(s)	What the respondent wrote
83	Satisfied	Other / uncategorized	I didn't spend mych time in the City.
84	Satisfied	Parks, recreation, youth, and community activities; Appearance, cleanliness, and environment	I am very satisfy that the City in Zephyrhills is thinking about the recreation parks for children. But also I would like to see more rules protecting the wild chickens and roosters
85	Satisfied	Other / uncategorized	It's a nice place to live!
86	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	City and County has allowed too much building without updating the infrastructure. Too much congestion has been a result.
87	Satisfied	Shopping, restaurants, and local businesses	I can walk to local stores.
88	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	There are many homeless people. Traffic is becoming a hassle with all of the new development.
89	Satisfied	Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	For a small city the prices are quite high. the police department is quite small for the amount of crime. There is a lot of unchecked theft of bicycles. More officers are needed.
90	Satisfied	Drainage, flooding, and utilities; City services, communication, and responsiveness	Definitely satisfied with city services, not as satisfied with the number of power outages in our area
91	Satisfied	Drainage, flooding, and utilities; City services, communication, and responsiveness; Appearance, cleanliness, and environment	The services such as trash pick up and utilities are great
92	Satisfied	Traffic, roads, sidewalks, and transportation	Growing too fast. Too much traffic and very poor plans to adapt our roads.
93	Satisfied	Community character and quality of life	Peaceful
94	Satisfied	Community character and quality of life	Love the town I grew up in
95	Satisfied	Other / uncategorized	I think it is good but as with many things it could use some improvement
96	Satisfied	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	Good medical, variety of stores and restaurants, enjoy downtown events

#	Related answer	Theme(s)	What the respondent wrote
97	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	It's a cute little city, I'm happy to see the main street has been cleaned up and many of the homeless have been rehomed somewhere.
98	Satisfied	Growth and development pressure	I am very upset about all the building going on! You are making a metropolis put of our country.awful
99	Satisfied	Parks, recreation, youth, and community activities	I am impressed with the upgrade and themes in the local parks. There is very little for teenagers to do in the area.
100	Satisfied	Other / uncategorized	Government is not invasive. They allow people to live without constant interference
101	Satisfied	Other / uncategorized	Public services, law enforcement, fire department are very good. Closeness to medical facilities are very convenient.
102	Satisfied	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Appearance, cleanliness, and environment	Nice place to live in retirement. Very convenient to shopping, medical services, and recreational locations. The new Her uses Park is beautiful.
103	Satisfied	Community character and quality of life; Appearance, cleanliness, and environment	Residents for the most part are fairly well kept up but it would be nice to have a community acknowledgement for those who who step up to improve property. Or even have neighborhood helpers for those who can't clean up.
104	Satisfied	Traffic, roads, sidewalks, and transportation	It's just getting too big too many homes too much traffic and not enough activities
105	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Too much development, traffic, not walkable.
106	Satisfied	Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	There isn't a true shoe store. An alternative to Walmart would be well received (dollar general excluded). Some how do away with the mobile home parks. Apology, but they cheapen the area. We are trying to attract doctors to this area but it cannot compete with a more modern city. Improve infrastructure before continuing to approve new building projects.
107	Satisfied	Other / uncategorized	Sanitize it More
108	Satisfied	Shopping, restaurants, and local businesses	Have almost everything I need Hospital, Store and restaurant

#	Related answer	Theme(s)	What the respondent wrote
109	Satisfied	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities; Appearance, cleanliness, and environment	The city has an image of "messy" looking. Dirt roads, unkempt homes as the ones at the end of 20th St near 54. Roads have no drainage culverts, grass growing up onto the road. Clean curb edges not just the downtown area. Plant trees & plants to beautify the city
110	Satisfied	Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	Because Zephyr is striving to keep small town atmosphere, while allowing new businesses to occupy vacant addresses
111	Satisfied	Shopping, restaurants, and local businesses	Would like to see more Italian restaurants come to the area
112	Satisfied	Other / uncategorized	Only been here 1 year
113	Satisfied	Other / uncategorized	Zephyrhills offers many things that larger cities offer but not everything.
114	Satisfied	Other / uncategorized	central to alot of areas and less prone to hurricane damage
115	Satisfied	Other / uncategorized	Really liked it 20 years ago but now it's growing too fast.
116	Satisfied	Growth and development pressure; Community character and quality of life	I like small town
117	Satisfied	Growth and development pressure; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Community character and quality of life	Unfortunately, Zephyrhills is becoming something other than a "quiet, peaceful town" that it once used to be. Adding the apartment complexes also brings in the Section 8 populations. Then the crime rates start rising. Also, these new businesses are driving out the "Mom and Pop" stores, which is sad to see. All for the almighty dollars that go toward campaign funds.
118	Satisfied	Traffic, roads, sidewalks, and transportation	Too muck traffic, unlike only 10hears ago
119	Satisfied	Shopping, restaurants, and local businesses; Community character and quality of life; Appearance, cleanliness, and environment	Zephyrhills is a clean city, with shopping, very good restaurants. Public Servants are friendly, helpful. It has a nice library.
120	Satisfied	Community character and quality of life	My neighborhood is a hidden jewel in Zephyrhills and so are my neighbors!

#	Related answer	Theme(s)	What the respondent wrote
121	Satisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	Fair shopping, good hospital, good restaurants, good parks. Too much traffic.
122	Satisfied	Growth and development pressure; Community character and quality of life	Over all good. Miss the small town. Too many people here, and too much natural beauty destroyed.
123	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Community character and quality of life	I feel safe in the Zephyrhills community. The traffic problems will eventually cause me to sell o
124	Satisfied	Other / uncategorized	I would like bulk pick up of yard waste. I have a large yard and it takes so long to cut yard waste to fit in the dumpster. You are limited to how much you can do
125	Satisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life; City services, communication, and responsiveness; Appearance, cleanliness, and environment	I like the neighborhood I live in. Most people here are fairly nice. Wish there were a few more options for things to do. Not necessarily provided by the city but by private businesses. We really only have the bowling alley and the movie theater. Which both leave a little bit to be desired. It's nice that the kids have the splash pads though.. a mini golf go-kart etc complex would be really cool. The Homeless are little issue. The city has been very responsive to any concerns or problems that I have had. IE roads / signs etc.
126	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	Although pretty satisfied with Zephyrhills for the most part, I think the traffic/road situations here are the biggest negative. The fact that all this building has gone on but roads are still 2 lanes is pretty frustrating. Hopefully there is a moratorium on more growth. But mostly satisfied. I know the flood during the last Hurricane upset a lot of people. My location was not as impacted and power was back on pretty quickly.
127	Satisfied	Other / uncategorized	I am happy living here.
128	Satisfied	Other / uncategorized	Good services
129	Satisfied	Other / uncategorized	It's ok
130	Satisfied	Traffic, roads, sidewalks, and transportation	Significant enhancements and widening of major roadways are necessary to accommodate the increasing traffic volume resulting from the city's expansion.

#	Related answer	Theme(s)	What the respondent wrote
131	Satisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Community character and quality of life; Appearance, cleanliness, and environment	I love Zephyrhills but we need to make the traffic situation better and we need more stores and restaurants. We need to clean up a lot of sections of zephyrhills.
132	Satisfied	Growth and development pressure; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	I'm mostly happy with the city. Concerns: runaway development; inadequate code enforcement. I'd like to see more small businesses and more activity in the fine arts and performing arts.
133	Satisfied	Growth and development pressure	To much residential building
134	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life; City services, communication, and responsiveness	We have just about everything we need in town. Love the City of Zephyrhills library (staff are super helpful, love the activities for families and children) and the recent improvements made to parks and roads. My only concern is the blight on the south end of town and rising homeless problem.
135	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Loud Mufflers seem to be allowed on our streets.
136	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	I WAS Very satisfied when I 1st moved here in 2008. BUT...now it's becoming not so pleasant. With ALL the building and growth, no road structure to service the new growth it horrible. Filling in all the rural land for cookie cutter, monopoly board houses p, that locals can't afford, inviting companies to come build here, has increased flooding. Yes, there were areas that flooded in prior storms but nothing like the past 2 hurricane, flooding out homes that NEVER FLOODED before. Think about the residents and our needs NOT the corporate greed growth.
137	Satisfied	Traffic, roads, sidewalks, and transportation	Not enough roads to accommodate traffic.
138	Satisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	It's growing too fast to keep up with roads, schools, stores.

#	Related answer	Theme(s)	What the respondent wrote
139	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Used to be an excellent place to live. Now it's too crowded with too much traffic on insufficient roads.
140	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; Affordability, taxes, and housing	Love where I live but we also need improvements to the illumination of the intersection of Kossik and Gall Blvd. We need better reflectors or street lights. If you make a left turn coming off of 301 (Gall Blvd) from Dade City to Kossik to get to Abbott Park at night, you are basically turning into complete blackness and can not see where the median is. Someone put like 3 reflectors there and that is not nearly sufficient. You have to make the turn at an extremely slow speed in order to visually pick up where the median is. Turning so slowly while crossing a major intersection is a recipe for disaster. I know that is a bad intersection because since we moved into our development we have seen accidents at that intersection at a rate of about 1 accident a month. A VERY DANGEROUS intersection that needs to be made safer. Also. we need Zephyrhills to really think about less permits for housing, more permits for major retail establishments. There is no reason we have to travel to Lakeland or Wesley Chapel to find retailers like Costco or Sams Club. There is plenty of land to build on and with gas prices soaring, we would prefer not having to drive so far to do our shopping.
141	Satisfied	Traffic, roads, sidewalks, and transportation; City services, communication, and responsiveness	Appreciate the recycling initiative and sidewalks!
142	Satisfied	Community character and quality of life	Love countryside
143	Satisfied	Public safety, homelessness, and code enforcement; City services, communication, and responsiveness; Appearance, cleanliness, and environment	I have live here my whole life, 33 years. In some areas I think it needs improvement. Like when people drive in from the south the first thing they notice is how run down and disgusting it is with the homeless and trash and run down houses.
144	Satisfied	Other / uncategorized	Limpieza, tranquilidad y acceso a lo necesario.
145	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	The biggest concern is all the building around my area and how is it going to effect the already busy road on Chancey and 301. I am open for improving our city but

#	Related answer	Theme(s)	What the respondent wrote
			how are we going to help keep the road from getting congested.
146	Satisfied	Parks, recreation, youth, and community activities	I prefer a largest cities that have cultural events to go to
147	Satisfied	Community character and quality of life	peaceful
148	Satisfied	Other / uncategorized	It's OK.
149	Satisfied	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	I would like to see better enforcement of city code with regard to violations, fines, etc. Specifically when it comes to people renting out mobile homes on their property when property is in residential neighborhood. We do not live in a mobile home park for a reason. Single family home zoning should not have people living in mobile homes as a rental on the same property as the concrete block house.
150	Satisfied	Shopping, restaurants, and local businesses	The large no. of shopping and restaurant facilities.
151	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	I've lived here a long time and have enjoyed it. The increase in traffic from the building boom and more cars on the road have added to my travel times.
152	Satisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Less traffic and low crime.
153	Satisfied	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	Thinking of the services offered and the friendly ness of people which is almost always positive. Pretty little town with several parks, restaurants, etc
154	Satisfied	Traffic, roads, sidewalks, and transportation	Traffic concerns, retailers vs Wesley Chapel
155	Satisfied	Growth and development pressure	We moved here in 2019 liked it. Then, it's changing too fast now. Building up too much. We moved here for it was in 2019, not for what it is now.
156	Satisfied	Parks, recreation, youth, and community activities	No public pools in area, only splash pads for little kids.
157	Satisfied	Community character and quality of life	Neighbors are not always friendly and helpful.

#	Related answer	Theme(s)	What the respondent wrote
158	Satisfied	Parks, recreation, youth, and community activities	We miss the newspaper and think it encouraged more participation in events like Founders Day
159	Satisfied	Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	For a small city the price of everything is quite high. The police department is quite small, since the city is rowing the number of police officers should be higher.
160	Satisfied	Other / uncategorized	For Florida living its ok
161	Satisfied	Other / uncategorized	New to the area
162	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Wish city council would do a better job on residential growth and traffic
163	Satisfied	Growth and development pressure	Too much development
164	Satisfied	Traffic, roads, sidewalks, and transportation	Traffic is getting very bad, especially in the winter
165	Satisfied	Public safety, homelessness, and code enforcement	Lower crime rate than other surrounding towns
166	Satisfied	Community character and quality of life	Its close to the things i need,, peaceful
167	Satisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	I would like Gall (301) to be more like Lutz with more restaurants and a better variety of shopping .
168	Satisfied	Growth and development pressure; Community character and quality of life	Small town appeal.
169	Satisfied	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities	mostly happy with city survives however much needs to be done with the roads also sorry to see that floride has been removed from city water
170	Satisfied	Traffic, roads, sidewalks, and transportation; Community character and quality of life	Would love to have a decent paved road. Can't seem to get that at all
171	Satisfied	Growth and development pressure; Affordability, taxes, and housing	I preferred our town more in years past and prior to new housing development.
172	Satisfied	Growth and development pressure; Community character and quality of life	I like a small town setting
173	Satisfied	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and	Noticing more homeless, people in need. Affordable housing, and homeless shelters, or some sort of affordable housing needed. City seems to be new and

#	Related answer	Theme(s)	What the respondent wrote
		community activities; Affordability, taxes, and housing	updated parks, not addressing persons needs. Lipstick on a pig, pretty, but real problems not addressed.
174	Satisfied	Community character and quality of life	We love Zephyrhills.
175	Satisfied	Parks, recreation, youth, and community activities; Community character and quality of life	Cute and quaint town, would love to see more focus on foliage around the area and pride in Florida agriculture. Also not sure if there's a farmers market or community events but definitely something I'd love to see.
176	Satisfied	Shopping, restaurants, and local businesses	Everything is convenient! Shopping Doctors, Hospital, and schools.
177	Satisfied	Shopping, restaurants, and local businesses	I like having restaurants, grocery store, Dr offices in close proximity to where I live.
178	Satisfied	Traffic, roads, sidewalks, and transportation; Community character and quality of life	Love the town and what it has to offer. We do need better traffic flow
179	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life	I love my neighbors and town is small and hope to keep it that way. It's not Tampa or Wesley Chapel. Traffic can improve, stop building;)
180	Satisfied	Other / uncategorized	small city
181	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	I've lived in Florida since 2014 and have called several communities home, including Temple Terrace, Northeast Tampa, the Town 'N' Country area, Northdale, and now Zephyrhills. If you had asked me years ago where I'd end up living, Zephyrhills would have been one of my last guesses. The only reason I had ever come to this area before was for glamping at Hillsborough River State Park or grabbing dinner at The Great Catch. As someone who considers herself more of a city girl, Zephyrhills always seemed a bit out of the way. Since moving here in 2024, though, I've grown to really appreciate the quality of life. I enjoy the peaceful atmosphere, the abundance of wildlife, the beautiful mature trees, and the open pastures instead of endless neighborhoods packed with houses. I also love that nearly everything I need - grocery stores, restaurants, Walmart, and other everyday essentials is within a 10-minute drive.

#	Related answer	Theme(s)	What the respondent wrote
			My biggest concern for the future is overdevelopment. I understand that growth is inevitable, but I hope the City works to preserve the natural beauty and open spaces that make Zephyrhills unique. My other concern is infrastructure. As new neighborhoods and developments continue to be built, I hope road improvements keep pace. Too often, growth happens faster than transportation infrastructure, leading to increased traffic and congestion. I would love to see Zephyrhills continue to grow thoughtfully while maintaining the charm and character that made me unexpectedly fall in love with living here.
182	Satisfied	Parks, recreation, youth, and community activities; Community character and quality of life	I love taking my kids to Hercules Park. I also really enjoy the events held in downtown Zephyrhills
183	Satisfied	Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	I love living in Zephyrhills. All of the businesses are friendly, and the small town atmosphere is what appeals to me, the opposite of Tampa or Wesley Chapel. You can find everything you need right here.
184	Satisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life	Love Zephyrhills but I am not happy with the fact that there is so much more construction happening without the proper infrastructure which results in excess traffic jams. It is becoming as crowded as the rest of Florida.
185	Satisfied	Traffic, roads, sidewalks, and transportation	Need better traffic handling at 56 and 301
186	Satisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life	We desperately need more street lights and sidewalks/multi-use paths. There's so many people that ride bikes or walk on the road with no lights. And many of those people go the wrong direction on the road too. I like the parks that we have here, but I wish we had more community events and markets at Zephyr Park.
187	Satisfied	Growth and development pressure	the little town feel is gone. too much building going on
188	Needs improvement	Traffic, roads, sidewalks, and transportation; Community character and quality of life	The city tagged me for our camper in OUR OWN yard BUT.... There is a red car on the easement one block up that is literally almost in the road that has been sitting there for YEARS!!! TAG THEM !!! It looks terrible

#	Related answer	Theme(s)	What the respondent wrote
			in the neighborhood!!! They pick and choose who they tag!! STUPID!!
189	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Drainage, flooding, and utilities	The amount of growth is insane. Pretty Pond Road is a race track. 20th street has commercial vehicles constantly driving down them even with posted signs restricting it. Too many residential developments and not enough commercial businesses
190	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Community character and quality of life	Traffic management is poor. Not much happening in the area. Lack of a community feeling. Also, speeding and violating noise ordinances by cars seems to be allowed with no one getting pulled over.
191	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life	I love seeing all the new construction, it means our community is growing! THE ROADWAY INFRASTRUCTURE HAS TO BE IMPROVED. This is the greatest place we're lacking.
192	Needs improvement	Traffic, roads, sidewalks, and transportation	Traffic, Rt 301 needs left-hand turn signals off Gaul Blvd at all intersections with the amount of traffic and it's worsening.
193	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	1. Noise level coming from Gall Blvd. is very high. Mainly loud vehicles and racing motorcycles. 2. City water is too highly chlorinated to drink.
194	Needs improvement	Growth and development pressure; Shopping, restaurants, and local businesses	We live on the extreme southeast portion of town. Almost all shopping, restaurants, grocery stores, etc. are on the north side of town. With the increase in population it is becoming more and more difficult and time consuming to shop and eat at restaurants.
195	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Affordability, taxes, and housing; Appearance, cleanliness, and environment	Since my last survey, asking the same questions, the only changes have been to increase taxes, build more smoke shops and storage facilities. At 301 and C Av, there needs to be a Traffic light. Also, Court St and Pure Water Way. Clean out the ditches and pond at Zephyr Park, on a regular basis. The north end of town,(301) looks horrible with the run down buildings and empty buildings. Some of these buildings need to be condemned and torn down.

#	Related answer	Theme(s)	What the respondent wrote
196	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	The roads here are in terrible shape, and traffic is constantly backed up. Impatient drivers and frequent accidents are causing major daily delays. Instead of focusing on widening roads many of which haven't been updated since the early 2000s the city and county keep approving new developments, falsely assuming the old infrastructure can handle the growth. It clearly can't. We are losing precious land to overbuilding while existing homes sit vacant. On top of that, local job growth hasn't kept pace with the population boom, forcing residents to commute over an hour each way outside of Zephyrhills just to find work.
197	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Affordability, taxes, and housing	To many cars/people and not enough businesses, restaurants, roads, etc to handle all the new housing developments.
198	Needs improvement	Growth and development pressure; Drainage, flooding, and utilities; Community character and quality of life	In 2024 my home had a foot of water in it for 3 weeks. Improvements are needed so this never happens again. Building has got to be stopped!
199	Needs improvement	Traffic, roads, sidewalks, and transportation	Less traffic jams and getting congested
200	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	There seems to be no one monitoring the loud neighbors across the street from our home... fire works going off at all hours of the night after the holiday is over... young teens walking on the wonderful sidewalk you put on our lawn at 3 am.. this used to be a quiet neighborhood...
201	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	Overgrowth- being reactive to problems rather than proactive (infrastructure, growth, water, traffic).
202	Needs improvement	City services, communication, and responsiveness; Appearance, cleanliness, and environment	Alleys and homes within the city limits should be monitored and owners cited for loose trash and general unsightliness. The garbage handlers could be trained to observe infractions and report back to the city.
203	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Traffic and too much construction.

#	Related answer	Theme(s)	What the respondent wrote
204	Needs improvement	Public safety, homelessness, and code enforcement	Crime seems to be going up
205	Needs improvement	Growth and development pressure	Moved here 11 years ago from Tampa. Used to be a nicer rural area but building growth minus upgrading infrastructure to support it has become an accident prone nightmare.
206	Needs improvement	Public safety, homelessness, and code enforcement	Too many homeless camps. There are panhandlers at almost every stop sign.
207	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement	I shop at most stores in New Tampa or Wesley Chapel. I feel unsafe in many places walking down Gall Blvd. I see many people who suffer with mental health or homelessness.
208	Needs improvement	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life; Affordability, taxes, and housing	THERE IS NO AFFORDABLE OR AFTER SCHOO; PROGRAM COMMUNITY, MY DAUGHTER IS A SINGLE MOTHER TRYING TO RAISE THREE GIRLS, AND NOW THAT THEY OUT OF SCHOOL WE EITHER HAVE TO BRING THEM TO WORK WITH US, OR HOPE THE DADS GRANDMA IS AVAILABLE, THERE IS NO COMMUNITY POOL, YMCA CHARGES AND SOME WOMEN CAN'T AFFORD IT, NOT ENOUGH THINGS TO KEEP CHILDREN BUSY AND FROM RUNNING THE STREETS. I MOVED HERE 12YRS AGO, THE COST OF LIVING NOW FOR ZEPHYRHILLS IS NOT AFFORDABLE FOR MOTHERS RAISING CHILDREN ON THEIR OWN, TRYING TO WORK AND DO THE BEST FOR THERE CHILDREN. NO PROGRAMS THAT ARE SPONSERED FOR SINGLE MOTHERS.
209	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	So many homeless camps, drugs, and crime...streets with potholes.
210	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	The infrastructure is overwhelmed with the amount of new construction and traffic.
211	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	Alot of people that ride bicycles including me think better bicycle travel around town would be nice. I have been hit because of space restrictions between traffic vs. Non existing bike lanes . I follow all rules but feel unsafe on our roads . It is my primary transportation around town . Recreational bike trails would be great . Another great reason to move here with a family

#	Related answer	Theme(s)	What the respondent wrote
212	Needs improvement	Traffic, roads, sidewalks, and transportation; City services, communication, and responsiveness; Appearance, cleanliness, and environment	Too much traffic roads. Many roads need to be expanded. Garbage trucks consistently drop trash while collecting.
213	Needs improvement	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Too much speeding on residential streets need a cross walk on 5th avenue to the park
214	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	So many new developments going up that not enough resources to handle it. Traffic is absolutely an issue
215	Needs improvement	Traffic, roads, sidewalks, and transportation	Roads
216	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	Their are streets that need repair and business that both have pot holes that need to be fix within city limits.
217	Needs improvement	Shopping, restaurants, and local businesses; Drainage, flooding, and utilities; Affordability, taxes, and housing	Water restrictions should include all businesses and housing projects
218	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; Affordability, taxes, and housing	I would like to see more investment in amenities and entertainment for adults rather than focusing primarily on family activities. Zephyrhills could benefit from a greater variety of quality restaurants, nightlife, live music, and cultural events. Better transportation options, such as a train or other reliable transit connecting Zephyrhills to Tampa, would make commuting and accessing entertainment much easier. I also hope the city remains mindful of rising taxes and the overall cost of living while planning for future growth. These improvements would make the city more appealing to a wider range of residents.
219	Needs improvement	Public safety, homelessness, and code enforcement	crime and drugs
220	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Traffic is increasing along with development, but infrastructure is a decade behind.
221	Needs improvement	Shopping, restaurants, and local businesses	Need more variety of good restaurants...i.e. Olive Garden, Outback, Carrabbas, etc. Need a nice hotel/motel. Need more entertainment.

#	Related answer	Theme(s)	What the respondent wrote
222	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	We need less fast food and more shopping. We also need the roads widened to allow for all the extra traffic being brought in by all the new builds
223	Needs improvement	Growth and development pressure; Community character and quality of life; Affordability, taxes, and housing	Improve infrastructure to keep up with recent population increase over last several years. City should limit housing development as there are too many homes being built here. Zephyrhills was once a small quite town now has become the most populated city in Pasco county. I constantly hear sirens blaring day and night. I bought my home in 2017 and am considering selling it and moving elsewhere. Sadly Zephyrhills is not the same anymore.
224	Needs improvement	Public safety, homelessness, and code enforcement	Too much recent crime and homelessness
225	Needs improvement	Traffic, roads, sidewalks, and transportation	Work needs done on Traffic issues on 301 and State Rd. 54 during winter months.
226	Needs improvement	Growth and development pressure; Public safety, homelessness, and code enforcement; Community character and quality of life	The homeless population is very high and the age of the buildings / homes need to be enforced in order to have a growing community. Zephyrhills is experiencing the Broken Window Effect
227	Needs improvement	Other / uncategorized	The post office is not big enough to service all of the city. Everytime I go in there it's at least a 45minite wait and only 1 or 2 workers
228	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	The City has gotten way to big for its infrastructure. There is very little police presence. The speeding out of control through out the city, especially on Wire Rd. The City Counsel I feel needs to be term limits.
229	Needs improvement	Shopping, restaurants, and local businesses; Affordability, taxes, and housing; Appearance, cleanliness, and environment	The downtown 5th Avenue area needs much improvement. We have the potential to be a quaint charming town,however,it seems all you allow down town are bars and tatoo parlors. If we do get a nice shop the rent becomes unaffordable or massive work us needed to bring the business up to code and they close or move. We need antique shops,cafes,boutiques not another bar! The area from 5th Avenue to 39 needs beautification and a clean up! We need to allow new business into the area
230	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and	I am neutral/somewhat dissatisfied. While I appreciate the affordability and location, the city's infrastructure

#	Related answer	Theme(s)	What the respondent wrote
		development pressure; Shopping, restaurants, and local businesses; Affordability, taxes, and housing	and amenities have not kept pace with the rapid growth. Traffic has become a significant issue, and there are limited local options for major retail shopping and upscale dining, requiring frequent drives to neighboring cities.
231	Needs improvement	Other / uncategorized	i have lived in zephyrhills for about 28 years the issue i have is to many houses are being built the infrastructure was not ready for this many people so quick.
232	Needs improvement	Shopping, restaurants, and local businesses	We need more top quality restaurants and not so many fast food, chain restaurants.
233	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing; Appearance, cleanliness, and environment	I feel the city fathers or county fathers are pushing the sale of too much land to build more housing and car washes. There is not enough water under ground to support this added population. Too many good beautiful trees are being cut. Where do the animals go? Too much traffic from the new population in these new builds.
234	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life	The city is not pedestrian friendly and the infrastructure doesn't meet the demand for all of the surrounding developments
235	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Appearance, cleanliness, and environment	Over development in surrounding areas. Heavy traffic. Local street flooding. Alley roads not maintained.
236	Needs improvement	Shopping, restaurants, and local businesses	Need a more vibrant downtown area. Brewery. Couple bars with questionable patrons. One restaurant. Need to cleanup those questionable patrons.
237	Needs improvement	Traffic, roads, sidewalks, and transportation	To much traffic ,overly populated
238	Needs improvement	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	We need upgraded sidewalks throughout the city and add recreation options (including city pool) for residents.
239	Needs improvement	Growth and development pressure	More infrastructure done before more growth.
240	Needs improvement	Parks, recreation, youth, and community activities	Please more green space with native plants, conservation space please consider adding more of,

#	Related answer	Theme(s)	What the respondent wrote
			please ban the use of pesticides they are causing toxic algae blooms in neighborhoods and the parks
241	Needs improvement	Public safety, homelessness, and code enforcement; Community character and quality of life	The crime here is spotty. My neighborhood is fairly quiet but has had The FBI raid here along with multiple disturbances.
242	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Affordability, taxes, and housing; City services, communication, and responsiveness	More focus should be made on cleaning up the main street area and bringing in businesses that are both affordable and centered around daytime activities like shopping, eating etc. Those with the money will spend the money in inviting places. But the rifraf on main street and lack of good shopping and eating keep the area from being frequented. People go to Dade City or into the malls or grove. Also side walks all the way from the 39 apex to Kossik Rd are desperately needed. Improve the traffic flows! Its a tired response of "we don't fund those roads". Nobody wants to come here, visit here, or live here because its a nightmare to get around and to get in and out of Zephyrhills.
243	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Appearance, cleanliness, and environment	Stop building so many homes so those of us don't have water restrictions due to very high occupancy. Oh and how about making More roads to accommodate ALL the people. Maybe that should have been the First priority. We are thinking about moving somewhere else so that we can travel to all the other beautiful places in Florida. It is Just a pain to get in and out of Zephyrhills without sitting in half hour to hour in traffic. You put the cart before the horse on this idea. Sad to see the ranchers leaving. It was a quaint town 7 years ago.
244	Needs improvement	Shopping, restaurants, and local businesses	New businesses need to improve!!! Better selection and quality of business needs to be sought after!
245	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Community character and quality of life	I would like to see more retail options. I would like more attention paid to vacant buildings and attempts to add needed services (ie. buildings south of brace & limb on Gall- could be occupied by day spa services, hair & nail. Business parking lots need to be kept in good repair. Business's need to keep exteriors looking good. Study should be done to explain to owners how upkeep increases foot traffic, chamber could spearhead that community movement.

#	Related answer	Theme(s)	What the respondent wrote
246	Needs improvement	Shopping, restaurants, and local businesses	Needs more restaurants, corner of Eiland and Handcart has awful smell all the time- that are could use improvement with the odor.
247	Needs improvement	Growth and development pressure; Affordability, taxes, and housing	To many housing developments bringing in to many people.
248	Needs improvement	Traffic, roads, sidewalks, and transportation	Too many people in County, traffic is awful & finding a job is difficult in town
249	Needs improvement	Shopping, restaurants, and local businesses; City services, communication, and responsiveness	We need better quality of restaurants (sit down), weekly recycling pickup, more local things to do!
250	Needs improvement	Community character and quality of life	I love the attempts to revive the downtown area however, the thuggish mentality that is there at night drives me away.
251	Needs improvement	Other / uncategorized	More local activities
252	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	The city is getting way too congested for the lack of sidewalks. The roads are not capable of supporting the surrounding growth, people are getting impatient, speeding, running red lights or stop signs, and causing too many fatalities.
253	Needs improvement	Other / uncategorized	Need a better bike ride route for people riding bikes
254	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Traffic, homelessness, and overcrowding issues have become out of hand. Talk is cheap and bullshit is abundant but little if anything is done.
255	Needs improvement	Growth and development pressure; Drainage, flooding, and utilities	I'm chose needs improvement because the growth has gotten out of control. My son lost his house in the last hurricane because of improper drainage. I feel the water drainage issue needs to be dealt with before anything else gets built.
256	Needs improvement	Growth and development pressure	Too big Too much new building
257	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing;	Electrical, water, and road infrastructure is far behind the growth. Also, alley maintenance is poor. Tree trimming and alley vegetative growth needs to be addressed and should not be up to the homeowner to

#	Related answer	Theme(s)	What the respondent wrote
		Appearance, cleanliness, and environment	report. Why do streets east of 12th street not receive the street cleaner. Our taxes paid for it as well.
258	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Community character and quality of life	I love the locally-owned shops on Main Street and 5th Ave; the parks; library; and the welcoming downtown area. But what desperately needs done is to stop residential construction in the city, install left-turn-only lanes at most intersections on Gall Blvd., and improve rain drainage to offset flooding. Flooding seems to be directly related to the increased residential construction of the past few years, but what has been done to combat it?
259	Needs improvement	Shopping, restaurants, and local businesses	More stores / shops like Dade City.
260	Needs improvement	Other / uncategorized	It'd be great to see some new public high schools built in Zephyrhills.
261	Needs improvement	Appearance, cleanliness, and environment	While I have seen improvements in the past year, please continue to make improvements to litter control, debris removal, and maintenance of alleyways.
262	Needs improvement	Parks, recreation, youth, and community activities	How about we add some shade options like a roof tent and more covered benches in Hercules Park's play area? Also, let's build new high schools in Zephyrhills!
263	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	No easy access able calendar of events or sports activities etc. I also have concerns of the extremely fast growth of Zephyrhills and surrounding area. Water usage, sewers, health care, education, employment, traffic food supply, basic needs etc. will be sufficient?????
264	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Affordability, taxes, and housing; Appearance, cleanliness, and environment	On the right track. Improvement is needed to clean up properties. A lot of junk is still visible around housing. More grocery shopping opportunities would be great, More diversified restaurants (limit chains) More Main Street events to attract tourists. Negotiate with churches to allow parking. Stop housing overdevelopment. Creates a cookie cutter lifestyle.
265	Needs improvement	Appearance, cleanliness, and environment	It needs more upscale dining. Downtown Zephyrhills is beautiful but it needs an upgrade. Similar to Dade City but Dade City has much better dining

#	Related answer	Theme(s)	What the respondent wrote
266	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	It's getting too crowded! Use to be easier to get around during summer now it's not easy at all the entire year. Traffic lights need better timing as well
267	Needs improvement	Traffic, roads, sidewalks, and transportation; Community character and quality of life	No traffic lights, it is hard to get out of community
268	Needs improvement	Growth and development pressure	Too much development, not enough infrastructure. Downtown could have more than bars & tattoo shops
269	Needs improvement	Growth and development pressure; Community character and quality of life	The quality has decreased in the past few years. Priority has been placed on city expansion and very little on current residents. Necessary Infrastructure improvements necessary to keep up with building growth have been ignored. It is no longer the friendly City it was a few years ago.
270	Needs improvement	Drainage, flooding, and utilities	Public utilities are very lacking. Water meters and threats about water usage neither are serving the public well.
271	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Affordability, taxes, and housing	Roads bad, seem like there waste of money on things that don't need done, over building, no code inspections on rented property for city where are tax dollars be forced to fix items
272	Needs improvement	Traffic, roads, sidewalks, and transportation	Well for one thing is this city has know Road are traffic infrastructure, only one way out and one way in from Tampa.
273	Needs improvement	Parks, recreation, youth, and community activities	Needs more kids and teenagers things to do. The age group 11-18 has nothing to do
274	Needs improvement	Growth and development pressure; Shopping, restaurants, and local businesses; Affordability, taxes, and housing	There are numerous housing developments and apartments being built, with no improvements to the roadways or additional services (restaurants, grocery stores, etc)
275	Needs improvement	Drainage, flooding, and utilities	The cost of turning of and on the water way to high.
276	Needs improvement	Growth and development pressure; Shopping, restaurants, and local businesses	We need more amenities for the citizens. We have more homes but no shopping or dining for all the new build. Stop building homes and improve infrastructure and provide better shopping and dining. We leave Zephyrhills for these things.

#	Related answer	Theme(s)	What the respondent wrote
277	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	Overcrowded streets restaurants post office and hospitals.
278	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; City services, communication, and responsiveness	Over population with apartments, homes, town houses, condos, etc. Too many people here anymore. Roads can not even maintain the amount of traffic. Safety hazard all around. When you call the police department you get transferred over to the sheriffs department only to wait and need to go over the same information that you already reported to the police department. This is not working when help may be a matter of life or death or serious situations. Homeless/ drug addicts are still on street corners begging/asking for money every day. Garbage on the street sides and residents not caring for their properties. I have lived here all my life and I am going on 63 years old. Please take care of our town!
279	Needs improvement	Public safety, homelessness, and code enforcement	A lot of crime
280	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	The expansion inside the city limits is causing a real strain on the rest of the residents inside the city. Traffic, building and growth, services, and soon water and sewer systems will be severely pushed to their limits. It just gets worse with each passing month b
281	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Affordability, taxes, and housing	Over building is an issue. Traffic has increased to unbearably proportions. Major companies have made housing prices and rental prices unaffordable for the average retirees with a fixed income. It's all about the money. Used to be a great place to retire, not so much anymore.
282	Needs improvement	Parks, recreation, youth, and community activities	I wish there was more for kids to do in this town. It needs a mentorship program that isn't PAL or ZLL. They aren't good at communicating events.
283	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Traffic is so bad now. Too many new apartment buildings and people.
284	Needs improvement	Public safety, homelessness, and code enforcement	homeless problem
285	Needs improvement	Growth and development pressure	To much construction poor infracture

#	Related answer	Theme(s)	What the respondent wrote
286	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	Lack of sidewalks, streetlights, high homeless population, better roadways, lack of upkeep with older neighborhoods
287	Needs improvement	Growth and development pressure; Public safety, homelessness, and code enforcement	Too much new construction and growth. Not safe.
288	Needs improvement	Other / uncategorized	Overdeveloped. Has ruined the city
289	Needs improvement	Shopping, restaurants, and local businesses; Appearance, cleanliness, and environment	Zephyrhills, FL is a great city. However, driving through town, the stores should be made more appealing and attractive so that more people will want to shop there. I also appreciate how the city keeps the town clean
290	Needs improvement	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities	Too much traffic, not enough water resources, not enough jobs
291	Needs improvement	Growth and development pressure	too much building and not enough infrastructure
292	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Traffic. Over building. But too late to fix that.
293	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	It's mostly the construction. Too many luxury apartments. Also road work/maintenance that is ongoing but doesn't appear to improve anything
294	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure	crowding to many homes, condos in a place without road infrastructure to handle the traffic
295	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Community character and quality of life	Sections of roads (Court St) left unpaved for decades due to arguments between County and City of whose responsibility it is, but paving ones that don't need immediate attention like Pure Water. Traffic is dangerously aggravated by not coordinating traffic lights and turning signals with County and State. Sections of Gall Blvd treated like there's no traffic or a small town. Blinking yellow lights don't cut it.
296	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	Too much building. Too many new residents. Our infrastructure (roads, water, schools, medical, etc) not designed for this influx. STOP approving all of the developments that get submitted!!

#	Related answer	Theme(s)	What the respondent wrote
297	Needs improvement	Public safety, homelessness, and code enforcement; City services, communication, and responsiveness; Appearance, cleanliness, and environment	Many homes have too much trash around them. Where is code enforcement?
298	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses	Too many new residential developments, not enough businesses (you always have to travel out of the city to find things), and roads are not adequate for current population.
299	Needs improvement	Other / uncategorized	Infrastructure
300	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	Too much land being taken for building homes that isn't safe for our communities. Our streets can't accommodate the growth safely.
301	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	poor for driving people speed in residential areas. drugs and street people everywhere
302	Needs improvement	Traffic, roads, sidewalks, and transportation	If there isn't an ordinance about junk & cars in the front yards there should be. If there is, it needs to be enforced. Also, a lane needs to be added to the south end of 301. New subdivisions = more traffic.
303	Needs improvement	Traffic, roads, sidewalks, and transportation	Traffic congestion on Eiland, 301, and Geiger (soon).
304	Needs improvement	Growth and development pressure; Appearance, cleanliness, and environment	Too much new construction/growth, not enough foresight as to quality of neighborhoods. And why must all the trees be torn out for new build?
305	Needs improvement	Traffic, roads, sidewalks, and transportation	To much traffic.
306	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	You've let it grow to fast with no street improvements (widening), no increase in grocery stores, restaurants, no improvement in store fronts. We don't even look like a small town we look trashy.
307	Needs improvement	Traffic, roads, sidewalks, and transportation	Need sidewalk repair
308	Needs improvement	Other / uncategorized	Downtown shows signs of deterioration and unsavory characters are wandering 5th Ave at all hours of the day.

#	Related answer	Theme(s)	What the respondent wrote
309	Needs improvement	Growth and development pressure; Community character and quality of life	Not the same small town feeling from when I moved here in 1987
310	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	Traffic, low flying aircraft, and looking forward to more options for retail and food shopping
311	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Community character and quality of life	SPEED,! and TRUCKS on our road, ALSTON AVE..... Big commercial trucks use this road as a cut through, even though it is CLEARLY MARKED, NO TRUCKS... but there is ZERO ENFORCEMENT..... Speed on our road is the 2nd priority.... An officer could write 25 to 40 tickets a day,! Sadly, this is NOT an exaggerated number... They think this is the Daytona 500.... When we first bought here, it was a nice QUIET street, Now between the ILLEGAL trucks, and the speeding, it is not Good.
312	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses	Roads need improvements to improve quality and support traffic . Too much development. Downtown needs more business. Approaching town from the south on Gall Blvd is an embarrassment... one big eyesore.
313	Needs improvement	Public safety, homelessness, and code enforcement; Community character and quality of life	A lot of drug dealing in my neighborhood.
314	Needs improvement	Traffic, roads, sidewalks, and transportation	There is to much traffic for the roads that we have.
315	Needs improvement	Traffic, roads, sidewalks, and transportation	They should be more side walks with signs like they have in downtown dade city to allow ppl of all transportation to safely transport
316	Needs improvement	Public safety, homelessness, and code enforcement	better handling of vagrants and panhandlers roaming through neighborhoods and the town usually cracked-out on some drug and better handling of monitoring non-residents roaming through neighborhoods
317	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	Traffic is bad in season, infrastructure needs upgraded badly. No more building please. Water has nowhere to go
318	Needs improvement	Public safety, homelessness, and code enforcement; Parks,	I would like to see less feed the homeless places. My properties keep getting broken into and squatters start occupying them. I understand helping people but with

#	Related answer	Theme(s)	What the respondent wrote
		recreation, youth, and community activities	the amount of soup kitchens etc it's bringing an influx of homeless. Also would like to see more money put into our parks with the exception of Hercules all the rest dull maybe a covered park would be nice.
319	Needs improvement	Community character and quality of life	Had to call about an issue recently and was appalled that the department head was completely rude, I couldn't get a word in, he talked to me like a child. God forbid you have an issue and have to call about it, they treat you like you are bothering them and couldn't care less. I miss the days where city employees cared about the community and the city itself. Totally disrespectful.
320	Needs improvement	Public safety, homelessness, and code enforcement	Much of the homes in Zephyrhills look run-down, uninviting, and in some cases, down right scary.
321	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities; Community character and quality of life	1. Water drainage during rainy season on sides of most roads, County Roads have flooding issues, and we're in a draught right now! 2. Don't feel safe at the gas stations near the new Aldi's on CR54...blight and folks with cognitive impairment/drug /alcohol dependancies/ have been asked face2face for money by females and males in USPS parking lot, Walmart and Publics on Gall road. May need a town hall to shine the light and educate for those of us new to the area to enlighten us in all that the City is already doing and Not for Profits like Thomas's Promise...all initiatives underway and what has yet to be done to decrease the blight and homeless population in our community.
322	Needs improvement	Public safety, homelessness, and code enforcement	Turning off comments on the City's Facebook page doe not allow residents to ask questions, you just don't want to deal with the negative comments. More importantly, train your code enforcement officers! Violating my due process rights and refusing to acknowledge the error make the City look bad and opens it up to legal issues. Please fix your code enforcement practices so I don't have to, because it will be public.
323	Needs improvement	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	Ymca, recreational parks more shopping/stores

#	Related answer	Theme(s)	What the respondent wrote
324	Needs improvement	Other / uncategorized	The city needs focus
325	Needs improvement	Shopping, restaurants, and local businesses	As a young female I have stopped running and exercising outside alone because of the strange people who walk by. Additionally downtown bushes are not upkept. There is a disorganized aesthetic. Leadership doesn't even walk around downtown and say hi to the business owners unless a service is needed. Side walks are not maintained.
326	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	Zephyrhills needs some things for preteen/teens to do. Bowling and movies get burnt out quickly. The arcade was great until it turned into a sports bar. Thankful for all their community give back. Seniors on the road stopping randomly and driving way below posted speed is also an issue.
327	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	Traffic and road safety is an issue when travelling on Gall boulevard. I have also seen an uptick in homelessness. Looking for an apartment recently, and ultimately needing a roommate to be able to afford living expenses; I can start to see why.
328	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	Traffic is horrible, especially on 301 going through the city.... roads flood, lots of homeless for the size of the population.
329	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; City services, communication, and responsiveness; Appearance, cleanliness, and environment	301/Gall Blvd Roads are overcrowded and drive too fast we enjoy attending the Moose on 301 and times between 3 & 5 we sit sometimes 10 minutes to enter 301 granted it is shift change for folks wanting to get home! They are angry, rude , hate seniors, widening 301 may help. Need more places to shop, clothes other than Wallyworld and bealls, maybe Target, Kohl's, Dicks sports, etc Your building so many new homes etc build it they will come ! These families expect to shop near by and not have to travel to Wesley Chapel. Big Lots was enjoyed by many people too bad they left Need people to travel and look at some of the houses...autumn Palm is getting bad please we live in Ramblewood Village either way we travel the houses

#	Related answer	Theme(s)	What the respondent wrote
			have trash stacked etc. there is a lady in here lives near Autumn Palm, has Rats in her walls
330	Needs improvement	Traffic, roads, sidewalks, and transportation	Roads need to widened. Too much traffic during peak hours. It takes 20 mins to travel 1 mile. If this is the case then emergencies will be difficult moving forward.
331	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	Water quality, pedestrian safety
332	Needs improvement	Traffic, roads, sidewalks, and transportation	Roads
333	Needs improvement	Traffic, roads, sidewalks, and transportation	More bike lanes, please
334	Needs improvement	Traffic, roads, sidewalks, and transportation	Roads have huge pot holes in them and patching is not helping
335	Needs improvement	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	Overall I'm satisfied spending my retirement years in Zephyrhills, it's quite and low crime. The only thing missing is Senior's Recreation Center for playing Pickle Ball, Arts and Craft and other Senior's activities.
336	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	New sidewalks should be installed in Almost every street in zephyrhills as well as safer bike lanes. Also I have seen some bus stops with no seats or platforms or anything to protect people from the elements so people can safely use them. If you install sidewalks and have better transportation options then zephyrhills will be heading towards the right direction. Lastly more businesses and restaurants please. Maybe a target or Sam's Club or a popular restaurant would increase the popularity of the city. You could also enforce buildings and communities to look nicer and more appealing rather than broken down.
337	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life	We love the small-town feel, but excessive development and lack of adequate routes to Tampa make traffic a nightmare. Also, friends and family are no longer finding it worthwhile to travel out to the area for a visit.
338	Needs improvement	Traffic, roads, sidewalks, and transportation	Too many people and not enough road

#	Related answer	Theme(s)	What the respondent wrote
339	Needs improvement	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	The city is not particularly pedestrian or bike friendly. Traffic is horrible. The expansion and improvement of downtown is middling at best. The few parks that are available lack personality. There isn't a large enough variety of venues to visit for entertainment. There aren't enough good restaurants, whether they be chain or mom and pop. Not a lot of thought and action put towards landscaping and city beautification.
340	Needs improvement	Traffic, roads, sidewalks, and transportation	Coyrt Street is in such bad shape, dealer asked me if I did off road driving. I Have had bushings replaced as they disintegrated.
341	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Affordability, taxes, and housing	Too many housing developments being built No restaurants like Olive Garden, Red Lobster, etc. Traffic always heavy
342	Needs improvement	Public safety, homelessness, and code enforcement	Crime has gotten worse.
343	Needs improvement	Growth and development pressure; Drainage, flooding, and utilities; Community character and quality of life	I don't have high expectations from utilities departments, but I really thought a small town like Zephyrhills would be a) more on top of things and b) more service oriented. Instead, it has been very lackluster a d disappointing when I've had to call or visit city iffices
344	Needs improvement	Shopping, restaurants, and local businesses; Community character and quality of life	Needs more family activity venues, more downtown life and maybe a few more restaurants. More community involvement, as well.
345	Needs improvement	Other / uncategorized	The infrastructure has not kept up with the amount of people that have relocated here.
346	Needs improvement	Traffic, roads, sidewalks, and transportation	Need enlarged highways too much traffic
347	Needs improvement	Other / uncategorized	We need more entertaining
348	Needs improvement	Parks, recreation, youth, and community activities; Affordability, taxes, and housing	Needs to have programs for middle school aged kids. Some parents can't afford the summer camps at the YMCA, or the recreation sport teams. Especially if you have more than one child. Summer time is the most challenging.

#	Related answer	Theme(s)	What the respondent wrote
349	Needs improvement	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life	The city keeps growing while the roads stay the same. There's too much traffic coming in and out of Zephyrhills everyday. A lot of days it takes a half hour to 45 minutes from the Hillsboro Park area into Zephyrhills past Chancey rd on 301. It's too hard to leave to go to work and come home to Zephyrhills everyday. Thanks for listening.
350	Needs improvement	Traffic, roads, sidewalks, and transportation	There's a large amount of bicyclists and not sufficient space in the existing bike lanes
351	Needs improvement	Public safety, homelessness, and code enforcement	Yoo many homeless people
352	Needs improvement	Traffic, roads, sidewalks, and transportation	Traffic is becoming horrendous especially on GEIGER, 301, and Elia's.
353	Needs improvement	Appearance, cleanliness, and environment	The south end of town needs a clean up
354	Needs improvement	Affordability, taxes, and housing	Lack of upward mobility, lack of progress, everything is owned by the same people who just transfer it amongst each other. No affordable land, no affordable housing, people are charging rents that 3-4x's the actual cost of a mortgage.
355	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	I'm a little bit shocked at how much homelessness there is. And also dirty buildings and streets
356	Needs improvement	Public safety, homelessness, and code enforcement	Needs to address crime and homelessness issues
357	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Appearance, cleanliness, and environment	Street flooding/no drainage, pooling water! Chickens running rampant destroying flower beds/yards! Too much growth not enough road improvement or infrastructure.
358	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Affordability, taxes, and housing; Appearance, cleanliness, and environment	Too much building housing of complexes and not enough planning to support the population increase ie roads, stores, water.... Zephyrhills used to be beautiful with fields and nature. No longer.

#	Related answer	Theme(s)	What the respondent wrote
359	Needs improvement	Traffic, roads, sidewalks, and transportation	Traffic is terrible, no law enforcement to maintain speed limits and watch for traffic violations.
360	Needs improvement	Affordability, taxes, and housing	More affordable housing
361	Needs improvement	Traffic, roads, sidewalks, and transportation	More sidewalks
362	Needs improvement	Traffic, roads, sidewalks, and transportation	Street lighting, sidewalks, left turn signals needed in city limits
363	Needs improvement	Public safety, homelessness, and code enforcement; Community character and quality of life	There is a lot of drug dealing in my neighborhood.
364	Needs improvement	Traffic, roads, sidewalks, and transportation	lack of sidewalks, street lights, sanitation workers have a horrible attitude, throw cans, drive in the middle of the road.
365	Needs improvement	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities	Sidewalk needed along Pure Water Way from Coral Street to Coats Road. Many pedestrians and bikes. Left turn signals needed at 5th Ave and Gall for Westbound traffic, and at Gall and Ft. King for Northbound traffic. Intersection at Coral and Pure Water Way needs to be repaired, as it is in deplorable condition and has been for 20 years.
366	Needs improvement	Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	I'd like to see more commercial development, like a Trader Joe's or similar stores, instead of more Dollar General locations and ran down businesses. More variety would improve the quality of life in Zephyrhills.
367	Needs improvement	Drainage, flooding, and utilities	Live in a flood zone and during hurricane season this is concerning
368	Needs improvement	Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	Parks need improvement and ponds needs to be cleaned
369	Needs improvement	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Improve roads, parks
370	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	It seems that smaller, immediately needed improvements are ignored in favor of more grandiose projects in the distant future (such as the rehab of Zephyrhills City Park) costing millions which the elderly of this town will never live to see. Right now we need more crosswalks with stoplights. We need more

#	Related answer	Theme(s)	What the respondent wrote
			sidewalks on the side streets and avenues. There is no safe way for pedestrians to cross over SR 54 (aka 5th Avenue) from 2nd Street to get to the park. There needs to be a light installed there and a crosswalk. I have lived on 1st Street for 26 years and have to drive to get to the park in order to not be struck by a speeding car coming from either direction.
371	Needs improvement	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	See drug users and lots of homeless. Good city events. Too much building with infrastructure improvements needed, especially 301 and water drainage.
372	Needs improvement	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; City services, communication, and responsiveness; Appearance, cleanliness, and environment	Improve the homeless populations situation . South ave and gall blvd needs improvements on trash . There is constantly trash on the road and goes on my property and I am responsible to maintain my property such as mowing etc but don't see trash being regulated no signs about fines for trash
373	Dissatisfied	Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	Too many housing developments going up and not enough infrastructure to support the influx of people. New flood zones created by the new additions.
374	Dissatisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Terrible public transportation. Few sidewalks. Homelessness. Unattractive. No senior Center. Speeding of cars. Traffic.
375	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life; Affordability, taxes, and housing	Amenities are few for the level of property tax levied on homeowners. Quality of life and services are substandard for the size of the town. Road maintenance and improvements fall behind. Residential development far outpaces the need for additional infrastructure development and improvements.
376	Dissatisfied	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities	There's not enough jobs, we flood when it rains, power goes out when the wind blows, not enough sidewalks for people who walk and ride bikes.
377	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life	Stop the greedy self serving board members (who don't live in the city) from approving and building thousands of homes for God's sake. Driving, roads, urban sprawl are a nightmare. This used to be a nice town until the golf course was removed and the airport

#	Related answer	Theme(s)	What the respondent wrote
			is huge and 24/7 just to get free federal funds. I'm sure nepotism runs deep in developers, home workers, companies... Stop building just because as one council pothead member said years ago 'I only get \$500 a month'. I replied you only meet once or twice a month for an hour, you are overpaid...'. God only know what they make now.
378	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Drainage, flooding, and utilities; Community character and quality of life; Affordability, taxes, and housing; Appearance, cleanliness, and environment	It's clear that Zephyrhills, like most places, is motivated by money and cares little about the future impacts of their decisions. An abundance of new housing developments are destroying our land, taking our trees, and will most certainly cause more flooding when another hurricane like Milton strikes. MULTIPLE McDonald's, dollar trees, and other dime-a-dozen businesses are constantly popping up, despite there being ZERO demand for them in the area. We are destroying our beautiful city, for what? More fast food with fake, chemical-laced food? Is it worth it? Our roads can't handle the traffic here as is. There needs to be some kind of vetting process before we just let people BUILD here. If we are sacrificing land for something, it should at least be an intentional choice (motivated by a genuine need for it in the community, not by money). Greed is ruining our town.
379	Dissatisfied	Traffic, roads, sidewalks, and transportation	Too much overdevelopment and not enough road improvement to go along with it. Very poor planning.
380	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Uncontrolled growth with little or no concern traffic
381	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Affordability, taxes, and housing	Too much traffic, too many new housing developments
382	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	A lot of traffic, way too much building! Water system is affecting the aquafier , and the beauty of the country setting is all but gone in Zephyrhills
383	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	Over crowded, nothing to do for teens, a lot of drug addicts roaming streets, too much building.

#	Related answer	Theme(s)	What the respondent wrote
384	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	The city has lost the small “hometown” feeling in just the last decade. The city has allowed big businesses \$\$\$ and over population to spoil it. Bends over for transient renters instead of home owners who actually support and have an interest in the city. Does any of the city commissioners commute? Traffic is TERRIBLE! But instead of planning expansion they okay growth without considering how it actually is going to effect the permanent citizens. Wish I could sell and leave but with all the new subdivisions my house value is shit! Thank you very much for considering the homeowners who have invested in the area.
385	Dissatisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	I like Zephyrhills but the roads need much work and I see a lot of projects taking a slow pace.also we need better paying jobs here the amt. of money is very poor to live on. We need you to bring a few businesses that can improve the incomes.
386	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	To many people with new houses, water worries, traffic. Building houses needs to stop.
387	Dissatisfied	Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	Need to build infrastructure before houses. The flooding issues in Silver Oaks subdivision still have not been resolved. Why is the city going to add a tax fee for drainage issues when the city's revenue has gone up considerably with all the new construction and homes added.
388	Dissatisfied	Growth and development pressure; Drainage, flooding, and utilities	The lack of infrastructure to help with water drainage, flooding from rains, too much building.
389	Dissatisfied	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Community character and quality of life	Too many drugs. ZPD leadership isn't doing enough. Also traffic is ridiculous. You need to h ll have roads widened sooner and not let new sub-divisions get added until the roads are fixed. Are you ever going to widen 301 south of Z-hills, prime example. Quality of life has gone down over the last 10 years. And your county commissioners don't care. Ron Oakley is horrible.
390	Dissatisfied	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities; Appearance, cleanliness, and environment	16th Street is like a speed Way. Never any traffic control. Down town is never clean. Hedge's All over grown. People riding bicycles and skate boards on the side Walk where the signs say no .. flooding in the city

#	Related answer	Theme(s)	What the respondent wrote
			that has not been addressed. We need new council members.
391	Dissatisfied	Growth and development pressure; Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	Way too much development has been allowed. Infrastructure has suffered, cost of living has increased. Lack of code enforcement. Too many houses with multiple unregistered cars, etc. I understand that some of this may be due to the City/County issue. The schools are more like inner city schools with poor outcomes.
392	Dissatisfied	Growth and development pressure	over building has ruined Zephyrhills
393	Dissatisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Roads to done. ours kids have no place to play other than the city park. There's nothing for middle age or teenagers to do so why they get in trouble. We can spend all this massive money fixing all this infrastructure. What about our kids? Those are our next leaders.\n So maybe the city officials and the county officials ought to get out of their office and talk to people, not just assume that people want what you people decide for us.
394	Dissatisfied	Growth and development pressure	Overbuilding . No infrastructure improvements
395	Dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Way to much traffic, roads need widening, especially Ft. King and Eiland Blvd. I believe Morris Bridge is not in the city limits -- its terrible. So is Chancey Road --- the building of new dwellings should have been limited until adequate infrastructure was in place and roads properly widened to accommodate the growth! Wasn't done properly --- my opinion!
396	Dissatisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Appearance, cleanliness, and environment	Poor upkeep of Main Street area. Trees not replaced, sidewalks need pressure wash, planters not maintained, please no more mulch, too many signs, wire everywhere, just looks scrappy and now heard trees in clock park will be removed
397	Dissatisfied	Other / uncategorized	Over populated
398	Dissatisfied	Public safety, homelessness, and code enforcement; Appearance, cleanliness, and environment	I feel like the city has a lot of funds, but they are not being used in ways that benefit the residents. The fact that the chickens are allowed to roam freely and spread disease (and indeed, we are prevented from removing them) is particularly a sticking point. Also,

#	Related answer	Theme(s)	What the respondent wrote
			code enforcement is in turns insufficient and overzealous.
399	Dissatisfied	Other / uncategorized	Over developed without consideration of infrastructure.
400	Dissatisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	The roadsides are trashy and unkept. Grass and weeds grow on the median strips and dirt piles up. The passages into the city are unsightly and there aren't any signs ☹️ welcoming visitors to our town. Lights are definitely needed around the Hercules park walking paths.
401	Dissatisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Community character and quality of life; Affordability, taxes, and housing	Traffic is a nightmare - causing issues with being able to get around and out of our community. The area used to be a quiet community with farmland scattered throughout, making it a quaint bedroom community. It is now overpopulated and the expansion has not brought needed stores, restaurants and services to the area. Taxes have steadily increased and there is nothing to show for it
402	Dissatisfied	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	You appeal to transplants and not those who grew up here. The young people are out priced and forced to move. No nightlife. No community. We're all broke. You want us to pretend living here is amazing when there are a plethora of things that are an issue. No homeless shelter. No DV shelter. No library. No free events. No enrichment activities FREE to the public. Nevermind our broke elders who suffer. 55+ parks bleed them dry too. I'm sure you'll look at my message and think it's higher than you. It is not. Do better. Work harder. Earn your salary.
403	Dissatisfied	Traffic, roads, sidewalks, and transportation	Too many houses being built and not enough roadway for everyone
404	Dissatisfied	Traffic, roads, sidewalks, and transportation	Too many 2 lane roads for the amount of traffic we have here. Too many people speeding on the 2 lane roads !!!
405	Dissatisfied	Growth and development pressure	Over crowded

#	Related answer	Theme(s)	What the respondent wrote
406	Dissatisfied	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement	There's very little variety and most businesses are very run down. There's nothing to do without driving 30 minutes away.
407	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	Road infrastructure cannot handle the already too much building in the area. A lot of homeless people and drugs in zephyrhills
408	Very dissatisfied	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	Looks run down in many areas. Need to more code enforcement on the outskirts of city limits. Very unappealing coming into city limits. Get homeless out of parks and public areas. Homeless sleeping in park and under pavilions. Need a lot more police presence and activity. Do not see hardly any around town. Police need to be more involved.
409	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities; Affordability, taxes, and housing	Too much traffic . Not enough options for grocery stores. Water and electric too high..same businesses all over..we need something different in groceries, restaurants. crime and homes less folks all over. Too many houses we can't afford. I'm sure everyone saying the same. If so many houses why is there not for lower middle income people. More affordable rents.
410	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	The city is growing much faster than the infrastructure. The roads aren't sufficient for the volume of cars. The roads are dark and there have been multiple fatal accidents. We have a lot of pot holes and roads that flood during regular rainstorms. Zephyrhills is not well equipped for the volume of new construction that is been approved.
411	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	The roads are dangerous I drive as little as possible. City code people are useless I called them about no house numbers on condo's and a sprinkler illegally hooked into my air conditioner it became the old boys club! I was a stupid crazy owner in a HOA when the Narcissistic HOA board member came down there scratched their balls and he feed your code people shit! They moved the code violation to another building using a license of a man from NY somehow even though prior work was done by unlicensed man self taught electricity. Recently this was corrected by new board instead of making sure this was done correctly! it was closed by

#	Related answer	Theme(s)	What the respondent wrote
			your lazy code people without follow up. I called in got a girl with bad manners who was getting paid a salary just amazing! I got nothing in writing this was fixed or finalized I didn't waste my time to drive down to court house! Planes flow below 500 feet frequently! This is part of this great poorly run city.
412	Very dissatisfied	Growth and development pressure; Drainage, flooding, and utilities	To much construction... STOP BUILDING AND FLOODING ALL THE PEOPLE THAT HAVE LIVED HERE FOR 20+ YEARS THAT HAVE THEIR HIMES PAID OFF AND GET DESTROYED BECAUSE OF YOUR MONEY HUNGRY SELFISHNESS
413	Very dissatisfied	Growth and development pressure; Drainage, flooding, and utilities	Too much growth too quickly not enough infrastructure. No solutions for stormwater runoff.
414	Very dissatisfied	Parks, recreation, youth, and community activities; Community character and quality of life	Changing park conditions without speaking to residents that live in view of the park, people that are not vested in the neighborhood don't conduct themselves in a manner that is considerate of those who do live nearby.
415	Very dissatisfied	Growth and development pressure	Building every where.
416	Very dissatisfied	Public safety, homelessness, and code enforcement	THE CRIME IS GETTING WORSE...WITH BOTH VIOLENT AND PROPERTY CRIME A GROWING PROBLEM.
417	Very dissatisfied	Drainage, flooding, and utilities; Community character and quality of life	Overall I love living in Zephyrhills my only concern is about flooding from new subdivisions and what is the city gonna do to fix it?
418	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Community character and quality of life; Appearance, cleanliness, and environment	I have lived here my entire 42 years alive, the people in charge are selling our beautiful Town out for money and it's disappointing and disgusting. Fields and farms I grew up on are concrete and houses 2 inches from each other. The spring where I had some of my best memories as a child, is now behind a locked gate to bottle the water. My kids will never know the joys of living in Zephyrhills i knew it. Because now the roads are so over crowed it takes a hour to get thru town, the schools are packed to the point my older kids sat on the floor for the first few months of high school. Then the few places that are still home, still packed with my memories like Zephyr park they plan to ruin that too and cater to the new residents who want to

#	Related answer	Theme(s)	What the respondent wrote
			live in a city. This was a amazing small farm town and it's being destroyed, one slab of concrete and one mowed down tree at a time. It's the most devastating thing I've seen in my life, watching as every thing that made Zephyrhills good is being mowed down for a few dollars and being powerless to stop it is even worse
419	Very dissatisfied	Other / uncategorized	City commissioners do not seem to be dedicated to residents, but to themselves
420	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Community character and quality of life	The homeless are harassing my child and getting away with it. I used to be able to run around town feeling safe now not so much. Last time I ran I was stalked by another homeless person. The town itself has gone downhill since they have allowed construction of all the new homes... traffic sucks. I moved here cause of the small town feel. It is no more.
421	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities	Building needs to stop, schools need improvement as well as our roads. Stop being greedy and build up the infrastructure before flooding Zephyrhills with 10,000 new homes
422	Very dissatisfied	Growth and development pressure	Too much building. Poor infrastructure.
423	Very dissatisfied	Traffic, roads, sidewalks, and transportation	Extremely poor infrastructure, overcrowding, traffic congestion, traffic lights instead of roundabouts
424	Very dissatisfied	Public safety, homelessness, and code enforcement	we have pedophiles living too close to schools and churches. vacant lots are used for drug dealing and human trafficking. No one seems to take this seriously. How does the state of Florida continue to buy up trailers in Zephyrhills to put these people in?
425	Very dissatisfied	Shopping, restaurants, and local businesses	The city isn't doing anything yo bring businesses people actially enjoy in the downtown area like restaurants. Also they keep opening mcdonalds and fast food rather than healthy options like cava and fresh kitchen or panda
426	Very dissatisfied	Other / uncategorized	Too many homes being built and not enough resources to accommodate them
427	Very dissatisfied	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local	Your a bunch of idiots to let all these people here. This town used to be a nice little town. Now it is a drug infested shithole with way too many people and way to

#	Related answer	Theme(s)	What the respondent wrote
		businesses; Public safety, homelessness, and code enforcement	much traffic and the business can't handle all these idiots that moved here. Good job assholes.
428	429	Traffic, roads, sidewalks, and transportation	Traffic patterns. No street lights. Poor roads.
429	429	Shopping, restaurants, and local businesses	Needs more variety of entertainment geared to adults beyond bars/clubs.

Q7 Other — Other City Service Priorities

City Services

Question shown to respondents

7. Which City services are most important to you or your household? — Other

47 written responses

#	What the respondent wrote
1	Noise pollution levels
2	Responses from HR to job applications
3	I've listed above.
4	GROWTH regulation should be VERY high on list
5	People driving vehicles with bright lights, and the un-countable number of ebikes speeding all over the city.
6	Library
7	Address homeless camps
8	Infrastructure does not meet new building
9	More traffic lights
10	Property taxes for seniors !
11	THE ANIMALS AND BUTTERFLIES
12	Drainage/stormwater runoff
13	Library
14	Communication—having alerts from the city isn't adequate.
15	Speed to high in residences
16	Better income based businesses
17	Electrical delivery from Duke Energy needs improvement. Old transformer infrastructure needs upgrade.
18	Schools
19	No more building houses and office buildings
20	Traffic is awful
21	Less homes and more services and better roads

#	What the respondent wrote
22	Stormwater
23	The only thing we don't like is how Duke Electric steals from customers they really really rip them off with their prices,they should be stopped from overcharging customers x
24	Stop the heavy semi truck traffic that goes down city streets even though the signs say “ No Heavy Truck Traffic “
25	Flooding
26	Need left turning light onside street off of 301 B Gelderland rd ft king off o 301
27	We need to get a new city council
28	STOP the growth -! we're full
29	Beautification
30	Road design. Looks like road layout was an afterthought. SShould benchmark other cities to see what they are doing to make for better crosswalks and traffic flow.
31	As you build new roads, make the angle of the left hand turn lane such that you can see past the opposing left hand turn person easier to see past them so that you can make a left turn and not have to wait until almost a red light because you cannot see past the car opposing you who also cannot see past me .
32	Placing an indefinite hold on residential building.
33	Save the trees! Srop building and running wildlife away.
34	pedofiles allowed to live close to our schools and churches
35	Need to investigate better for availability of water for all the people buying these new homes. Roads need widening to accommodate all these drivers
36	Handicap parking for events
37	Department Stores/ Restaurants/ Supermarkets
38	All of the above
39	Roads
40	Water
41	Everything
42	Farmers market?
43	Check out the end of Venus Ave.

#	What the respondent wrote
44	Please hire more police for Zephyrhills. Too much speeding on local streets in the city!! More police means less crime!!! Thank you!!!
45	Needs of people above atuff. No raises, no more improvementsuntil individuals needs meet. Housing, food and such.s
46	You all have ruined this town.
47	Walkability/Pedestrian friendly

Q9 Other — Other Infrastructure Concerns

Infrastructure

Question shown to respondents

9. Which infrastructure issues are most concerning to you? — Other

27 written responses

#	What the respondent wrote
1	Urban sprawl - STOP BUILDING HOMES/APT.. and cutting down trees!
2	PUBLIC SAFETY after dark!!
3	ebikes
4	Crosswalks
5	Homeless camps
6	We need better Zephyrhills welcome sign entering from Tampa 301. Their online poorly made JESUs sign that welcomes you to our city. I wish we had a nice Zephyrhills sign with flowers like entering a nice neighborhood.
7	Alleys
8	Too much building
9	Pollution and increased death rate
10	Homeless people in Hercules Park sleeping overnight and making it a permanent place to live. There has to be another alternative for homeless individuals besides the public park.
11	Homeless intrusion
12	Need more bicycle friendly infrastructure.
13	need more dedicated bike trails
14	Trucks using Gider rode which has signs at both ends saying no trucks which is not enforce
15	There is no traffic control I live on 16th Street and it's like a speed Way.
16	Speeders on Simons road
17	TOo MUCH Corporate building
18	Maintenance and beautifucation
19	Over building of residential housing
20	Overcrowding

#	What the respondent wrote
21	Need more Traffic Lights
22	What you're doing here is nothing new. Just look in the suburbs around a big city too much flooding, no place for the water to go. No place for the animals to go brown out in power problems. Because overpopulated area can't run your air conditioner. You're building a death trap for some people.. The place they lived in all their life. And loved will quickly be destroyed if you're not careful. My writing's already on the wall. There's many examples out there in the United States. Make your decisions wisely when you expand this city. It won't take much to ruin it..
23	FIX IT ALL, FIND THE MONEY!
24	Clear homeless from private property
25	too many homeless
26	Street signs are very small /hard to read
27	You have ruined this town

Q13 — Additional Parks or Amenities

Parks and Amenities

Question shown to respondents

13. What additional parks or amenities would you like to see in the City of Zephyrhills?

196 written responses

#	Theme(s)	What the respondent wrote
1	Playgrounds and activities for children or teens	More water playgrounds
2	Shade, seating, restrooms, and basic amenities	More shade or water features
3	No additional request or unsure	Don't visit them
4	Shade, seating, restrooms, and basic amenities	Always have access to restrooms for the little ones.
5	Maintenance, cleanliness, lighting, and safety; Community gardens, green space, and natural features	Police presence. Flowers.
6	Shade, seating, restrooms, and basic amenities; Community gardens, green space, and natural features	Densely populated tree parks to enjoy the natural cooling effect and shade.
7	Maintenance, cleanliness, lighting, and safety; Shade, seating, restrooms, and basic amenities; Walking, biking, and nature trails	More bike paths. Both enough amenities for bicyclists. Clear out homeless from sleeping in and on benches tables. More bathroom options and monitored for safety.
8	Walking, biking, and nature trails	Walking trails to connect a few of the parks would be nice but it's not necessary. Overall I love our little town and think we have a nice set up. Roads HAVE to be improved tho.
9	Sports fields, courts, and fitness; Community gardens, green space, and natural features	I would like to see more athletic fields and some micro parks in neighborhoods. The city is not walkable in most neighborhoods so having smaller more spread out parks would be nice for green space
10	Walking, biking, and nature trails	more sidewalks please
11	Walking, biking, and nature trails	A park with walking trails in the northern section of town
12	Maintenance, cleanliness, lighting, and safety; Shade, seating, restrooms, and basic amenities	Cleaner bathrooms
13	Other / uncategorized	Rest rooms

#	Theme(s)	What the respondent wrote
14	Other / uncategorized	Improving Zephyr Park and margorie hall. The Hall is in horrible condition.
15	Shade, seating, restrooms, and basic amenities; Walking, biking, and nature trails; Playgrounds and activities for children or teens	Unfortunately, we lack indoor recreational options in the area. While I love what Hercules Park has to offer, its water feature seems geared strictly toward younger children and isn't a great fit for young teens. Additionally, the restrooms at Zephyr Park are outdated and could really use a remodel. My kids and I walk the trails almost daily. I would love to see the parks focus on expanding trails for older residents, while creating distinct play areas for all ages specifically, smaller playgrounds for toddlers and larger, more engaging play structures for older kids and young teens. Given how hot Florida gets, and considering the only indoor play area around is the Dade City McDonald's, investing in a robust, multi-age outdoor water feature should be a top priority.
16	Pools, splash areas, and water recreation	Pool
17	Maintenance, cleanliness, lighting, and safety	A police presence at night
18	Maintenance, cleanliness, lighting, and safety; Shade, seating, restrooms, and basic amenities	Staff at the parks to help with restroom cleanliness, smoking, and problematic people. Specifically Hercules Park and Zephyrhills Park.
19	Walking, biking, and nature trails; Pools, splash areas, and water recreation; Community gardens, green space, and natural features	Open up a pool again as the one by Wawa was shut down. Have a walking trail somewhere as there aren't any; before all the woods/trees/grassland is replaced by homes 6 feet from each other.
20	Shade, seating, restrooms, and basic amenities; Playgrounds and activities for children or teens; Sports fields, courts, and fitness	Shaded covering for the playgrounds. Fire ant control at Krusen Park baseball fields.
21	Other / uncategorized	You're doing fine!
22	Shade, seating, restrooms, and basic amenities; Walking, biking, and nature trails; Community gardens, green space, and natural features	Putting money into fixing up Zephyr Park (like was promised many years ago) would be a nice start. It has so much potential, but is pretty much left to rot. It's sad. The walking paths are either underwater (during rainy season), or reek of duck poop/musty water smell. More trees for shade would also be a plus. You can't even utilize it in the summer.
23	Maintenance, cleanliness, lighting, and safety; Playgrounds and activities for children or teens	I don't use these parks personally, but I see many people who do. public safety is an issue. parks NEED more public police presence to quell teens from dangerous activities

#	Theme(s)	What the respondent wrote
24	Walking, biking, and nature trails	Walking paths
25	Sports fields, courts, and fitness	Pickleball courts
26	Other / uncategorized	Just newer stuff would be nice.
27	Walking, biking, and nature trails	More hiking/walking trails in natural surroundings.
28	Other / uncategorized	Doing a good job.
29	No additional request or unsure	N/A
30	Sports fields, courts, and fitness	More swings, zip line, climbing opportunities, areas to fish, peddle boats, kayak , row boats. Archery, basketball hoops. Even just a wall to throw a ball against.
31	Playgrounds and activities for children or teens; Pools, splash areas, and water recreation; Sports fields, courts, and fitness; Community gardens, green space, and natural features	Pool, playground downtown, agreement with school board to use West playground and basketball on weekends, water sports, Zephyr Creek treated as such and beautified instead of just being drainage, youth center, wildlife crossings, make agreement with advent to have minipark but that might be too late...the Kossick area will need a park, too
32	No additional request or unsure	No opiion.
33	No additional request or unsure	List covers them all
34	No additional request or unsure	?
35	Maintenance, cleanliness, lighting, and safety; Walking, biking, and nature trails	I would like to see the police department watch over the parks more often. Keep motor vehicle's and motor bikes off the path and bicycles, where they do not belong.
36	Other / uncategorized	More neighborhood parks, parks spread all through the city.
37	No additional request or unsure	nothing comes to mind
38	Sports fields, courts, and fitness	One common thing I've heard from several neighbors is more non private basketball facilities
39	Walking, biking, and nature trails	More bike and walking trails.
40	Playgrounds and activities for children or teens	More parks or spaces for children to play
41	Other / uncategorized	N,/a
42	Pools, splash areas, and water recreation	A splash pad Park
43	Maintenance, cleanliness, lighting, and safety; Shade,	Updated restroom and cleaner restrooms

#	Theme(s)	What the respondent wrote
	seating, restrooms, and basic amenities	
44	Maintenance, cleanliness, lighting, and safety; Dog parks and pet amenities	I would love a good dog park with obstacles, maintained grass, water bowls.
45	Dog parks and pet amenities	Dog parks
46	Shade, seating, restrooms, and basic amenities; Walking, biking, and nature trails; Pools, splash areas, and water recreation; Events, markets, arts, and gathering spaces	A community swimming pool. Id like to see a shaded walking trail id like to see a nice upscale entertainment area where people could gather for concerts or live music. Id also like to see something done for the homeless they have no place to go so they gather downtown around the clock tower. Not a nice look for our city but they have nowhere to go, no shelters.
47	Walking, biking, and nature trails	more walking trails without bikes etc.
48	Pools, splash areas, and water recreation	Community pool facilities, free
49	No additional request or unsure	I just moved here two weeks ago, so no comment
50	Community gardens, green space, and natural features	To further improve the city of Zephyrhills, a community garden could greatly benefit residents.
51	Pools, splash areas, and water recreation	A city pool would be nice for the young people.
52	Events, markets, arts, and gathering spaces	Food Trucks
53	Other / uncategorized	A make over of Zephyr Park would be nice to see but not a priority.
54	No additional request or unsure	None stop building and fix what you already have
55	Dog parks and pet amenities	More to do with pets
56	Other / uncategorized	Less homeless people living in the park
57	Pools, splash areas, and water recreation	Rec center and swimming pool
58	Maintenance, cleanliness, lighting, and safety; Community gardens, green space, and natural features; No additional request or unsure	Native plants, NO SPRAYED PESTICIDES OR WEED KILLERS!!! Amber lighting at night to protect the animals and bugs that we need, more code enforcement on litter
59	Maintenance, cleanliness, lighting, and safety	Bbq pits, security officers
60	Playgrounds and activities for children or teens	Creating an environment for teens

#	Theme(s)	What the respondent wrote
61	Other / uncategorized	Zephyrhills Park
62	Maintenance, cleanliness, lighting, and safety	Zephyr park needs LIGHTS!!!
63	Other / uncategorized	I wouldn't think that should be a priority
64	Walking, biking, and nature trails	Bike paths
65	Sports fields, courts, and fitness	softball parks
66	Sports fields, courts, and fitness; Events, markets, arts, and gathering spaces	I would like city to purchase Silverado Golf Course to save it from development. Land could be used for 9 hole course in back, elevated buildings near Eiland to house restaurant and event (weddings, concerts)space. Or work on a coordinated business with tennis center to reopen course and expand the recreational footprint in the community with high end, attractive amenities.
67	Shade, seating, restrooms, and basic amenities; Playgrounds and activities for children or teens; Pools, splash areas, and water recreation	Plenty of shade over sitting areas at splash pads for parents. Shade over the playground areas.
68	Playgrounds and activities for children or teens	Take the shelter and playground equipment out of Veterans Park—leave it as a quiet open space for people of all ages. There are lots of playgrounds already, but no open spaces left. All the new developments have playgrounds and many even have pools. Perhaps provide some exercise equipment that people of ALL ages can use for free.
69	Playgrounds and activities for children or teens; Pools, splash areas, and water recreation	A community pool would be great. There was one here when I was a kid & I was there a lot.
70	Maintenance, cleanliness, lighting, and safety; Shade, seating, restrooms, and basic amenities; Dog parks and pet amenities	At veterans Park, it would be great if the trashcan was not located directly next to the resting bench. Wonderful that people pick up their pet waste however they put it in the can right next to the bench and you can't stand to sit for the smell of the poop.
71	No additional request or unsure	NOTHING! Zephyrhills is centrally located and within 30 minutes to one hour residents can have all the amenities they need.
72	Playgrounds and activities for children or teens	More activities for teenagers.
73	Playgrounds and activities for children or teens	Recreational Center for youth.
74	Walking, biking, and nature trails	Bike trails
75	Community gardens, green space, and natural features	A botanical garden with labeled plants or the like to attract different types butterflies and birds

#	Theme(s)	What the respondent wrote
76	Dog parks and pet amenities	Someplace we can walk/ walk our pets before 6:00 am.
77	Maintenance, cleanliness, lighting, and safety	I think the parks are good let's focus on lighting the streets so there are less fatalities in our city I drive in early mornings between 2 am to 330 am and see so many bad accidents that could have used a street light
78	Maintenance, cleanliness, lighting, and safety; Playgrounds and activities for children or teens	More bicycle paths and better separation from traffic. Painted lines still get cyclists killed. Zephyrhills could be the leader in better bicycle paths and safety if the political will was there. More people would ride if the roads were safer and more pedestrian friendly. Police department should have an annual bicycle rodeo to promote safety and attract youth to cycling and getting to know our law enforcement personnel.
79	Shade, seating, restrooms, and basic amenities	For Q12, the fair and needs improvement answers are regarding Zephyr Park only. But both Zephyr and Hercules parks greatly need structures which provide shade for the benches and non-covered seating areas.
80	Maintenance, cleanliness, lighting, and safety; Community gardens, green space, and natural features	Lighting. Floral gardens (small botanical areas).
81	Pools, splash areas, and water recreation	A city pool. You had one until you bulldozed It in? Stupid
82	Shade, seating, restrooms, and basic amenities	Let's add some shade options like a roof tent and more covered benches in Hercules Park's play area.
83	No additional request or unsure	Not sure have to think about it
84	Walking, biking, and nature trails	More sidewalks and bike paths.
85	Shade, seating, restrooms, and basic amenities	add some shade options like a roof tent and more covered benches in Hercules Park's play area
86	Walking, biking, and nature trails	More walking and biking trails. Hercules Park was disappointing.
87	Pools, splash areas, and water recreation	Bigger water park
88	Other / uncategorized	Easier access to what's happening etc
89	Other / uncategorized	Can't wait for Zephyrhills park to get a facelift
90	Other / uncategorized	Wine bar
91	Shade, seating, restrooms, and basic amenities; Community gardens, green space, and natural features	Provide more shade, such as shelters & shade trees

#	Theme(s)	What the respondent wrote
92	Shade, seating, restrooms, and basic amenities; Sports fields, courts, and fitness	Working water fountain/bubbler at skate park for sure and other parks too
93	Playgrounds and activities for children or teens	Options for people who aren't seniors or children.
94	No additional request or unsure	None. No tax dollars to do anything
95	Other / uncategorized	zone
96	Events, markets, arts, and gathering spaces	Flea market, craft shows
97	Other / uncategorized	Better golf course. Sell existing City course to the airport and purchase Silver Oaks.
98	Walking, biking, and nature trails	Dedicated bike trails separate from traffic
99	Playgrounds and activities for children or teens	More things for the kids to do, so they stay out of trouble
100	Maintenance, cleanliness, lighting, and safety; Playgrounds and activities for children or teens	Simply, more policing. There's been an increase in homelessness and marijuana smokers - right in front of small children - the frequent these parks. There's been numerous times that immediately entering Zephyr Park a waft of marijuana smoke drifts by. At times I can smell it across the pond.
101	Other / uncategorized	The best most peaceful park for me to get away is the veterans park! :)
102	No additional request or unsure	Not sure
103	Maintenance, cleanliness, lighting, and safety; Playgrounds and activities for children or teens; Sports fields, courts, and fitness	I think security needs to be placed at Hercules. I love the park but hate taking my kids there because older kids. The baseball and softball fields at Krusen are unsafe for athletes on every aspect.
104	Dog parks and pet amenities	More dog parks, more water play grounds
105	Shade, seating, restrooms, and basic amenities	restrooms at depot park that are open
106	No additional request or unsure	We have enough.
107	Maintenance, cleanliness, lighting, and safety	More lightning
108	Other / uncategorized	I would like to see Zephyr park left as it is, only with updated play ground equipment in the same spots they are in now
109	Maintenance, cleanliness, lighting, and safety	Better security and cleanliness

#	Theme(s)	What the respondent wrote
110	Walking, biking, and nature trails	walking trails
111	No additional request or unsure	N/a
112	No additional request or unsure	N/A
113	Playgrounds and activities for children or teens; Pools, splash areas, and water recreation	I was distressed with the destruction of the pool. What a total waste of money. Now, the ZHS kids have to use the Y pool which is a poor replacement. I'm still not sure of your reasoning in the closure.
114	Pools, splash areas, and water recreation	Why is the water park at Zephyr Park always off? You may as well shut it down if you can't keep it operational.
115	No additional request or unsure	no comment
116	Walking, biking, and nature trails	Any Hiking or Biking trails
117	Maintenance, cleanliness, lighting, and safety	Zephyr Park can use cleaning and beautification. Rules enforcement and security, too.
118	No additional request or unsure	No comment
119	Sports fields, courts, and fitness	More pickleball courts
120	Shade, seating, restrooms, and basic amenities	Restroom for the Play grounds
121	Shade, seating, restrooms, and basic amenities	Full time restroom at the train depot play area!!
122	Sports fields, courts, and fitness	Badminton court
123	Pools, splash areas, and water recreation	It would be nice to have a public swimming pool.
124	Shade, seating, restrooms, and basic amenities	Shaded play areas. The slide at Hercules Park is incredibly HOT!
125	Other / uncategorized	I no longer can utilize the parks because of my mobility
126	Maintenance, cleanliness, lighting, and safety	Hercules Park has alot of drug users and/or homeless people. It should be patrolled m0re often
127	Maintenance, cleanliness, lighting, and safety; Playgrounds and activities for children or teens; Pools, splash areas, and water recreation	Good morning,  IAM not sure what else could be added to really make the city of Zephyrhills parks stand out maby less bleach in the water park area I used one time and that's all you could smell and feel was that it's very overpowering and I guess I don't have any ideas right now but I'll pray I know that there's something else that would make it stand out even more than other parks until then every thing is is well placed and spaced and maby switch up the playground settings could use an upgrade but thank you for allowing me to express the best I can at answering these questions to the best of my ability.

#	Theme(s)	What the respondent wrote
128	Pools, splash areas, and water recreation; Dog parks and pet amenities	I would love to see a pet and owner water park a place were pet owners and pets can cool down ,
129	Maintenance, cleanliness, lighting, and safety	More lights at Zephyr park
130	Walking, biking, and nature trails	Some little park for seniors around the 20th St and North Ave with walking paths and some basic installations for the physical activities. If possible, of course.
131	Maintenance, cleanliness, lighting, and safety	Safer parks after hours, less druggies and homeless.
132	Maintenance, cleanliness, lighting, and safety; No additional request or unsure	not safe in parks, too many homeless
133	Maintenance, cleanliness, lighting, and safety; Shade, seating, restrooms, and basic amenities; Walking, biking, and nature trails; Playgrounds and activities for children or teens; Sports fields, courts, and fitness; Community gardens, green space, and natural features; Events, markets, arts, and gathering spaces	More ball fields, and just more amenities in general. I dont see kids playing baseball, soccer, football, frisbee, or any of the group social things I am used to seeing back in my former state. I only see solitary people walking on the paths and tons of birds. Few cyclists, few rollerbladers, few people really taking advantage of the park. I love seeing the animals though. If there was a way to incorporate the beautiful nature but also really provide a place for people to gather and enjoy the city, that would be great. And with the birds and animals comes the mess on the fields, the walking paths and the benches so some real thought has to be put into how the park can be for nature but for people at the same time. I cant even sit on a bench. Too dirty. I have to tip toe around the mess on the walking path. So I guess if you can figure out how to allow nature to exist in the park yet also figure out a way to keep the park really clean, maybe more people would spend time there.
134	Maintenance, cleanliness, lighting, and safety; Dog parks and pet amenities	More Dog parks with better lighting
135	Playgrounds and activities for children or teens; Sports fields, courts, and fitness	Needs more things to do for the younger kids like about a playground, more swings.\nBasketball teaball for the little onesplace to play soccer
136	Dog parks and pet amenities	More dog parks, more conveniently located.
137	Maintenance, cleanliness, lighting, and safety; Walking, biking, and nature trails	The Hercules park needs better lighting on the walking paths. When the sun goes down and we get off work and want to enjoy it, it's not lit up and feels unsafe.
138	Pools, splash areas, and water recreation	I would like to see a community pool.
139	Other / uncategorized	Varios

#	Theme(s)	What the respondent wrote
140	Pools, splash areas, and water recreation	Pool.
141	Walking, biking, and nature trails	More rest areas on the walk paths.
142	Maintenance, cleanliness, lighting, and safety	police presence
143	No additional request or unsure	Not sure
144	Community gardens, green space, and natural features	More flowered trees
145	Pools, splash areas, and water recreation	A pool, it's so hot here in the summer, a splash pad isn't enough. The YMCA isn't centrally located.
146	Sports fields, courts, and fitness	BAsketball courts with fencing around them
147	Maintenance, cleanliness, lighting, and safety	Better lighting at night.
148	Other / uncategorized	More grocery stores
149	No additional request or unsure	N/A
150	Playgrounds and activities for children or teens; Pools, splash areas, and water recreation; Events, markets, arts, and gathering spaces	Community/kids Theatre Company downtown as well as an ice cream shop downtown... Free once/week concerts somewhere downtown where people can bring their own lawn chairs, listen, and dance, G rated so children can dance with their parents. Ladies night out whereby merchants downtown host a ladies night out...more shops downtown like Dade City, don't need another tattoo parlor or shooting pool, interested in more cultural events, Mystery /dinner theatre-who done it etc Geocaching events for bragging rights or free evening out at local restaurant...Wine tasting events with "A Taste of Zephyrhills" food vendors represented.... Infrastructure Lecture Series that people can go to simply giving an overview of what's being planned for Zephyrhills....lived in Traverse City, MI and they did a 50 year Grand Plan inviting people from surrounding counties to partake in a 23 -28 month focus group of how they want to see their community grow over the next 50 Years...Free pizza and pop was served trying to get as many citizens as they could to partake...to make up focus groups....some of this now could be done online...a consultant company was hired. what were the written results of Traverse City's Grand Vision from over 10 years ago Traverse City's Grand Vision was a massive, citizen-led planning initiative involving 12,000+ residents across six counties that culminated in a guiding framework for 2009. It resulted in key documents and interactive scorecards that established clear guidelines for regional development, housing, and transportation.The primary written results and guiding principles of the Grand Vision

#	Theme(s)	What the respondent wrote
		established the following:Growth Boundaries: Residents overwhelmingly voted (nearly 75%) that future development and investment should occur primarily in existing cities and villages to prevent urban sprawl.Transportation Shift: It effectively tabled the controversial Hartman-Hammond Bridge bypass around downtown, redirecting funds into broader multi-modal and regional transportation planning.Guiding Principles: The written reports emphasized:Improving the existing road network, public transit, and infrastructure for pedestrians and cyclists.Expanding affordable and diverse housing options.Creating issue-specific networks for Agriculture, Energy, Housing, Natural Resources, and Transportation.Review the full regional roadmap and documentation on the Networks Northwest Grand Vision Reports page.Would you like to know more about how specific projects in Traverse City (like the Warehouse District's Grandview Vision or the Boardman River projects) are currently evolving today?Traverse City's vote on Grandview Parkway roadwork - FacebookFeb 8, 2022 — The "vision" is now being implemented, as six counties, six issue area networks and a CORE team that all work to incorporate The Grand Vision principles into pl...Facebook·Traverse City Record-EagleMobility Management & Coordination StrategiesThis project builds on three important studies and efforts. The four documents discussed below are complementary and fairly consistent in the regional transport...Smart Growth America\$4M spent over 30 years yields few solutions for east-west traffic issues in ...Mar 2, 2021 — On March 1, 2004, three years after the study was completed, the Michigan Department of Environmental Quality issued a letter. In it, the DEQ essentially reject...WPBNGrand Traverse County leaders have taken the next step toward rethinking ...Jun 4, 2026 — Keep the Grand Vision Relevant. Vote Yes on Traverse City's Prop 1! The Grand Vision is an ambitious, citizen-led vision for the future of land use, transportat...Facebook·UpNorthLiveThe \$365000 Question Features - The Northern ExpressJan 19, 2019 — When a Hartman-Hammond Bridge was first proposed in the 1990s, the road commission dug in and pursued the project single-mindedly, setting them up against a coa...The Northern ExpressThe Grand Vision PDF City Michigan - ScribdThrough one of the most comprehensive citizen led initiatives in the nation, the residents of Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford co...www.scribd.comMaking the Grand Vision a reality - Glen Arbor SunMay 5, 2010 — GrandVision By Jim MacInnes. This piece was originally published in today's Traverse City Record-Eagle. [The Grand Vision will hold a Citizen Action Expo on Mon...glenarborsun.com
151	Maintenance, cleanliness, lighting, and safety; Walking, biking, and nature trails	Just cleaner and safer walking paths specifically at Zephyr Park.

#	Theme(s)	What the respondent wrote
152	Shade, seating, restrooms, and basic amenities	Shaded seats
153	Playgrounds and activities for children or teens	Teens with nowhere else to go hang out and bully the younger kids. Tell them they have to do xyz to use the slide. Also. The amount of perverts at both zephyr and Hercules parks are disgusting
154	Sports fields, courts, and fitness	Dedicated pickle ball courts for young adults
155	Other / uncategorized	Nice restaurant for breakfast.
156	Maintenance, cleanliness, lighting, and safety	Stop homeless people asking for money. Don't feel safe with my grandson..
157	No additional request or unsure	No suggestions
158	Walking, biking, and nature trails	Bicycle trails
159	No additional request or unsure	I feel like we have enough
160	Walking, biking, and nature trails; Pools, splash areas, and water recreation	Largemouth bass fishing parks with a walking track with biking allowed
161	Other / uncategorized	Pickle Ball Play Area!!!!!!
162	Shade, seating, restrooms, and basic amenities; Sports fields, courts, and fitness	Should have it's own Senior's recreation center with several courts to play pickleball. Should have Senior's Dancing Pavilion for entertainment.
163	Community gardens, green space, and natural features	Grand flower and trees
164	Other / uncategorized	Idk
165	Maintenance, cleanliness, lighting, and safety; Walking, biking, and nature trails	More lighting and a makeover on some parks. I personally think that zephyr park has a lot of potential and am excited to see development and construction start on it asap. More street lights on our roads and more SIDEWALKS! Please.
166	Shade, seating, restrooms, and basic amenities; Playgrounds and activities for children or teens	More sun shades over the playground equipment!
167	Maintenance, cleanliness, lighting, and safety; Shade, seating, restrooms, and basic amenities	More seating areas for the disabled and elderly and better lighting.
168	Sports fields, courts, and fitness	Parques de Basketball Indoor/Outdoor (multiples courts, como Wesley chapel District Park

#	Theme(s)	What the respondent wrote
185	Events, markets, arts, and gathering spaces	Maybe Movies in the Park with some invited food trucks, activities to meet locals. It can bring some revenue for holiday fun too.
186	Other / uncategorized	Independence Day Parade
187	Community gardens, green space, and natural features; Events, markets, arts, and gathering spaces	* Nature preserves or boardwalks that protect wildlife and allow people to enjoy the scenery without overdeveloping it. * A botanical garden or native Florida garden showcasing local plants and pollinators. * An outdoor amphitheater for concerts, movies in the park, and community events.
188	Shade, seating, restrooms, and basic amenities	better picnic, grill options, more benches for sitting
189	Maintenance, cleanliness, lighting, and safety	Can we get a park that's not overtaken by homeless and trash?
190	Maintenance, cleanliness, lighting, and safety	Clean ponds. Upgraded parks
191	Maintenance, cleanliness, lighting, and safety; Walking, biking, and nature trails; Pools, splash areas, and water recreation; Community gardens, green space, and natural features	I would love a public freshwater fishing dock (Zephyr Park would be a great spot!) Also, nature trails. And security patrolling parks every now and then. I have seen a lot of motor vehicles (high speed ebikes and a golf cart) driving on the walking paths at Zephyr Park making it dangerous for pedestrians and the wildlife there.
192	Shade, seating, restrooms, and basic amenities; Community gardens, green space, and natural features	Prettier landscaping, better parking at Hercules
193	Sports fields, courts, and fitness; Community gardens, green space, and natural features	I would like to see more community gardens and a dedicated sports complex.
194	Shade, seating, restrooms, and basic amenities	drinking fountains
195	Sports fields, courts, and fitness	The fitness equipment at zephyr park being fixed
196	Shade, seating, restrooms, and basic amenities; Playgrounds and activities for children or teens	A complete tear down and rebuild of infrastructure in Zephyr Park. Shade over playgrounds like seeing in Dade City. Equipment of older bigger kids. Perhaps some adaptive equipment for kids with disabilities and some equipment for bigger kids

Q14 Other — Other Way to Report City Issues

Reporting and Communication

Question shown to respondents

14. How would you prefer to report City issues or service concerns? — Other

11 written responses

#	What the respondent wrote
1	Text
2	Have someone working the phones all the time. I tried calling today and got hung up every time. I could not get any voice mails.
3	The employees at city hall, especially senior level, need to treat residents with respect and courtesy when we make an effort to communicate with you in person. This has not been my experience when in city hall.
4	Make people feel heard but answering a phone call
5	Texting
6	Text
7	We need people to do their job. I called and reported suspicious activity at our house and the officer told me that I could not have seen what I seen.
8	On the city website's front page, make a link, don't bury how we can report issues....making sure a person/s are dedicated as part of their job description to reply in a timely matter, with a rubric also on your front page reporting on how many issues were addressed on any given day, by number and how many were resolved...there MUST be software measuring this rubric.
9	I do not like having to leave a voice mail and never get a call back.
10	Mail
11	Other

Q15 Other — Other Preferred Follow-Up Method

Reporting and Communication

Question shown to respondents

15. How would you prefer to receive updates after reporting a City issue or concern? — Other

2 written responses

#	What the respondent wrote
1	Social media to prevent duplication
2	Replace city council

Q16 Other — Other Preferred Type of Development

Growth and Development

Question shown to respondents

16. As the City continues to grow, what type of development would you prefer to see more of? — Other

61 written responses

#	What the respondent wrote
1	small business, family owned restaurants/businesses
2	Redevelopment in existing neighborhoods and a focus on housing that working families can afford
3	Only development that provides jobs with preferential consideration for resident applicants; NO DATA CENTERS WHATSOEVER
4	Unless absolutely necessary we don't need any new developments unless it's towards its already established infrastructure, the needs to be improved greatly to sustain what Zephyrhills has already.
5	We need to address the condition of our roadways and parks.
6	No more building .. way too congested
7	STOP BUILDING
8	Affordable housing
9	No growth until infrastructure and water resources are improved.
10	Too much building now. Too many apartments, our ghettos of the near future
11	More public green space, hiking trails and fitness opportunities
12	Residential construction for the people that live here now not these \$400,000 homes for the people moving here
13	We need a parking garage and to improve the neighborhoods we have already through rehabilitating, remodeling, careful new builds
14	AFFORDABLE HOUSING FOR PEOPLE 36,000 BRACKET. NONE OF THE CURRENT NEW HOUSING ARE AFFORDABLE UNLESS YOU'RE MAKING OVER 65,000 DOLLARS
15	Stop building!
16	Too fast needs to build up the infrastructure first it's ridiculous that we have this many people yet we have single roads with no lights.
17	not qualified to answer new resident
18	Cleanup or eliminate the very old mobile home parks.
19	Affordable Senior living housing.

#	What the respondent wrote
20	mixed with low cost housing
21	Limited new development, balanced between residential, commercial, industrial
22	NO MORE RESIDENTIAL CONSTRUCTION!! FIX ROADS FIRST!
23	NO NEW DEVELOPMENT please fix the homes and buildings that already exist
24	No more development
25	none until water issues resolved
26	How about a grocery store? Not enough for the huge population increase that you have allowed.
27	Definitely not housing.
28	No more smoke shops, car washes, or storage facilities
29	New high school
30	Don't over develop with apartments
31	Build a new high schools in Zephyrhills!
32	Stop development keep what is left of old zephyrhills
33	New building should be made at same level of existing buildings to prevent flooding of long standing neighborhoods and businesses
34	Truly affordable housing geared toward 80% AMI and lower that isn't 55+
35	More grocery options and a Target.
36	All of the above
37	No more development!
38	Moratorium on all new building and development inside the city and surrounding areas.
39	None, the reason we all lived here to begin with is no one here wants to live in a city. We want acres of beautiful land between us and or neighbors, farms and animals. The things that make our town great. If we wanted houses on top of each other or strip malls we would have moved to Tampa
40	No more development
41	Improving traffic and roads prior issuing more construction permits. We also need more stores including grocery stores so people will disperse rather concentrating in one area of Gall Blvd.
42	Stop rampant development!
43	More small local businesses.

#	What the respondent wrote
44	NONE - ITS ALREADY TOO CONGESTED AND TOO MANY COOKIE CUTTER SUBDIVISIONS
45	need a mom and pop restaurant
46	No more growth
47	None. The city is over crowded
48	Limit new LARGE housing development, until you can fix the problem with the traffic on 301,!!!
49	No new residential at all. We need a better selection of grocery stores. Right now Winn Dixie is closed/useless, Publix is over run because no where else to shop and Walmart groceries are disgusting.
50	Stopping building.
51	NONE
52	No more development causes more traffic and not enough personnel to maintain
53	Art store and studio
54	No new development unless it's a public pool
55	More sit down restaurants
56	More schools
57	job creation
58	No more residential
59	Parks
60	Less car washes and storage facilities
61	Very limited with additions making the community richer in culture. No more industrial.

Q17 Other — Other Long-Term Growth Benefit

Growth and Development

Question shown to respondents

17. Which type of growth would provide the greatest long-term benefit? — Other

42 written responses

#	What the respondent wrote
1	Any time of development, EXCEPT FOR DATA CENTERS, that provides GOOD jobs (i.e., full-time, good pay with benefits) to Zephyrhills residents
2	Limited
3	AFFORDABLE COMMUNITY POOL
4	Green space, nature
5	not qualified to answer new resident
6	NONE
7	A combination of all of the above, but less residential growth.
8	None of the above
9	Stop anymore growth until the infrastructure can handle it.
10	Both downtown development and manufacturing to create jobs!
11	don't grow too much
12	fix roads and water supplies before opening the gates letting the people in infrastructure
13	Nothing
14	No growth
15	Less development
16	PLEASE FOCUS ON CONSERVATION FOR THE ANIMALS AND POLLINATORS
17	No more growth until issues are fixed
18	Our small town feel is something to preserve. Small town does not need to equate with less. Z needs to market itself as a community of strict building codes, maintained retail spaces, good schools, and forward looking, thoughtful planning. The city has been allowing the business community to operate with little demand on how plaza owners maintain their properties, thus we look tired and run down.
19	Too much commercial development, which leads to housing developments, etc.
20	Some of all above

#	What the respondent wrote
21	Infrastructure first. No flooding.
22	Sidewalks al least on 1 side of the street everywhere there is vehicles
23	Quit building
24	Truly affordable housing geared toward 80% AMI and lower that isn't 55+
25	All of the above
26	Stop building houses
27	I'm not sure
28	Growth is what is killing this area month by month.
29	Definitely not overnight growth like we have had recently. This process was handeled terribly
30	I think a updated movie theater, and to reopen the crystal springs skating rink
31	Traffic flow control and lights improvements and more groceries and stores to disperse people and relief concentration of persons in Gall Blvd.
32	Please pause development!
33	NONE - Unless your going to build a small residential area for the homeless
34	Roads
35	preservation
36	All of these are important however if we do not do a Grand Vision with focus groups from the community involving surrounding counties and force all of us to look 50 years out so that we can plan for attracting young professionals who choose to call Zephyrhills there home until they retire, we have to plan for senior housing or multigenerational housing within walking distance of a vibrant thriving multiyse downtown building with business belie and tenants above. If we don't redesign downtown to somewhere ALL ages want to go, there's no downtown to go to, bc all business will be closed...Have we Applied for Main street Grants from state coffers?
37	Stop the building! Especially residential.
38	Infrastructural growth is necessary to accommodate this influx of people.
39	Mixed use- lower cost housing
40	Better traffic flow on 301 between Zephyrhills and i-75. I've spent too many hours stuck there in traffic and more development is making a bad problem worse.
41	path to home ownership

#	What the respondent wrote
42	Downtown redevelopment with small businesses in mind as well as improvement in recreation and outdoor areas

Q19 Other — Other Growth-Review Priority

Growth and Development

Question shown to respondents

19. When the City reviews future growth and development, what should be the highest priorities? — Other

30 written responses

#	What the respondent wrote
1	NO DATA CENTERS WHATSOEVER
2	By pass around city
3	We already have 500 too many homes and stop those ridiculous 6 story apartments.
4	Drainage and flooding concerns.
5	water impacts
6	Disruption of natural water flow
7	CONSERVATION OF THE WILDLIFE AND PLANTS AND POLLINATORS
8	A shelter for homeless individuals
9	water allocation
10	Forget about spending any more on downtown, it's kind of got a trashy feeling, I used to love going downtown but now it doesn't look nice or feel safe, especially at night.
11	All of the above
12	More low cost housing under 1000.00 a month
13	If Zephyrhills can support the growth in all necessities- ie medical, educational, infrastructures, water, sewage, upkeep, etc.
14	Plan wisely to avoid upset of residents
15	Dont even think about data centers
16	I am against expanding this city as there are so many surrounding areas (Wesley Chapel, for example) that are booming. Zephyrhills was always a nice, quiet community and does NOT need to be turned into a metropolis.
17	Safety
18	Overcrowding.
19	Overcrowding
20	More grocery & other stores to disperse people and avoid concentration on Gall Blvd.

#	What the respondent wrote
21	Stop development
22	Community feedback
23	Please limit development of pasture land and green spaces
24	We don't need anymore growth - fix the current issues we already have and have been complaining about for years - roads, flooding
25	All of the above, but above all whatever gives us a VIABLE VIBEANT WALKABLE AND SAFE DOWNTOWN AREA, where people can live, work and walk to work...maybe consider an electric train/street car like the TEVI line in Ybor City/Tampa that would connect us to Wiregrass,bWesley Chapel, Lakeland, Dade City, Plant City
26	Stop the over building.
27	They are all important. You must have balance and planning you don't need to build if there's no jobs and no place for the people to work. You don't need people if there's no place for them to work. I haven't told you anything you don't already know..
28	Quality of life for all, incl elderly and disabled
29	Infill redevelopment & missing middle housing
30	The wildlife

Q21 Other — Other Downtown Event or Activity

Downtown

Question shown to respondents

21. What events or activities would encourage more downtown visits? — Other

29 written responses

#	What the respondent wrote
1	Better parking
2	Involving the Chamber and Main Street
3	Honestly, just having a nice selection of shops/restaurants would get me out there more often. It's currently not a very lively downtown.
4	Haunted tours
5	NONE
6	No more bars or cigar lounges
7	I work night shift so probably nothing on this list
8	If Elvis comes back to life I would go downtown to see him in concert
9	Halloween
10	I'm opposed to having a large number of church organizations at community events. Last time I had too many people handing me information about their faith or was attempted to be engaged in a conversation I didn't want to have.engaged
11	As previously mentioned, doesn't feel safe, can't walk downtown for events for that reason. Why live in "walking distance" if it's not safe, especially at night.
12	Whatever brings people out to use the great things that Zephyrhills has
13	Information when, what etc. ahead of time
14	N/A
15	It seems only bars seem to do well there. The city should see that and look to improve.
16	Not enough parking in downtown to support me going to any activities. What you called a downtown is just a few old buildings and a section of street.
17	Depends on my mood
18	Get rid of all the bars
19	Visiting downtown is not a high priority for me. It is very low on my concerns for Zephyrhills.

#	What the respondent wrote
20	I'm no longer able to participate
21	Museum
22	Peaceful protests
23	remove homeless from around the pavilion.
24	Ladies, Gentleman nights out....Holiday themed nights out for adults
25	We like the patriotic and Christmas parades. Memorial Day, Veteran's Day, Labor Day, and Christmas.
26	No events attract me
27	Noy enough parking to participate
28	meet the Mayor, whoever that is.
29	More stores to shop at

Q22 Other — Other Downtown Business

Downtown

Question shown to respondents

22. What locally owned or artisanal businesses would you most like to see downtown? — Other

30 written responses

#	What the respondent wrote
1	Plays and movies
2	Supper club
3	what I see small restaurant's don't last long.
4	Plant stores , florists, pottery or paint craft that public can make
5	Soul food
6	no preference,
7	For me, it doesn't matter what is downtown if it doesn't feel safe.
8	lessen up on bars and brew houses, do we really need to promote alcohol
9	Small, accessible grocery store
10	Local produce and pantry staples shop
11	You have most of the things in town except for shows
12	Soup & sandwich carry outs
13	The current shops are great. Would like to see more of these locally-owned shops. They also need to be promoted.
14	Genuine Butcher Shop
15	antique stores
16	N/A
17	WE already have many of the venues listed; coffee shop, ice cream parlor, craft beer, etc. I try to compare the general atmosphere of Dade City to ZHills. What about it makes me want to shop there? Why is it more pleasant? I don't know
18	Ironically, you have some of these offerings already downtown. This survey doesn't make sense.
19	Not enough parking in what you call downtown. Very inconvenient for me to go anywhere there.
20	restaurant

#	What the respondent wrote
21	Depends on my mood or need
22	Major retail to attract business then local businesses and restaurants will benefit
23	To many bars
24	Metal rock bar
25	Visiting downtown is not a high priority for me. It is very low on my concerns for Zephyrhills.
26	Leave it as is
27	problem is the retail can't stay long or can't afford it cost is too high
28	paint and sip would be nice
29	Everything that represents the old home town feeling.
30	vegan/vegetarian restaurant

Q24 Other — Other Downtown Parking Improvement

Downtown

Question shown to respondents

24. What parking improvements would you most like to see downtown? — Other

22 written responses

#	What the respondent wrote
1	We've had good parking experiences
2	Everything is walking distance from parking.
3	Hard to say.
4	Parking also popping up on Google and searches
5	When having events clearly marked locations for Lyft and uber pick up clearly marked pick up and drop off location
6	Better and cleaner roads / landscapoe
7	nothing done town that interest me
8	Handicap parking
9	Nothing it is fine please no more clearing of trees or grass for parking lots people do not mind parking on grass
10	How about better street lighting for those of us in walking distance?
11	Just about anything would be better than blindly backing out into traffic.
12	Close downtown to vehicular traffic and provide easy access to downtown via shuttle.
13	No identified recommendations
14	Don't really know
15	I think parking is normally fine, but during events it would be nice to know where and maybe a shuttle service for older visitors
16	Parking is fine for what is there now, if they redo the movies like they plan it's going to be a nightmare
17	Parking is pretty good
18	Absolutely NO OARKING GARAGE
19	No paved new areas, trees please...it is hot
20	If all slots in front of businesses are full, we don't know where to park...ad city redesign might consider parking structure

#	What the respondent wrote
21	Lower the brush in the median. Hard to see pedestrians, many do not utilize the crosswalk. They're hard to see especially at night
22	Help crossing busy intersections near gall enforcing traffic during events

Q25 Other — Other Traffic Area or Intersection

Traffic and Transportation

Question shown to respondents

25. Which traffic areas or intersections are you most concerned about? — Other location

110 written responses

#	What the respondent wrote
1	Fifth ave and 301
2	Everywhere is lacking significantly
3	301 and C
4	Gall/56 and Chancey/Gall
5	fort king and 301
6	6th, 301, 7th St. realignments & widening
7	Daughtery Road
8	Listed earlier in survey.
9	301
10	Pave 23rd street. I've been here 47 years and it was paved in 1982... I've called and was told it's half maintained by the county and by the city and they can't agree on anything. What can I do. It's has thousands of potholes that are filled with tar that last until the next rain (about a week or less). You would save money and I would save tires and front end alignments...
11	All of the roads are a mess and overcrowded
12	rt 301 thru city, N to S. rt 54 thru city E to W
13	Eiland and Geiger
14	US 301 & Chancy
15	Court st and pure water way
16	Kossik Rd and 301
17	54 and Dean Dairy Rd
18	301 and Chancy rd
19	Eiland blvd and Silverado
20	Pretty Pond and Gall. It's a10 second light and people are running it because you can't get more than 5 cars thru it each green light

#	What the respondent wrote
21	where 1st street allows passing
22	20th Street and 7th Avenue
23	To many to list
24	5th and 4th Street
25	301 needs 4 lanes
26	301 + Chancey, Eiland + Fort King
27	all of us 301
28	Eiland blvd and handcart rd has had significant accidents occur there. One of my friends passed 3 months ago from someone rushing a left turn onto handcart
29	301/56 also Chancy/39
30	Geiger n 301 needs a turn light coming from 301 S. There is one going north only
31	301 and Chauncey
32	Green slope
33	Ginger Road and Eiland, Eiland and Dairy Road
34	Round a bouts at these locations would be welcome
35	court street
36	1st street and Gall BLVD
37	Eiland Blvd at Silver Oaks
38	C AVE and Gall Blvd , Court st and Pure Water way
39	Any road crossing 301/Gall
40	Eiland and Dean Dairy
41	Geiger estates and pure water way
42	301 and Ft King needs turn arrows
43	12th st and north ave
44	5th Ave and 301
45	Chancy and morris bridge
46	Gall Blvd from downtown Chancey (which I know much of it is outside the city limits but the traffic is bad that direction

#	What the respondent wrote
47	Legend does not show on the display
48	Eiland and Silverado Ranch Blvd
49	SR 54 lighting
50	South Avenue and U.S. 301
51	Fort King and Gall/301
52	Not sure
53	One way wrong direction drivers
54	Sr 54
55	Need speed bump on summer Hill Dr
56	Eiland Silverado Ranch North
57	Left turn lanes for left turn arrows and vice versa
58	Eiland Blvd and Silverad Ranch
59	301 and 54
60	54 and lane
61	Haven't learned my intersections yet
62	301 and 56
63	301 needs to be widened from 56 to Geiger
64	C Ave and 301
65	301 and Kossick Rd
66	South Avenue and 7th street
67	4 way control where the Masonic Lodge is as the building has been hit alot
68	Elaind and Hancart is the biggest one, Chancey and 301 is a nightmare
69	20th street and 3rd Ave
70	5th ave and Gall. Poor crossing for pedestrians
71	5th and 20th. Any one way
72	This is a you (government) problem, not us. You fix it as you've allowed this to happen. We don't care whether these are city, county, or other. You helped allowed all the uncontrolled, unsolicited growth so fix it already! Sending surveys is admission you know the problems. Add 301 south going to Tampa

#	What the respondent wrote
	and Morris Bridge road. It's ironic how the county commissioners areas roads were all expanded and built up yet the rest of us suffer. Look at the 54 road expansion going to Wesley Chapel as an example. It was executed way too late, and the county let it sit there unfinished for years. These officials are a joke!
73	light at hospital
74	301 to Eiland; 301 to 54; Daughtery and 301; 3015th Ave and 301; Medical Arts Ct and 301, Ft King Rd and 301
75	Chancey and 301. 301 and Pretty Pond, 301 and Main St
76	Chancy & U.S. 301 & Chancy to SR56
77	Eiland and silverado ranch blvd
78	301 and Fort King left turn light needed.
79	Intersection near old Wendy's on 301
80	Silverado and Eliand
81	Eiland and Dean Dairy
82	Gall blvd congestion
83	All of them are congested. Ours has people blaring music at. All hours of the day and night now. It has turned ghetto
84	All of Eiland
85	Kossik and Gall Blvd (US 301)
86	301 and Chancey
87	5th Ave and 9th Street & 5th Ave and 8th Street and C ave and Gall Blvd
88	301, PERIOD,!!!
89	C ave
90	Otis alan
91	301 south of 5th ave
92	54 and Dean Dairy
93	The angles that our roads are on are NOT conducive to making left turns safely!
94	South Ave and Gall Blvd needs a better turn signal turning left onto South from Gall
95	Sr 56 & 301 intersection

#	What the respondent wrote
96	5th ave and 8th; 5th ave and 9th. These both have hedges that are constantly too tall and impeding drivers' views.
97	301 and Chancey
98	301 & chancy
99	The entrances to the city from each direction.
100	Morris Bridge between 54 & 56
101	Eiland Blvd & Abbott Station Drive
102	Eiland Blvd/ Silverado Ranch Blvd
103	301 near the broken old locomotive and 3 miles on either side. It takes up to ha jour to go 5 miles!
104	Wire and pretty pond
105	SR 39 & Chancey Rd (State & County Owned/Maintained, but development in the city impacts this intersection.
106	Make Allen Road connect to State road 56
107	CR 54 & morris bridge
108	allen road and CR 54
109	Court St and Pure Water Way
110	pretty Pond and Gall

Q26 Other — Other Highest-Priority Traffic Location

Traffic and Transportation

Question shown to respondents

26. Which traffic hot spot should be the highest priority? — Other

56 written responses

#	Related answer	What the respondent wrote
1	Other	Fifth ave and 301
2	Other	56 and 301
3	Other	301 and C
4	Other	same as above
5	Other	Listed above
6	Other	301
7	Other	23rd Street
8	Other	Eiland and Geiger
9	Other	301 and 56
10	Other	Dougherty west of Gall
11	Other	5th Ave and 1st street or 2nd, either way we're WAY overdue for a proper crosswalk to the park
12	Other	All
13	Other	301
14	Other	all of us 301
15	Other	Eiland and Handcart road
16	Other	301/56 also Chancy/39
17	Other	South ave once the new city building is built.
18	Other	light on court street
19	Other	C Ave and Gall
20	Other	Gall Blvd (301) and chancey
21	Other	Eiland and Silverado Ranch Blvd
22	Other	South Avenue and U.S. 301.

#	Related answer	What the respondent wrote
23	Other	Fort King and Gall/301
24	Other	All of the above at times
25	Other	One ways - wrong way drivers
26	Other	Sr 54
27	Other	Eiland Silverado Ranch North
28	Other	54 and lane
29	Other	See above
30	Other	301 and 56
31	Other	Eiland and Handcart, and Chancy and 301
32	Other	5th ave/Gall
33	Other	All
34	Other	All of the above. Proper turning signals on all intersections on Gall Blvd/301 need improvement. Blinking turning lights create accidents. People don't respect right of way of incoming traffic on 301. The blinking lights is an invitation to turn. Longer turning lights and lane will be better programmed to work with traffic flow during heavy traffic hours.
35	Other	Chancy to SR56
36	Other	16th Street
37	Other	Eiland and silverado ranch blvd
38	Other	301 and Fort King
39	Other	See above
40	Other	Silverado Ranch and Eiland
41	Other	Maybe consider a roundabout at the 301/39/Gall merge
42	Other	I selected other due to I think each of these streets need improvement and they are all equally in need
43	Other	I would really can't decide on one due to they all could use a an improvement and upgrade
44	Other	All Eiland
45	Other	Kossik and Gall Blvd (US 301)

#	Related answer	What the respondent wrote
46	Other	301 and chancey
47	Other	9th Street and 5th Ave , 8th Street and 5th Ave and Cave and Gall Blvd
48	Other	301... needs help , People ALWAYS driving OFF the side of the road to go around people... NO ENFORCEMENT of this, EVER... Someone is going to kill someone over 5 seconds saved,!!!
49	Other	301 south of 5th ave
50	Other	Dean Dairy/ pure water
51	Other	Sr 56 & 301 intersection
52	Other	301 and chancy
53	Other	5th Ave and 20th street
54	Other	Parking at Walmart
55	Other	Eiland Blvd/ Silverado Ranch Blvd
56	Other	Court St and Pure Water Way

Q27 Other — Other Transportation Improvement

Traffic and Transportation

Question shown to respondents

27. What transportation improvements would you most like to see? — Other

39 written responses

#	What the respondent wrote
1	Haven't been here long enough to make suggestions just yet
2	It's too late, I'm afraid. This should have been handled BEFORE all of the growth. Anything you do now will just be another inconvenience.
3	NO left turns on rt 301 from either direction
4	Turnabouts
5	Road conditions
6	More lanes on 301/Gall
7	All good
8	Local buses
9	Working with others to have better bus communication or commuter rail
10	Too many dark roads
11	more guard rails at corners
12	Round-a-bouts
13	more lights on pure water way
14	Better bus route
15	Better drainage from stormwater runoff
16	Residential speed to high
17	The 301 bike trail costs Millions (I understand through grants) but is useless
18	Need to be in city more to comment
19	Instead of redoing 1 lane each way, expand some of the roads for population growth
20	Our roads do look old they need a good power washing in all the concrete medians and repainting of yellow marking and maybe some beautification of the medians to make our town roads look younger
21	Fixing side roads instead of patching

#	What the respondent wrote
22	NO roundabouts
23	Don't treat Zephyrhills like a small town anymore. You allowed people to move in and now its time to get out of small town mentality and improve infrastructure.
24	Better traffic control
25	Need a turn arrow at the intersection by the old Wendy's restaurant
26	Improve what's already here
27	All bus stops should have covered seating to no one is forced to sit in the blazing sun.
28	i don't think additional sidewalks would help most of them don't use they walk in street
29	No more signs and poles to put them on..walk 5th and count them yourself
30	Arrow light to turn left from Gall on to 5th Ave
31	Mass transit
32	Intersection of Chancey and Copeland. It's going to be getting worse when those other businesses open up. I do not know if this is city limits or not
33	Working light instead of flashing
34	Multi-modal transportation options, crosswalk improvements, streetscaping & more street lighting. Additional on-street parking. Remove yield signs on local roadways where a stop sign is really needed (dangerous.)
35	Advertising public transportation and improving public transportation
36	Its 50 mph but everyone is doing 40mph because the spacing between signs is too far.
37	Mandatory drivers Ed. 4 way stops are horrible
38	Unsure
39	Get rid of flashing yellow left turns and solid green circle left turns during busy times

Q29 — Future Ideas and Priorities

Future of the City

Question shown to respondents

29. What would you like to see in the City of Zephyrhills in the future?

304 written responses

#	Theme(s)	What the respondent wrote
1	Traffic, roads, sidewalks, and transportation	Please put an arrow for turning left at 301 and 5th ave.
2	Growth and development pressure	Stop building homes
3	Shopping, restaurants, and local businesses	More restaurants and stores.
4	Community character and quality of life	Maker spaces or other third space locations for community to foster
5	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	better planning for building. I feel like the housing is over built and impacting traffic, and utilities, especially water
6	Traffic, roads, sidewalks, and transportation; Affordability, taxes, and housing	Less traffic, we have enough housing
7	Parks, recreation, youth, and community activities; Community character and quality of life	I'd love to see more downtown community events which bring families and friends together.
8	Traffic, roads, sidewalks, and transportation	FIX THE ROADS!!!!
9	Traffic, roads, sidewalks, and transportation	better traffic conditions
10	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	Prioritize adequate infrastructure and drainage before overwhelming everything with excessive housing developments. Much of the city was under water for weeks after Milton and traffic has been ridiculous for the past 5+ years.
11	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Sidewalks. Public transportation. Police stopping speeding and giving out tickets. The traffic is deplorable and the police don't give out tickets.
12	Parks, recreation, youth, and community activities; City services, communication, and	Well maintained biking and walking trails with adequate lighting at night and shade during the day. Park benches and picnic areas will adequate restrooms and trash disposal.

#	Theme(s)	What the respondent wrote
	responsiveness; Appearance, cleanliness, and environment	
13	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	Public safety that would encourage participation in more community events.
14	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Parks, recreation, youth, and community activities	Bike trails. Improved roads. No more building
15	Parks, recreation, youth, and community activities; Community character and quality of life	Community events
16	Traffic, roads, sidewalks, and transportation; Community character and quality of life	If we can get the roadway situation resolved I believe that would improve the quality of life for all residents both existing and new. Really, we have GOT to start expanding the roadway infrastructure.
17	Traffic, roads, sidewalks, and transportation	One way traffic through town.
18	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life	The city is very insular. There is a community feeling if you're part of a small subset but if you aren't in the club it is hard to get involved. Overall this is a good town to raise our family in and Zephyrhills is doing a lot better than it was when I was a kid. We need more sidewalks and more things for young families and working people. It isn't a retirement town anymore, there's 20k people living here.
19	Shopping, restaurants, and local businesses	less fast food chains and more independent restaurants
20	Traffic, roads, sidewalks, and transportation	finish the 301 widening & realignment projects from SR39 to CR54, still sitting in Design @ FDOT
21	Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	Fewer housing developments, improved flooding drainage
22	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	Elevated walkways across Gall Blvd. Better tasting water. Reduced noise levels around Gall Blvd & Pretty Pond Rd.
23	Other / uncategorized	City council and other mtgs live broadcasts

#	Theme(s)	What the respondent wrote
24	Public safety, homelessness, and code enforcement; City services, communication, and responsiveness	The HR department needs to RESPOND to job applications as they claim they do on the city's website. I have applied with the city TWICE and completed the online assessments only to be GHOSTED without ever receiving ANY sort of response. This is THOROUGHLY DISRESPECTFUL to applicants. Furthermore, the requirement to have the application notarized is UTTERLY MORONIC and UNNECESSARY. I have applied to jobs requiring a security clearance and none have required applicants to have the application notarized. Some pinhead at some point in the past put the notarization requirement in place and nobody has thought to question it since. Drop that IDIOTIC requirement and **HAVE YOUR HR DEPARTMENT RESPOND TO JOB APPLICANTS** . Applicants take the time to apply - YOU can at least have the DECENCY and RESPECT to respond.
25	Traffic, roads, sidewalks, and transportation; City services, communication, and responsiveness	Better communication on road closures especially with Abbot Station today.
26	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	As previously stated, our community's immediate focus should be on expanding roads, maintaining existing parks, and developing new recreational spaces for all age groups. Furthermore, we must carefully manage residential and commercial growth to ensure our infrastructure can keep pace with demand.
27	Traffic, roads, sidewalks, and transportation	Better traffic flow
28	Appearance, cleanliness, and environment	My biggest concern is (that as far as I know) there is no law/ordinance protecting the live oaks. There should be protection. If it is a certain diameter, it should not be taken down. If the tree falls down or rots, it should be replaced with another live oak. If rules aren't followed, fines should be given out. I would also like to see a cleaner Zephyrhills. There are areas that don't provide the appearance of a clean place to live.
29	Growth and development pressure; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	There is too much growth and not enough accessibility. Our small hometown is over run with teens and people moving here and crime is higher and the noise is louder.. I left Tampa to come to a quieter area with less crime.... yet here it is in our small town.
30	Shopping, restaurants, and local businesses	Better downtown. Less like Ybor (tattoo shops and bars). More shops, restaurants- similar to downtown dade city.

#	Theme(s)	What the respondent wrote
31	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities; Community character and quality of life; Affordability, taxes, and housing	What I've been saying throughout this survey. STOP building!!! We don't need a bigger tax base to pay fat council members more as they don't do much anyhow. Improve roads and drainage. Pay police so they can stop neighborhood crime and homeless morons from knocking on doors begging. I don't want to hurt someone defending my own home. Start giving out hefty fines companies for door to door soliciting which is illegal anyhow I thought. I must get 1 or 2 a week for windshields, roofing, or the God awful solar panels which are useless.
32	Parks, recreation, youth, and community activities; City services, communication, and responsiveness; Appearance, cleanliness, and environment	Bring back big trash pick up!!! Not everyone has a truck and can load the stuff on the trucks to bring it to the park! Since they stopped that there is an increase in clutter because ppl can't transport their bigger trash to the park!
33	Other / uncategorized	Beachy rustic bars open during the day.
34	Traffic, roads, sidewalks, and transportation	Additional sidewalks on Wire Road and especially ear the high school.
35	Other / uncategorized	Keep up the good work!
36	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	If "small town community" is what you've been going for, you've messed it up big time. Small town should mean charm, a slower way of life, a priority on small businesses and restaurants, and a vibe that is uniquely Zephyrhills. You should have built in such an intentional way, that the mindset of the residents is: "We have everything we need, and nothing we don't." Instead, what we currently have is a bunch of commercialized slop that no one wants or needs, a population growth our roads can't handle, and absolutely NOTHING that sets us apart from every other sad carbon-copy town in the area.
37	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	as above ..NO left turns on rt 301 in either direction. more stop lights or 4 way stops, better or more street lights. less money to improve parks that don't need improvements
38	Other / uncategorized	ABANDON YOUR POLICY OF CALL BACKS - ALLOW PEOPLE TO WAIT ON LINE
39	Growth and development pressure	Moratorium on building new developments
40	Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	the southside of Zhills is an eyesore with rundown properties , we think we have plenty of eateries but we do need a lot more affordable housing and services for the homeless.
41	Affordability, taxes, and housing	Stop saturation of housing without corresponding infrastructure
42	Shopping, restaurants, and local businesses	More restaurants and shopping. New movie theater.

#	Theme(s)	What the respondent wrote
43	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life; Appearance, cleanliness, and environment	Traffic and overgrowth is 1 to my family. Stop tearing down trees, all of this overdevelopment is the reason that it doesn't have a small town feel anymore
44	Traffic, roads, sidewalks, and transportation	More sidewalk access to Advent Hospital. Get the dump trucks off of Wire Rd.
45	Traffic, roads, sidewalks, and transportation	Less traffic in winter.
46	Other / uncategorized	A veterans group, something sponsored by the city.
47	Other / uncategorized	More automotive repair options
48	Other / uncategorized	Senior Services improved
49	Affordability, taxes, and housing	More affordable housing
50	Traffic, roads, sidewalks, and transportation	Hwy 54 and 301 pathetic planning
51	Other / uncategorized	There are a lot of homes that really needs to be cleaned up. Many of them are trashy with a lot of junk is stored.
52	Parks, recreation, youth, and community activities	Bike trails, adaptive parks, outside children shows in the cooler weather.
53	Other / uncategorized	I'm new here so I don't really know.
54	Growth and development pressure; Community character and quality of life	Eliminate HOAs, no data centers, keep our place a small town
55	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life	I think I answered a lot of it already, but make sure to include the public on major decisions, including architect plans, along with properly telling them ahead of time about the meeting and having the meeting at a decent time. Remember previous surveys say that people prefer meetings at 6:30 PM so they can go after work. One day, I'd love for a pedestrian path linking all our parks when possible like The Venue, Military Museum and Depot Park. Krusen Park also needs more love especially when Zephyr Park is unavailable.
56	Community character and quality of life	COMMUNITY ACTIVITIES FOR CHILDREN, MORE ACTIVITIES FOR CHILDREN, THAT ARE AFFORDABLE, BAKERY THAT WE CAN SIT AND CHAT, RIGHT NOW FROM WHEN I GOT TO ZEPHYRHILLS IN 12 YRS, IS DEFINITELY HAS MADE ME QUESTION, IF I WANT TO STAY LIVING HERE, I WORK PAY CHECK TO PAYCHECK, AND I LIVED IN THE CITY ALL MY LIFE, AND MOVED HERE BECAUSE OF THE PEOPLE AND FELT IT WAS LIKE LIVING IN THE COUNTRY, NOT IT SEEMS IT IS TURNING INTO CITY,

#	Theme(s)	What the respondent wrote
		WHICH I AM LOOKING TO VISIT LAUREL MISSISSIPPI NEXT YEAR AND SEE HOW IS THERE.
57	Public safety, homelessness, and code enforcement	Address the homeless camps and solicitors
58	Community character and quality of life; City services, communication, and responsiveness; Appearance, cleanliness, and environment	In my community, our garbage is collected twice a week. This is overkill in some instances. For myself, once a week or once every two weeks would be more than sufficient. Since there is only me & my two cats, I don't generate a lot of garbage or trash. Just a thought!!!! 😊
59	Other / uncategorized	All the issues checked
60	Drainage, flooding, and utilities	Help with people struggling to survive. Your water department is the absolute worst in helping people. Won't even give you a few extra days to get to a payday. People are just trying to survive and this is an added stress when services don't work with people
61	Traffic, roads, sidewalks, and transportation	Roads and lights are very important to everyone of us seniors!
62	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Community character and quality of life; City services, communication, and responsiveness	A snitch line or website that doesn't take time away from 911 calls. If you are being bullied or tormented by extreme maga redneck that doesn't agree with a sticker or an item on your vehicle. We need a way to get these terrorist off the road. If someone driving a red truck thinks it is their duty to cause chaos and torment another resident because their political media intake told them to do it these entitled boomers need to be monitored. If a young person enjoys rage baiting and tormenting older people they also need to be monitored. When road rage and rage baiting is allowed or tolerated a young child or innocent bystander becomes the victim and the road rage battle moves on. I don't like this. As a man that fought bullies and foreign terrorism his entire adult life makes him very sad to see terrorism lite American on American. This culture is very accepted now from social websites highlighting rage baiting to young and media firing up red necks to attack. Giving citizens power to report and see action taken against this behavior will calm it down. Adding flock cameras is never the answer. Flock cameras are not just used by police and local police don't appear to have full control of them. Flock cameras are being used by other than police and monitoring children and things that are not supposed to be monitored. My request is for neighborhood watch PLUS a phone number or website email to report rage baiting and terrorism. Unfortunately rage baiting is not going away due to fact media and social media is attempting to Divide us not bring us together. If red truck man or rage baiting young get reported multiple times then maybe that is who you should pay attention to instead of watching children or sidewalks with Flock cameras. Maybe flock cameras and rage baiting are created by the same entity?!!! I feel Zephyrhills is very safe and vibrant community and rage baiting and

#	Theme(s)	What the respondent wrote
		maga terrorism is not bad compared to OKC and Dallas TX. Those cities are disgusting with American on American terrorism. snitches get stitches they say but maybe the ones saying it are terrorist. I will be called a snitch all day every day if my call saves a family from dying in a road rage crash.
63	Public safety, homelessness, and code enforcement; City services, communication, and responsiveness	better communication with the city of Zephyrhills and police department.
64	Growth and development pressure; Affordability, taxes, and housing	Stop all the new housing developments
65	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Parks, recreation, youth, and community activities; Affordability, taxes, and housing	More parks throughout the city, building infrastructure like sidewalks and roads before more development, more affordable housing for brownfield sites
66	Other / uncategorized	light rail into tampa/st. pete
67	Shopping, restaurants, and local businesses	New restaurant choices
68	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Need more coordination between permitting and road / infrastructure to make sure there is sufficient capacity to handle all of the traffic from new development.
69	Shopping, restaurants, and local businesses	More restaurant options
70	Growth and development pressure; Affordability, taxes, and housing	Less attention to housing developments and more attention to infrastructure.
71	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses	Better traffic flow all over. Not ready for the growth south of town. Also restaurants like Panda Express, Canes ones we don't have. So incentives to get them here.
72	Traffic, roads, sidewalks, and transportation	less traffic, sidewalks, road widening and lighting.
73	Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	Limit residential and commercial development. Go back to its small town roots. Improve infrastructure to support existing growth. Revitalize downtown area.
74	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code	Public safety, traffic, signs saying "the City of Zephyrhills protects the wild Chickens" Do not chase or hurt them"

#	Theme(s)	What the respondent wrote
	enforcement; Appearance, cleanliness, and environment	
75	Parks, recreation, youth, and community activities; Community character and quality of life	Really not sure. The thing that bothers me the most are the very old mobile home parks. And, there are so many in major areas around Zephyrhills.
76	Affordability, taxes, and housing	Veteran housing.adsisted living
77	Traffic, roads, sidewalks, and transportation	More street lighting over head dark narrow roads esoecially Eiland.
78	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	More events, public safety,more shopping
79	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Limit building and improve the roads to lower cogestion.
80	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life; Affordability, taxes, and housing; Appearance, cleanliness, and environment	I would like to see widening of Rhodes from the new developments and have a tax imposed from CDs or new developments that makes them pay for road frontages upfront versus having the homes filled with personnel that pay the taxes that way as construction builds we can have wider roads and decrease traffic on main corridors. I'd also like to see gall Boulevard have more sidewalks for the pedestrians that ride their bikes and turning lane, so it does not create a traffic jam. Additionally, there needs to be sidewalks or newer asphalt roads on all of the downtown streets in order to create a welcoming environment and look more modern.
81	Traffic, roads, sidewalks, and transportation	Sidewalks on side streets especially Fort King Road. I walk this road 4 to 5 times a week. Cars are always speeding by me.
82	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	As I have mentioned previous, Stop any new development until the infrastructure can handle the growth. Also more police presence and traffic control is very much needed.
83	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	A shaded walking trail that is handicap accessible,a handicapped accessible playground, Something for the homeless community they have no shelters. Road widening to help with the flow of traffic,look at the timing of traffic signals especially on Eiland. If the signals were timed correctly this would prevent the backup of traffic and reduce fender benders.
84	Public safety, homelessness, and code enforcement; Parks,	More senior citizen activities, more police presence, easier access to events.

#	Theme(s)	What the respondent wrote
	recreation, youth, and community activities	
85	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Better infrastructure to support the crazy population growth. Our side roads are terrible, narrow, poorly lit, and hard to navigate due to lack of proper sidewalks/bike lanes (Ex.: Geiger Rd).
86	Shopping, restaurants, and local businesses	Less franchised restaurants and more independent restaurants and bar & grills
87	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Appearance, cleanliness, and environment	general improvements with minimum growth. keep the streets and parks clean, don't build too many houses/commercial/industrial places.
88	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Community character and quality of life; City services, communication, and responsiveness	Overall, I am somewhat satisfied, but the city needs to address the following infrastructure and community improvements: Transportation & Safety: Wider roads, more sidewalks, and additional traffic lights to handle growth. Infrastructure: Upgraded road drainage systems to prevent flooding. Community Engagement: More local community events and a dedicated community website to keep residents informed.
89	Traffic, roads, sidewalks, and transportation	fix the roads get with county if problems are overlapping into county
90	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	Bigger parks and entertainment area for families with children and something for teens and young adults
91	Shopping, restaurants, and local businesses	Restaurants, shopping mall
92	Other / uncategorized	i hate to see zephyrhills turn into a brandon.
93	Appearance, cleanliness, and environment	For all you awful politicians and money hungry assholes to leave our beautiful city ALONE!!!!
94	Other / uncategorized	none right now.
95	Traffic, roads, sidewalks, and transportation; Growth and development pressure	More traffic improvements. Getting crowded every where I look
96	Traffic, roads, sidewalks, and transportation	More Sidewalks

#	Theme(s)	What the respondent wrote
97	Traffic, roads, sidewalks, and transportation	Traffic and roads ,to much congestion ,and accidents .
98	Other / uncategorized	A more vibrant downtown area. Think Dade City and how much there is to in a town smaller than ours.
99	Parks, recreation, youth, and community activities	Rec center, public pool, downtown renovation with events
100	Appearance, cleanliness, and environment	Please focus on strengthening the Florida wildlife corridor and conservation, please ban the use of spray weedkiller in neighborhoods and the city. RESIDENTS WANT NATURAL UNTOUCHED FLORIDA LAND TO ADMIRE AND ENJOY
101	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	A homeless shelter for homeless individuals and bbq pits at the park. Also safety officers at the parks, especially Hercules.
102	Traffic, roads, sidewalks, and transportation	Road improvements to improve traffic flow. You desperately need to increase the speeds on the bypasses. 30mph, cmom that's ridiculous. I would say at very least 35. Street lighting and sidewalks especially to support children walking to school in the 2mi radius rule.
103	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	Cava restaurant, Fresh kitchen, first watch, teen activities and teen hangout places. Less drug addicts and homeless activity on the streets.
104	Shopping, restaurants, and local businesses	More business
105	Traffic, roads, sidewalks, and transportation	Speed bumps residential neighborhoods for children
106	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	The city should not be considering parks or entertainment venues or any new development until the city corrects the streets/stormwater runoff/Flooding issues. If the city continues to allow development before correcting these issues it's making things worse.
107	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	Parks restaurants and entertainment venue
108	Growth and development pressure	Work in the infrastructure before allowing more building of houses.

#	Theme(s)	What the respondent wrote
109	Growth and development pressure; Drainage, flooding, and utilities	No data centers! Water & utilities need to be top of mind consideration in upcoming development choices. Please do not fall victim to the overdevelopment crisis happening around us!
110	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	More restaurants, relief of traffic congestion on main roads such as Eiland blvd
111	Shopping, restaurants, and local businesses; City services, communication, and responsiveness	There is so much need for improvement. Let's start with another grocery store of the Publix caliber, not an Aldi or Save-a-lot. Also, better communication about new projects, meaning information and communication that we don't have to chase. And courtesy from all city employees, whether elected or hired.
112	Growth and development pressure; Affordability, taxes, and housing	Less Housing developments.
113	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Community character and quality of life	Traffic better, lighting better, more for Kids to do & community pool
114	Appearance, cleanliness, and environment	To make people clean up their yards, get rid of junk thru out their property,
115	Shopping, restaurants, and local businesses	Nicer restaurants
116	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	More walking and longer trails. Restaurants, Traffic improvement, wider roads, or more of them to accommodate the overgrowth that we have already permitted..
117	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Parks, recreation, youth, and community activities; Affordability, taxes, and housing; Appearance, cleanliness, and environment	Tear down the hideous 4story half empty apartment complex and replant grass and trees. Tear down monstrosity of building on Gall bypass to CR54, replant grass and move the cows back in. There is an industrial park - use it! No more new housing, the road system can't handle the traffic.
118	Growth and development pressure; Affordability, taxes, and housing	Less housing development. Keeping the 'small' town feeling.
119	Traffic, roads, sidewalks, and transportation	Less traffic better drivers.

#	Theme(s)	What the respondent wrote
120	Shopping, restaurants, and local businesses	Slow down the rate of residential homes until we have the infrastructure, roadways, restaurants, and grocery stores to support the additional load.
121	Shopping, restaurants, and local businesses	More restaurants like the Longhorn
122	Traffic, roads, sidewalks, and transportation; Community character and quality of life	We are transitioning from retirement to bedroom commuter community. I miss the slower pace of a retirement community
123	Other / uncategorized	All the above
124	Shopping, restaurants, and local businesses	Restaurants (larger chain (cracker Barrel - example); shopping center Department Store etc
125	Other / uncategorized	Recreational center, more public transport
126	Parks, recreation, youth, and community activities; Community character and quality of life	Would love a nice, long bike trail.
127	Other / uncategorized	No more smoke shops or dispensaries. You are attracting troubled individuals.
128	Growth and development pressure; Affordability, taxes, and housing	Affordable housing which I know everyone wants. A lot of simple but modern small apartments
129	Traffic, roads, sidewalks, and transportation	Widen the roads now. It's a night mare and it must be miserable to try and enforce all the violations that happen daily.
130	Other / uncategorized	A great bakery
131	Other / uncategorized	Any attempt to end gridlock would be an improvement instead of talking about it for 20 years.
132	Traffic, roads, sidewalks, and transportation	Roads that can handle more traffic new ways to get onto and out of Zephyrhills as it takes forever. Lightning this city up so we can see better at night. I feel people have to work so many jobs just to live give them better paying jobs not low class paying jobs
133	Traffic, roads, sidewalks, and transportation	I would like to see less traffic in town, widening of our roads like 301 Chauncey and downtown areas that get congested during rush hours
134	Traffic, roads, sidewalks, and transportation	Traffic control Speed enforcement
135	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Community character and quality of life	A divergence from a car-centric community to one that incorporates a multi-use, cycling and pedestrian friendly community. That would promote better healthy lifestyles and more community interaction among the residents.

#	Theme(s)	What the respondent wrote
		A complete burn ban in the city limits to promote safety and cleaner air. It just takes one knucklehead to cause a disaster.
136	Traffic, roads, sidewalks, and transportation	Less traffic congestion Better flow of traffic
137	Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	Keep the small town and 'in the country' feel that drew so many of us here by stopping further building. If the plan is to keep building, i.e., welcome overcrowding and destroy even more green spaces, then why stay here (we bought a decades old home, not a new one)? It would be smarter to just move back to Tampa; it may be a crowded, concrete jungle, but at least there are better things to do there to balance it out (arts, food, the Bay, close to TIA, etc.). Living in Zephyrhills has been a complete lifestyle change from South Tampa. But if it's going to turn into another New Tampa or Wesley Chapel, there's no reason to stay.
138	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Traffic, I can't say much about trails because the only ones I know about are the ones at the parks.
139	Appearance, cleanliness, and environment	Clean up residential. Many homes look derelict and scare me to not want to travel to down town area.
140	Growth and development pressure	Stop building
141	Parks, recreation, youth, and community activities	How about we add some shade options like a roof tent and more covered benches in Hercules Park's play area? Also, let's build new high schools in Zephyrhills!.
142	Other / uncategorized	Need time to comment new to area
143	Growth and development pressure; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	Prioritize improving and maintaining existing areas over new development. Focus on cleanliness, beautification, and support for community attractions such as farmers markets, local businesses, and well-maintained public spaces.
144	Parks, recreation, youth, and community activities	How about we add some shade options like a roof tent and more covered benches in Hercules Park's play area? Also, let's build new high schools in Zephyrhills!
145	Parks, recreation, youth, and community activities	Hiking trails
146	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local	Shopping, drainage improvements, improving traffic flow.

#	Theme(s)	What the respondent wrote
	businesses; Drainage, flooding, and utilities	
147	Traffic, roads, sidewalks, and transportation	Street lights everywhere and sidewalks everywhere along with seating or shelters at every bus stop with solar lights and a emergency phone at bus stops
148	Growth and development pressure; Drainage, flooding, and utilities	Less development and secure water supply
149	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage, flooding, and utilities; Affordability, taxes, and housing	Slow down on housing development. Traffic not ready and sewer and water not ready
150	Parks, recreation, youth, and community activities; Community character and quality of life; City services, communication, and responsiveness	Better communication on what's happening where and when. Also community calendar for All local sports happening and school event that the public is also invited
151	Shopping, restaurants, and local businesses	Wine bar, better upscale restaurants
152	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement	Public safety, shopping & restaurants
153	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	We were 'promised' a BMX park during rebuild of Hercules however still nothing "safe" for bicycles. Skate park needs sign correction to include BMX bikes since nothing else for them
154	Growth and development pressure; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	Truly affordable housing and a job/hiring fair (similar to the Bauducco one but maybe multiple businesses that sign up) would help with the homeless population and people who are struggling to find jobs despite places always seeming to be hiring.
155	Traffic, roads, sidewalks, and transportation	Some way to improve traffic
156	Traffic, roads, sidewalks, and transportation; Appearance, cleanliness, and environment	BETTER LANDSCAPING, TREES BLOCKING INTERSECTIONS, AND LESS WEEDS.
157	Shopping, restaurants, and local businesses	A Target
158	Traffic, roads, sidewalks, and transportation	Better roads, more industry

#	Theme(s)	What the respondent wrote
159	Traffic, roads, sidewalks, and transportation	good road infrastructure
160	Public safety, homelessness, and code enforcement; Community character and quality of life	More family oriented things to do. More things, activities and safe places for teenagers to go and do
161	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	More right hand turn lanes. More coordination between city and county where roads transition. More shopping choices besides Walmart.
162	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Dedicated bike trails through the city separate from traffic
163	Shopping, restaurants, and local businesses; Affordability, taxes, and housing	There must be more stores, restaurants, grocery shops, etc too keep up with the increased housing being built
164	Drainage, flooding, and utilities	Lower the cost of turning on and off water at homes
165	Growth and development pressure; Shopping, restaurants, and local businesses	Less new homes and more shopping and dining
166	Growth and development pressure	Less land clearing for more new homes
167	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Community character and quality of life	Zephyrhills needs to keep the historic home-town appeal. Adding more chain restaurants and big box stores does nothing to improve anything but DOES increase crime rates and destroys locally owned shops and businesses. I fear the the City Counsel is becoming like every other politicians where power matters more than constituents. They are allowing for big business to come in and, like every small city that's done this, there will be a time when it all goes away leaving the residents with the bill. We're past denying this doesn't happen, just look at other small cities in Florida that recently grew up and, overnight, are crumbling. This cannot be allowed to happen in Zephyrhills.
168	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Traffic improvement, bigger hospital, public safety, get homeless/drug addicts off street corners.
169	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	Clear safe parking and access for Main Street events
170	Drainage, flooding, and utilities	Better stormwater and flooding improvements.

#	Theme(s)	What the respondent wrote
171	Other / uncategorized	Mediums need a fresher an brighter look
172	Public safety, homelessness, and code enforcement	Public safety
173	Other / uncategorized	Expansion of down town
174	Growth and development pressure; Drainage, flooding, and utilities	Put a moratorium on all new building for the next five years for the entire city. Let all this expansion be hulted and stopped and let all the facilities and utilities play catchup so we don't run out of water and put such a drain on our infrastructure.
175	Other / uncategorized	I would like to see Zephyrhills take a step back. You need to reorganize your thinking. Way too much going on, way to fast. Take a breath.
176	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement	With more people, you need more restaurants, more police presence near shopping areas and neighborhoods, better traffic flow.
177	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	Flooding ,traffic more police presence on busier roads
178	Other / uncategorized	Stop telling people that Zephyrhills has a small-town feel. That has been gone for quite a few years. The old city manager did a much better job than the current one. The new city manager said we know we made because we're getting a Chick-fil-A. They can have it back.
179	Drainage, flooding, and utilities	Flooding and infrastructure.
180	Shopping, restaurants, and local businesses	Stronger small city, small businesses in downtown area
181	Shopping, restaurants, and local businesses	Restaurants and shopping
182	Traffic, roads, sidewalks, and transportation	More coffee shops: TURN LANE on 301 from rt. 39th to 64:RIDICULOUS that traffic is stand still on 301 from 56 to Geiger
183	Other / uncategorized	Hurricane/tornado shelter in or close to the city.
184	Growth and development pressure; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	I think the development needs stopped, some growth is good. But taking every square inch of land and pouring concrete is not making our town better at all. No one and I do mean no one likes it, unless they have 0 clue what our town looked like before greed took over. Save some land for farms, that's what our town was founded on. Update the parks with new play grounds and things, but don't totally destroy their

#	Theme(s)	What the respondent wrote
		history and charm. If you want money to come into the town, zone land for farms. Gords and Rucks dairy were at the beginning and end of our town. The animals were a welcome sight for all who came here. We need to go back to our roots and stop selling the land to people who want to mow it down and pour concrete for a few bucks.
185	Affordability, taxes, and housing; Appearance, cleanliness, and environment	Public Service to help with yard and alley clean up, such as tree and bush trimming or removal if necessary. A Handy-man service would be nice. A service that wouldn't charge a whole weeks wages per job.
186	Shopping, restaurants, and local businesses; Community character and quality of life	I would like it to be more walker friendly. We need grocery stores.
187	Public safety, homelessness, and code enforcement	Side walks, more police officers
188	Growth and development pressure; Community character and quality of life	I prefer the small town that we had.
189	Traffic, roads, sidewalks, and transportation	road traffic
190	Other / uncategorized	Better communications from the City Council. With all the newspapers gone, we have no source of info. Many of us can't attend meetings and they can be uninformative. Maybe a monthly email newsletter?
191	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities; Community character and quality of life; City services, communication, and responsiveness	Ideas to consider: you are not concerned about the citizens. If you were, you'd have more coordination and community involvement with the growth throughout the county. Existing homes flooding is a direct result of Oakley and the county commissioners lack of respect for the existing community. Your current police chief and prior don't care to stop the drugs within the community. I have numerous examples and even provided ZPD with information. In fact, one of these drug dealing homes has a government employee living there, but ZPD flat out said they are looking for the 'big fish'. So between drug activity, traffic, lack of access to good-paying jobs (because the time to drive to Tampa has doubled in the last 5-10 yrs due to this exhibit at growth without proper infrastructure support), this is no longer a good community to raise a family, feel safe, or have a sense of community.
192	Traffic, roads, sidewalks, and transportation	I would like to see the concrete road dividers painted a fluorescent color to make them more visible. I have seen many people run up on them and even go across them. Especially at dusk. The divider on Geiger Rd at the Gall Rd end is a perfect example.

#	Theme(s)	What the respondent wrote
193	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	restaurants, shopping, traffic
194	Parks, recreation, youth, and community activities	More bicycle paths. indoor shuffleboard, pickleball and/or tennis courts
195	Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life	Although I support new business growth, I don't want to end up like Wesley Chapel. Gridlocked and too packed with houses. Balancing the great small town feel of Zephyrhills when I first moved here to growing into a modern place to attract families and working professionals is probably the top priority to most people I talk with.
196	Growth and development pressure; Community character and quality of life	For City government officials to get out of the small city box and improve infrastructure. Allowing a lot of people to move in and keeping a small town mentality and infrastructure don't go together.
197	Shopping, restaurants, and local businesses	more restaurants
198	Affordability, taxes, and housing	Stop all of the new housing. Too many people!!
199	Other / uncategorized	No comment
200	Other / uncategorized	Just improve all
201	Parks, recreation, youth, and community activities	More pickleball courts!
202	Growth and development pressure	Embrace bigger city lifestyle and increased industry and residential and growth.
203	Traffic, roads, sidewalks, and transportation	More traffic control
204	Growth and development pressure; Parks, recreation, youth, and community activities; Community character and quality of life; Affordability, taxes, and housing	Better behavioral heath to get people out of the few wooded areas left. Income dependent housing is not the only answer for people. Small biz incentives! We need better infrastructure and less development. Improve the school systems so kids are not afraid to go to or come from school. My niece was afraid of a 20 something going past the high school and catcalling girls - unacceptable. Feral cats! We have so many cats in our neighborhood and animal control wull not so anything about cats. We did the SNiP program, but it is not sustainable for so many to pay even \$10 to get a cat fixed. But the feral cats spread parasites, and there is not a community option to control the population of cats. HELP! We need to control this without inhumane measures.
205	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local	We need more shopping centers in downtown. It's mostly tattoo places and law offices there now. More street lighting and additional turning

#	Theme(s)	What the respondent wrote
	businesses; Affordability, taxes, and housing	lanes would help with traffic. There are too many new housing developments without adequate updates to infrastructure.
206	Growth and development pressure	Slow down residential communities we don't have the infrastructure to keep building homes
207	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities	I like to see more restaurants, stores, events, public safety.
208	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	Traffic, shopping, restaurants, public safety, drainage, no more residential developments.
209	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	More code enforcement. Littering fines enforced on public streets
210	Traffic, roads, sidewalks, and transportation; Growth and development pressure	Please strongly consider a pause on development and influence Pasco to do the same. We're losing our small-town feel with Pasco encroaching on city limits. Disappointed with the recent addition of industrial areas that brought only a few additional jobs when we were sold the idea that they'd bring employment opportunities. It'd be nice for residents to have options to work in/near town and would also help reduce commuter traffic.
211	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life	An area of tiny houses for the homeless. Include a community center for them, laundry facilities, bathroom/showers, community kitchen, community garden, case workers to assist in getting them ID, SSI/SSD, social security, health care, etc.
212	Traffic, roads, sidewalks, and transportation	Widening of 301 TO a 4 lane highway.
213	Parks, recreation, youth, and community activities	Need things for kids and teenagers to do. To keep them out of trouble. Use their talents and we can support all of them in a positive experience.
214	Appearance, cleanliness, and environment	Stop destroying all the natural areas and trees.
215	Shopping, restaurants, and local businesses; Community character and quality of life	a nice family sit down restaurant that isn't a chain

#	Theme(s)	What the respondent wrote
216	Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	I definitely agree with all from city parks residential community downtown events, community events , TRAILS , PUBLIC SAFETY, public services, restaurants and pets and wildlife events, again thank you for allowing me the opportunity to answer these questions to the best of my ability it's appreciated kindly a trillion Stars plus ☆☆☆☆☆☆☆☆☆☆
217	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life; Affordability, taxes, and housing; Appearance, cleanliness, and environment	I would like to see all theses area get up grades and definitely a more areas for pets and wildlife events more affordable housing public safety and at this time I can't think of anything else but I'll pray so zephyr is a another level up in multiple areas that out deliver and out shine. Thank you for allowing me the chance to add my voice and this is a wonderful community with lots of diversity a trillion Stars plus ☆☆☆☆☆☆☆☆☆☆
218	Growth and development pressure	less building
219	Community character and quality of life	A community theater
220	Traffic, roads, sidewalks, and transportation	Road improvements
221	Other / uncategorized	In the future, I would like to see Zephyrhills as I see it today, nice, open-hearted place, respectful and kind.
222	Drainage, flooding, and utilities; Affordability, taxes, and housing; Appearance, cleanliness, and environment	Water usage for new build areas and how it affects the entire town, please stop selling out. Also, new build areas will bring more customers and higher prices if maximum trees are left to create atmosphere and shade, Beauty and comfort will always offer more to people.
223	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Appearance, cleanliness, and environment	Address homeless situation, stop building apartments, condos. The homeless population don't use the sidewalks most of the time, they prefer to walk in street, very dangerous. We need grocery stores and restaurants (not just chicken), we are no longer just a retirement area, and the business that are established here forget about the people that live here year around. Roads are crazy, I'm in healthcare what took me 15 minutes to get to a patient now takes me 25-35 (depending on time of year) to get someplace. Update the established buildings, some look very trashy
224	Traffic, roads, sidewalks, and transportation	TRAFFIC-road improvement so the roads can handle the extreme traffic!
225	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Drainage,	seems like out of control housing developments with out thought for traffic or water usage concerns

#	Theme(s)	What the respondent wrote
	flooding, and utilities; Affordability, taxes, and housing	
226	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Community character and quality of life; Affordability, taxes, and housing	Slow the building of new developments, slow the building of car washes, slow the building of storage facilities, slow the amount of cannabis businesses. I think we have enough of these to satisfy the current demand. Build and encourage the development of more diverse retail and food establishments so that Zephyrhills can be a place everyone wants to call home. I think we have way more residential developments in the works than retail. We also need the roads and infrastructure to be able to handle all the new residents that will come on board. Sorry to say that all this residential development is killing housing prices in Zephyrhills and my fear is that people will not want to invest in a home here and that will lead to people not wanting to start businesses here. We need to be a business first economy and then maybe people will want to live here. Expand the airport, better road lighting, bring some manufacturing (kudos for landing Bauducco). Better and more businesses will bring jobs and more people will want to live here. Then you can build more residential, more car washes, more storage facilities etc.
227	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Electronic message Board along Gall Blvd and/or Zephyr Park Finish or complete the sidewalk from Daughtery Road and CR 54 on Wire Road. Better public transportation
228	Parks, recreation, youth, and community activities	Swimming Pool for everyone at park more things for kids and older Residents to do
229	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	More hispanic food market
230	Traffic, roads, sidewalks, and transportation	A better entry into Town on the South side of 301 and a better central area at Gall Blvd & 54
231	Shopping, restaurants, and local businesses	Shopping
232	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Less traffic, additional activities for our youth/teens,
233	Public safety, homelessness, and code enforcement	More polic action taken on geiger rd . It's a raceway and truck cut throgh. And police doesn't care
234	Traffic, roads, sidewalks, and transportation	TRAFFIC,!!!... FIXING 301, must be the main PRIORITY,!!!.... If you don't fix this , NOTHING else will matter....

#	Theme(s)	What the respondent wrote
235	Parks, recreation, youth, and community activities	More parks, including dog parks and walking trails.
236	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	A sidewalk down 16th street from CR54 to Pretty Pond. And more sidewalks, throughout all the small neighborhoods where lots of traffic flow. Upscale restaurants, a Trader Joe's, Whole Foods Market. All the rundown ghetto looking businesses, buildings run down, and trashy mobilehome parks, driving through Zephyrhills on 301 towards Wesley Chapel.
237	Other / uncategorized	Ampliacion del sistema de alcantarillado por gravedad en zonas como la calle 23 rd st
238	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	Less development. improved police presence. Street lights and widen 301 south of 5th ave
239	Community character and quality of life	More places for family activities.
240	Traffic, roads, sidewalks, and transportation	Traffic, roads, signals, etc...
241	Traffic, roads, sidewalks, and transportation	More sidewalks for residents
242	Traffic, roads, sidewalks, and transportation; Affordability, taxes, and housing	4 way stop signs throughout downtown intersections. Limit future housing projects to maintain the hometown feel.
243	Other / uncategorized	preservation of land/farming
244	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	I would like to see museums art galleries and more fine dining restaurants
245	Traffic, roads, sidewalks, and transportation; Appearance, cleanliness, and environment	More flowers and trees and outdoor dining. But right now the sidewalks are filthy and the plants are sad...including the new trees just put in on 8th street.
246	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Pedestrian safety
247	Parks, recreation, youth, and community activities	Same as before a pool
248	Growth and development pressure	Nothing stop building and ruining what used to be a great place to live
249	Parks, recreation, youth, and community activities;	Would like to see more cultural events in Downtown. Would like to see the continued clean up of residences properties.

#	Theme(s)	What the respondent wrote
	Appearance, cleanliness, and environment	A park with a covered play area, fenced in basketball court like at district park Wesley chapel.
250	Shopping, restaurants, and local businesses	Improvements and additions to shopping and dining
251	Public safety, homelessness, and code enforcement; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	Clean up homes (code enforcement), eliminate/better manage the homeless, more downtown community events, better parking.
252	Traffic, roads, sidewalks, and transportation; Growth and development pressure	More left turn signals. Less building of apartments and homes. Safer roads. Less 4 way stops.
253	Other / uncategorized	None at present.
254	Other / uncategorized	Hire a consultant (would be well worth the investment) and create a 50 year Grand Vision such as Traverse City MI did back with its surrounding counties over a 2 year period in 2009, as I've referenced earlier in this survey. If we don't get this right, Zephyrhills will be a "Pass through" city with services on life support... NOW is the time for the gathering of as many residents/snowbirds' input via focus groups inviting them to be part of something Greater than themselves, the making of a great tri-quad county alliance and allegiance.
255	Growth and development pressure; Community character and quality of life; Affordability, taxes, and housing	The residential building needs to stop. We need to get back to the small town feel we had 10 plus years ago. The infrastructure is not in place to support all the new homes. I listed numerous things in this survey. Please listen to the residents that already live here and pay city property taxes. Enough is enough with the building.
256	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement	Left arrow light to turn from Gall on to 5th Ave. Enforcing the noise ordinance for that car audio shop on Gall near downtown. Stop trampling on property owner's right to due process Code Enforcement! Turn Facebook comments back on.
257	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	Better roads and parks
258	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities	fixed roads , parks , and things for children cheap or free
259	Drainage, flooding, and utilities	My concern is water utility dept., I am a seasonal resident and have not received my final water bill since April. I have tried to call several times

#	Theme(s)	What the respondent wrote
		but no one answers the phone. This is very stressful for me as I like to pay my bills on time. My email address is [email redacted].
260	Community character and quality of life	Welcome to Zephyrhills sign. BIG
261	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Shopping, restaurants, and local businesses; Affordability, taxes, and housing	STOP WITH ALL THE NEW HOUSING DEVELOPMENT. IMPROVE THE INFRASTRUCTURE. WORK ON AND SUPPORT SMALL LOCAL BUSINESSES. USE ROUNDABOUTS INSTEAD OF TRAFFIC LIGHTS. EXPAND MASS TRANSIT.
262	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses	Unfortunately, it feels like main street is always dead. There aren't enough places to just walk into and shop around. The city has been working on making it pretty but barbershops, tattoo parlors and post offices aren't things I want to come see on a Saturday afternoon. I would appreciate more small retail businesses.
263	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Public safety, homelessness, and code enforcement; Drainage, flooding, and utilities	Middle of town driving through on Gall blvd.....buildings and businesses look run down, lots of vacant buildings. Too many homeless/people on drugs wandering the streets on foot and bicycles, especially at night. Too much road flooding during rains. Traffic is bad all day but especially between the hours of 7 am and 19 am and 2 pm through 7 pm.
264	Parks, recreation, youth, and community activities	We visited a lot of towns and cities from earlier this summer in Tennessee, Kentucky, Ohio, Pennsylvania and 3 of the 4 were trying to attract families so they were revamping parks and bringing in job...manufacturing. Stop catering to the snow birds. Yes, they help our city thrive 3-5 months of the year but they come and go. People who live here have to take prescience.
265	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Community character and quality of life	With all the additional traffic you need better planning! Additional places to shop, restaurants to serve breakfast, home store, buckets?
266	Traffic, roads, sidewalks, and transportation; Community character and quality of life; City services, communication, and responsiveness	The biggest concern I hear from my friends and family is traffic due to residential expansion, but most of the expansion is on County properties and contributes to traffic on County roads. Eiland Blvd, for example, during afternoon rush hour and at Dean Dairy Rd. Can the City do more to influence the County to make improvements here? Maybe more "City Limits" signs would help residents be more informed about who to complain to about what issues.
267	Shopping, restaurants, and local businesses; Community character and quality of life	I love living in Zephyrhills. We have been here for 26yrs. Would love more shopping stories. Restaurants Movie theater

#	Theme(s)	What the respondent wrote
268	Shopping, restaurants, and local businesses	Mid range restaurants
269	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Public safety, homelessness, and code enforcement	Traffic safety and improved turn lanes. I am no expert on city planning, but growth seems to be a big issue.
270	Parks, recreation, youth, and community activities	Bicycle trails
271	Affordability, taxes, and housing	Lower property taxes.
272	Growth and development pressure; Parks, recreation, youth, and community activities; Affordability, taxes, and housing	More parks and recreations than having housing developments
273	Community character and quality of life	It's ruined already. It's charm and character are gone..it's nothing more than a satellite suburb of Wesley Chapel which has no soul at all.
274	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	More high-end restaurants; a Recreation Center with it's very own Pickle Ball Courts!!!!!!!
275	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	More high-end restaurants. Senior's Recreation Center with several courts to play Pickle Ball.
276	Traffic, roads, sidewalks, and transportation; Community character and quality of life; Affordability, taxes, and housing	Community, housing, traffic
277	Other / uncategorized	Idk
278	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Community character and quality of life	I want our leaders to not only think about the money but to make sure that every person in this town can get from point A and B safely either walking, riding a bike, a car or a bus. Also more commercial and recreational areas would be a tremendous benefit. Sidewalks are a must need as I see many people walk on the street or grass. A proper sidewalk would help the community be more inclusive to all.
279	Other / uncategorized	Parques de actividades deportivas y aceras en Eiland Blvd.
280	Traffic, roads, sidewalks, and transportation	Traffic resolution
281	Drainage, flooding, and utilities	Larger print on water bills
282	Traffic, roads, sidewalks, and transportation	Reduce or stongly regulate the number of ebikes. Very dangerous on our two-lane roads, especially in the dark. Ticket those who don't obey traffic laws or wear reflective clothing at night.

#	Theme(s)	What the respondent wrote
283	Shopping, restaurants, and local businesses	More restaurants and shopping. A Target, a Trader Joes. More variety of shopping, dining, and entertainment in an expanded downtown. More dedicated public group indoor meeting spaces.
284	Growth and development pressure	Too much growth too fast
285	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	Traffic congestion/ restaurants/ shopping/ downtown revitalization/ community events/ public services/ road expansion
286	Shopping, restaurants, and local businesses	Target More sit down restaurants
287	Community character and quality of life	Every place has its limitations. Going past that point is when it's too late to fix it. The city's been here a long time. There's no need to be in a hurry.. Stepping back and looking at what happened and coming up with the answer of oh well, Is not what anyone once for a city, they lived in there whole life Which was laid back comfortable and out of the way.. The United States has plenty of overrun cities. Not everyone wants to live that way.
288	Shopping, restaurants, and local businesses; Community character and quality of life	Welcome center that outlines / promotes area services, businesses and amenities
289	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life; Appearance, cleanliness, and environment	Clean up Zephyr Park do more community events. Love to see more restaurants farm to table . Expand roads to allay congestion
290	Community character and quality of life	Most paperwork is done in Dade City, this city has been usurped by the County. The city limits needs to be expanded or else stop telling people who actually live in the County that they are in Zephyrhills. The machine to mail packages at the post office was destroyed by an ignorant driver and that machine has still not been replaced, I want to sue the person who destroyed it with their car. We have a generational Mayor who I do not know their name and have never seen or heard from that person who I was told is in a 'tight-nit family'. There is too much Meth, the only way that much Meth is here is if someone in government is facilitating it or turning a blind eye to it. Just saying you are from Crystal Springs means you probably smoke Meth. I answer that this is not a good place to raise a family because of lack of jobs and a woke indoctrinated School system, it

#	Theme(s)	What the respondent wrote
		will absolutely create strong independent wine and cat women who do not need men. If 75% of the teacher base is divorced single women, that's what it will create. The children are not learning any life skills. They cannot build anything real or tangible, we are simply producing disposable Walmart workers.
291	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Drainage, flooding, and utilities	More variety of restaurants, road widening, better water runoff/drainage off roads!
292	Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities	We need some chain restaurants, another dept store other than Walmart, a Christmas event like a Victorian walkabout downtown with Christmas music, a live nativity, and church concerts
293	Traffic, roads, sidewalks, and transportation; Drainage, flooding, and utilities	Better traffic flow, better drainage after storms
294	Traffic, roads, sidewalks, and transportation; Growth and development pressure; Community character and quality of life; Affordability, taxes, and housing	I pray it stays small and quaint but I understand the attraction to our small town. I believe Zephyrhills is proactive in keeping its roads and info structure in good standings. All the small house housing building will only increase traffic and make it to crowded. Removing the small town vibe.
295	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities	Need improved lighting at most intersections, need left turn signal at Gall Blvd & Ft King Rd, need left turn signal for westbound traffic at 5th Ave and Gall Blvd. Need traffic signal at Court Street and Pure Water Way (because there are no signals from the south side in town west of Gall). Need sidewalk from Court St to Hardees for pedestrians on Pure Water Way. Need resurfacing of intersection at Coral St & Pure Water Way, as it is in deplorable condition.
296	Traffic, roads, sidewalks, and transportation; Public safety, homelessness, and code enforcement; Affordability, taxes, and housing	Adding more street lighting and sidewalks, there is a large number of people who choose or only can afford to walk, make it safe to do so.
297	Other / uncategorized	• Spruce up the downtown area • Wine Bar • Revitalizing vacant buildings
298	Growth and development pressure; Community character and quality of life	visioning for the future, how to blend new growth with small town atmosphere
299	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local	You have covered everything. Our Downtown needs more identification, there are still people here that say they didn't know there was a downtown, and there needs to be more shopping. We already have a bar,

#	Theme(s)	What the respondent wrote
	businesses; Parks, recreation, youth, and community activities	a brewery, coffee, icecream, tattoo, restaurants, but no retail shopping. And the businesses need to get more involved with events. Some do, some dont, they need bodies downtown to shop to help keep their doors open, and at night during the week or most weekends there really is no attraction to go downtown. When the theatre finally gets done, I believe that will be a big attraction, you better make sure there are restaurants for people to go to when that happens. Manolos hours are not the best, the tina's restaurant is only open for lunch. Main Street does a great job with events. The chamber doesnt really help the businesses. So its all up to you.
300	City services, communication, and responsiveness	Lighting would be helpful and better communication for ghe nist part i dont know when our town is doing something
301	Drainage, flooding, and utilities	Cleaner ponds
302	Traffic, roads, sidewalks, and transportation; Parks, recreation, youth, and community activities; Drainage, flooding, and utilities; Community character and quality of life	We need more sidewalks/multi-use paths, especially along 301 and along Pure Water Way. A light at Court St and Pure Water Way would be nice since it is a very busy intersection. I love the parks and like that they are being improved.
303	Traffic, roads, sidewalks, and transportation; Shopping, restaurants, and local businesses; Parks, recreation, youth, and community activities; Community character and quality of life	In the future, I would like to see more community engagement events and activities for all ages. Expanding our parks with additional amenities like sports fields and picnic areas would be great. Also, enhancing food options with diverse restaurants and improving traffic management downtown would be beneficial for residents and visitors alike.
304	Shopping, restaurants, and local businesses	should not be putting food trucks in front of business' that serve food daily. they loose out

Q33 Other — Other Reason for Coming to the City

Respondent Background

Question shown to respondents

33. What originally brought you to the City of Zephyrhills? — Other

38 written responses

#	What the respondent wrote
1	Military
2	get away from Tampa traffic, funny now, don't you think?
3	A job... at the Hopital.
4	Found a house in a nice neighborhood
5	Inland community and easy access to N-75 and N-301
6	I needed a safer place to live.
7	Moved further inland
8	Flip of a coin with two choices. I don't think we made the right one.
9	I owned rental property
10	Born in Dade city, went to middle school and high school here
11	skydiving and planes
12	my job in Tampa
13	Business owner oportunity
14	The rural small town vibe, which is quickly lost.
15	Got a good tip this was a good area to move to
16	Moved here as a kid
17	Chance- only house we could find in Tampa to rent
18	The Small Town Community Feel. That's all gone now because of all the expansion that is killing our community and our city.
19	Small Town is gone
20	Retired from the military after my posting at CentCom
21	No snow for my parents
22	care for my mother.

#	What the respondent wrote
23	Traffic was less but allowing a lot of new subdivisions brought additional problems the City didn't plan for. We are not opposed to growth if infrastructure matches the growth.
24	My folks lived here since the early 1980's. I've been coming here to visit them for many years, so familiar with the town and area. As they became elderly, I moved here to be closer to them and see family more when they came to visit the folks. I formerly lived in Brandon/Seffner which has grown too much, too soon, needed a small town atmosphere and a "quiet" place to retire.
25	The flood that rocked Florida hurricane Helene and Milton and I got displaced
26	I was displaced due to the hurricane Helene and Milton
27	Moved from Wesley Chapel to help a older friend.
28	Started a business...Sylvan in 2000
29	I found a lovely home to buy
30	I love the old houses!
31	Forcement relocation
32	Farm Land
33	Lived in Melbourne, Florida for 6 years. Moves Indiana. After a house fire killed four members of family. Came down here in twenty nineteen to visit some relatives with the livestock in the open fields and the county roads reminded me of where he lived in Indiana. I lived 40 Miles Southeast of Chicago once they started running from Chicago. They moved into the area where I lived in an unincorporated area. The orange started getting trash thrown in it. Rude People road was too busy to even get on the road. Anymore, from my driveway, I knew it was gonna get worse and it has gotten worse. I didn't want to live that way. And when I stand here visiting relatives, I've seen Zephyr Hills and I said, this is just like home, and we moved down here. And since we have, well, you've seen what's been going on? I don't want that here. Yes, I'm an outsider. I'm 73 now, but I've seen enough of what's going on I see the trash alongside the roads and the furniture thrown out didn't have that before. When I first came here, I hear The Difference in the news. I know it's headed this way. The people that live here. They may not realize what's headed this way. I know they won't want it.
34	Got married and moved here
35	Husband's health
36	My mom purchased a manufactured home
37	Grew up in Wesley Chapel but have been priced out. Moved to Zephyrhills because it was close to my family in Zephyrhills.
38	born here

Q34 Other — Other Connection to the City

Respondent Background

Question shown to respondents

34. Which description best reflects your connection to the City? — Other

15 written responses

#	What the respondent wrote
1	My friends and family live here it is my community
2	strong community ties
3	Due to what I think is a loss of community feeling, lack of courtesy from city employees, and just overall unchecked growth/planning, I have decided to leave Zephyrhills after living here for 55 years.
4	I live in the county on the edge of the city limits and have city water service.
5	I live in a county area of Zephyrhills with the actual city parts surrounding me, including the house next-door to me
6	Frequent travel to Z Hills.
7	Live part time right now
8	Seasonal residents
9	Member of the Masonic Lodge and the Historical preservation board
10	snow Bird
11	snow bird
12	My wife works in Zephyrhills and I work from home. Originally lived in Wesley Chapel for 15 years
13	All oh the above
14	to add value
15	I work from home



2026 CITIZEN SATISFACTION SURVEY

What Respondents Actually Asked For

Detailed repeated-response charts for every open-ended question and Other text field

Final closed-survey export: July 23, 2026

819 total export records • 817 actual public records • 1,488 valid written responses

How These Charts Were Created

Every valid comment in each open-ended question was reviewed and coded into response categories that combine the same request or closely similar wording. For example, traffic comments naming “301 and Chancey,” “Chancey and U.S. 301,” or similar wording were grouped together. The same approach was used for development, parks, downtown, communication, and every other open-ended field.

How to read the charts: The length of each bar represents the number of respondents who mentioned that category. The label at the end of the bar gives both the count and the percentage of people who answered that particular open-ended question.

Important: One comment can be counted in more than one category when it contains several requests. Because of that, percentages can add to more than 100%. Categories mentioned only once are generally not charted, but those comments remain in the separate full open-ended comments report.

Traffic-location charts: Only locations named by at least two respondents are charted. One-time locations and comments that referred back to an earlier selection remain available in the full comments report.

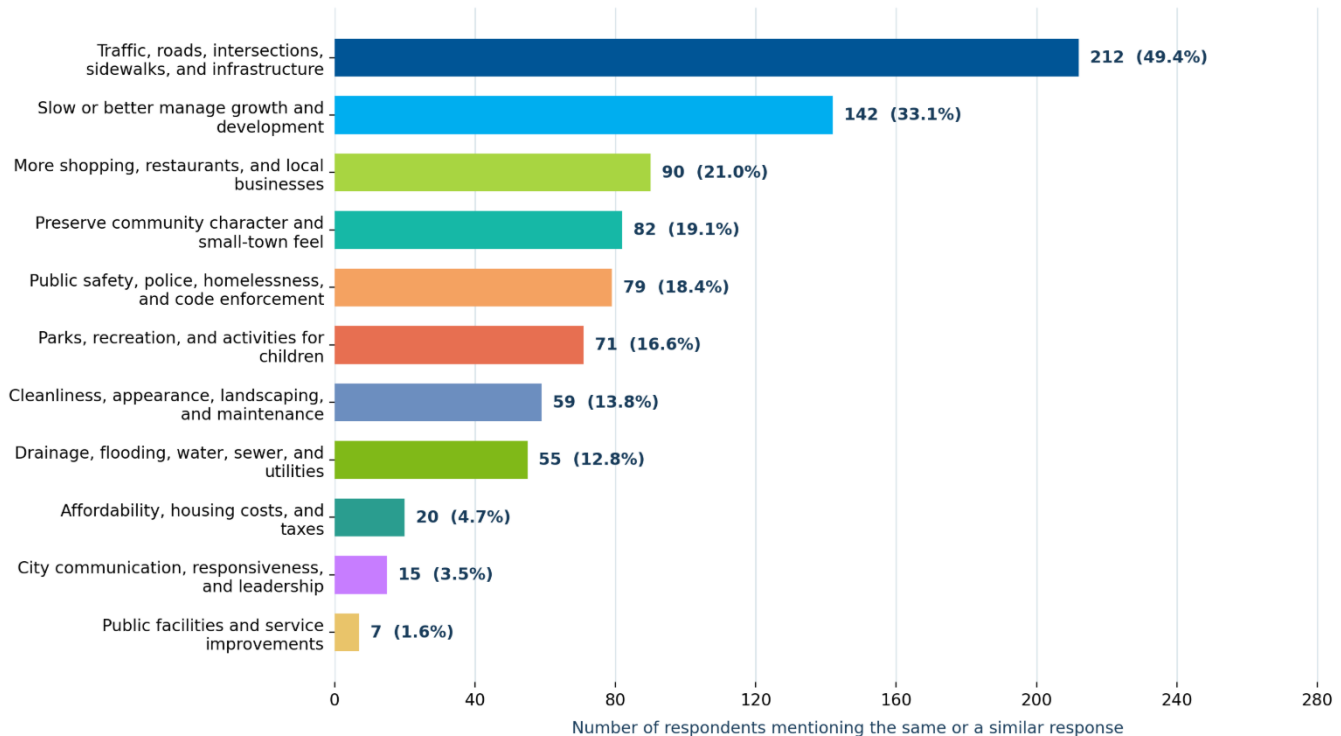
This chart supplement is designed to accompany the full open-ended comments document. It makes the repeated requests easy to compare without removing any original comments.

Q4 — Quality-of-Life Explanation

429 written responses

Repeated improvement requests in quality-of-life comments

Based on 429 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Traffic, roads, intersections, sidewalks, and infrastructure appeared in 212 comments (49.4%). Growth and development concerns appeared in 142 comments (33.1%).

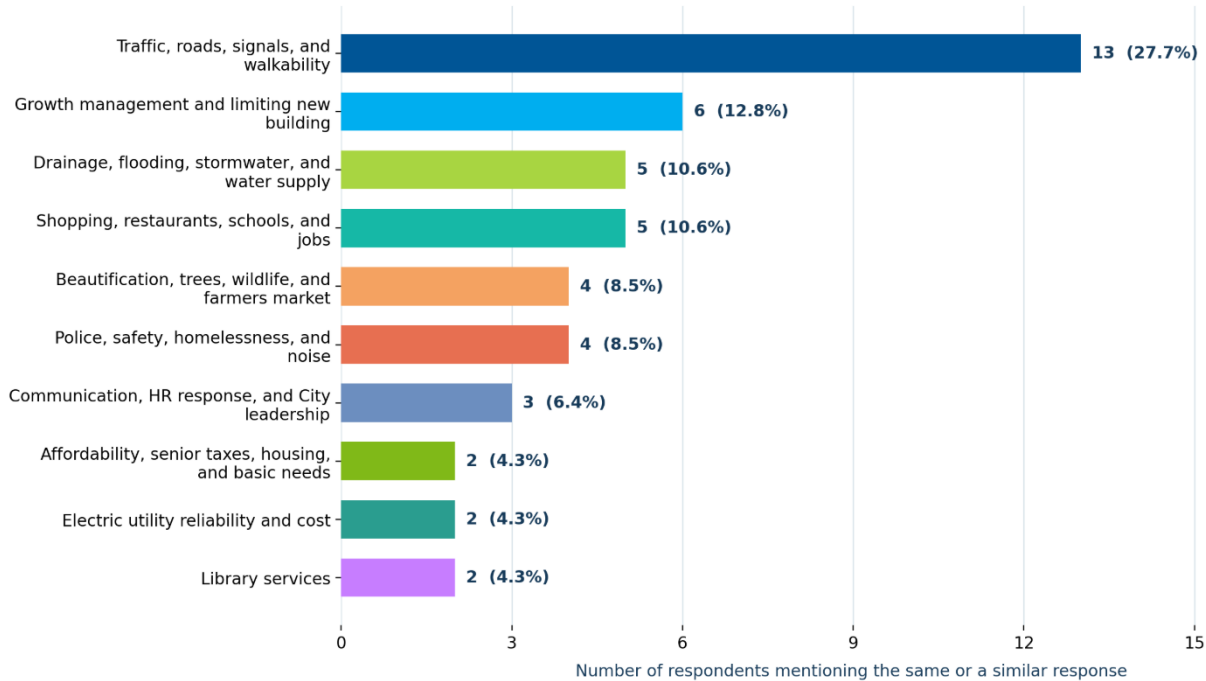
43 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q7 Other — Other City Service Priorities

47 written responses

Other City service priorities mentioned repeatedly

Based on 47 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

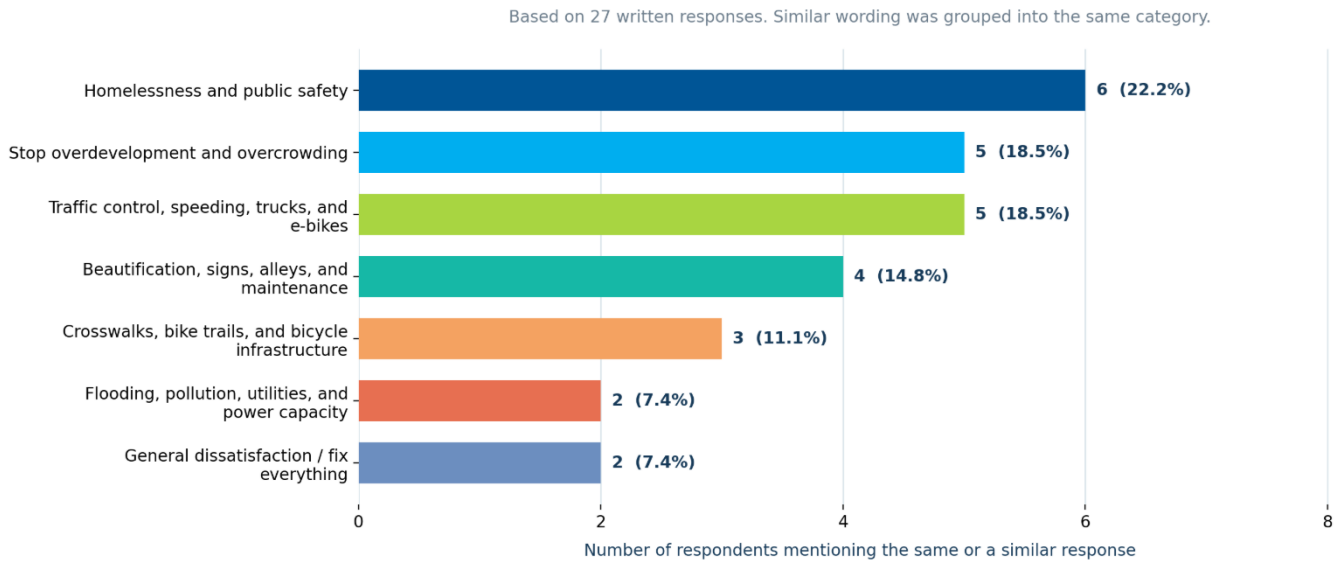
Traffic, roads, signals, and walkability were the most repeated additional service priority, appearing in 13 comments (27.7%).

6 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q9 Other — Other Infrastructure Concerns

27 written responses

Other infrastructure concerns mentioned repeatedly



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Homelessness and public safety led the repeated Other concerns with 6 comments (22.2%). Overdevelopment and traffic-control concerns each appeared in 5 comments (18.5%).

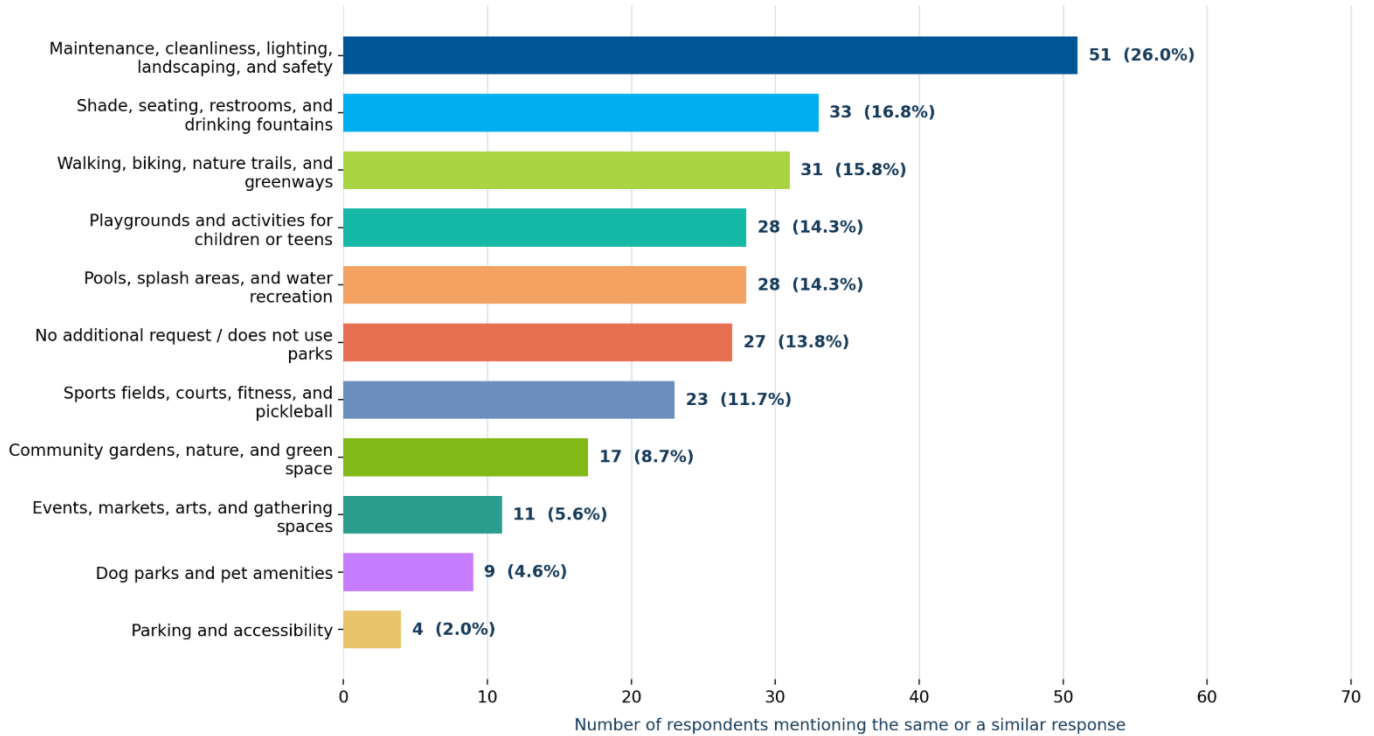
0 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q13 — Additional Parks or Amenities

196 written responses

Additional parks and amenities requested repeatedly

Based on 196 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Maintenance, cleanliness, lighting, landscaping, and safety led park requests with 51 comments (26.0%). Shade, seating, restrooms, and drinking fountains followed with 33 comments (16.8%).

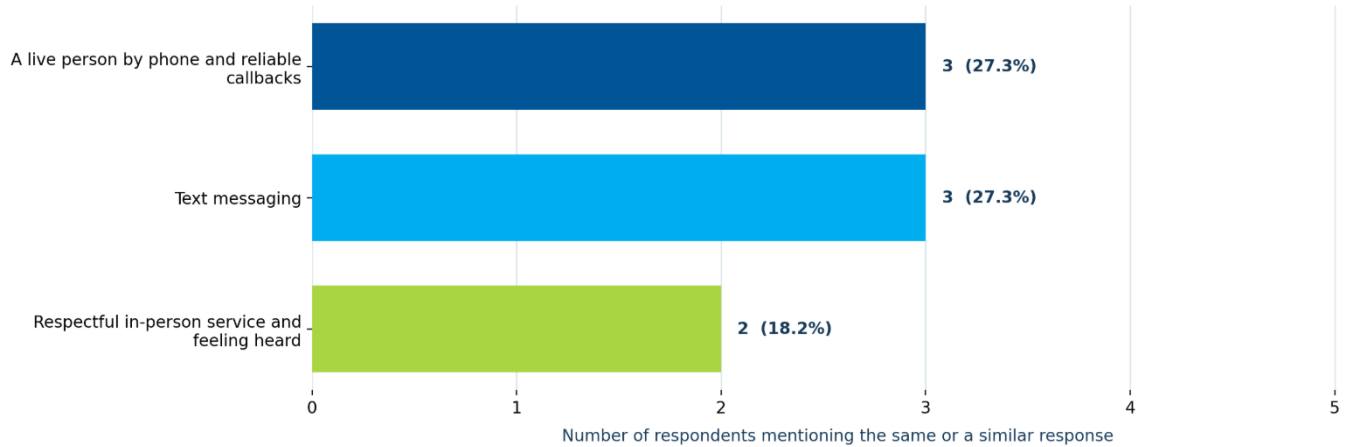
18 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q14 Other — Other Way to Report City Issues

11 written responses

Other preferred ways to report City issues

Based on 11 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Text messaging and having a live person answer the phone with reliable callbacks were tied at 3 comments each (27.3%).

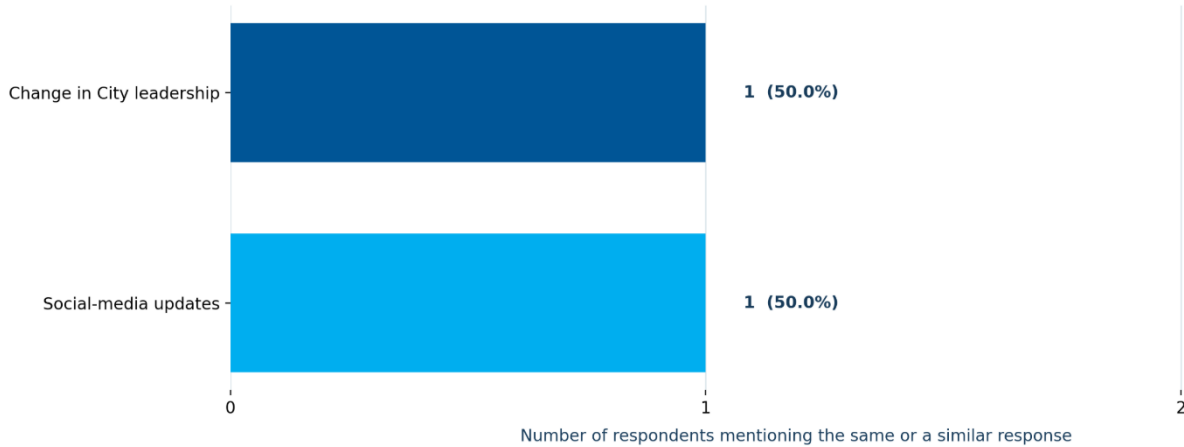
4 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q15 Other — Other Preferred Follow-Up Method

2 written responses

Other preferred follow-up responses

Only 2 written responses were submitted; no response was repeated.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

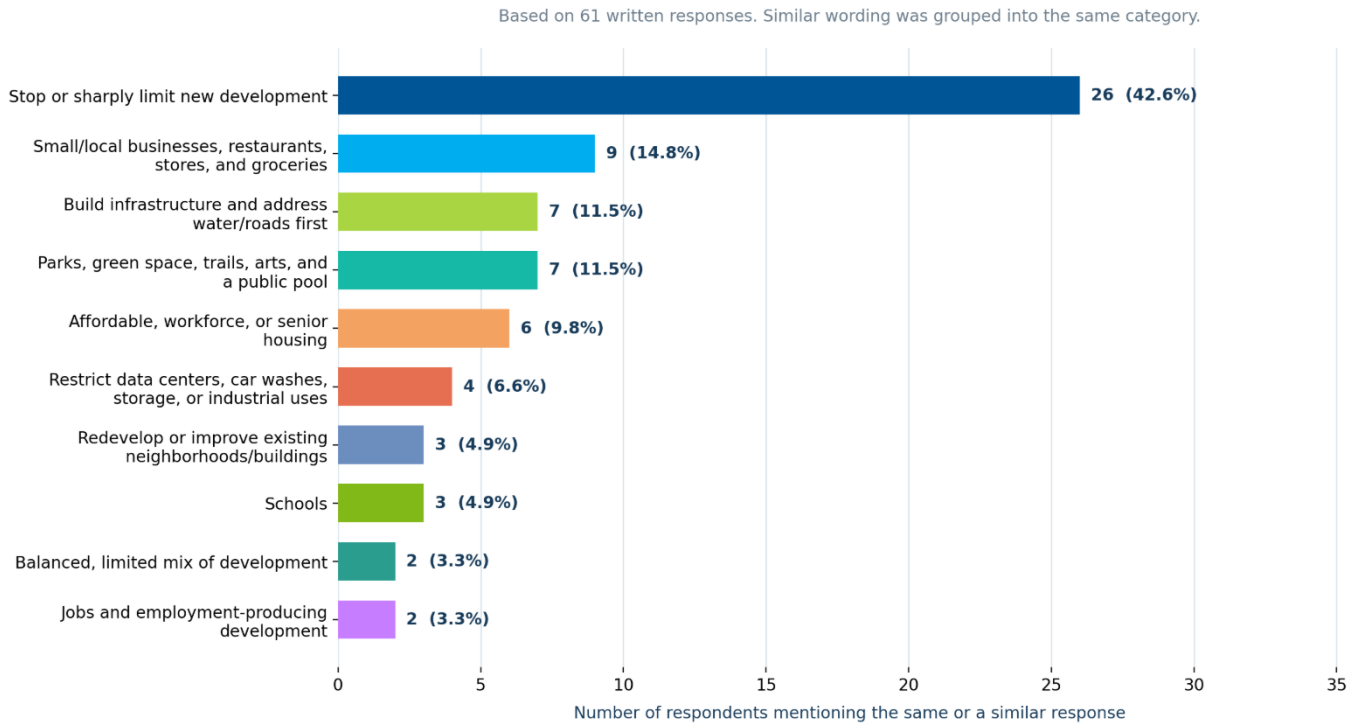
Only two Other responses were submitted. One requested social-media updates and one called for a change in City leadership, so no repeated preference emerged.

The small number of responses should be interpreted as individual comments rather than a stable percentage pattern.

Q16 Other — Other Preferred Type of Development

61 written responses

Other development preferences mentioned repeatedly



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Stopping or sharply limiting new development appeared in 26 comments (42.6%). Requests for small businesses, restaurants, stores, and groceries appeared in 9 comments (14.8%).

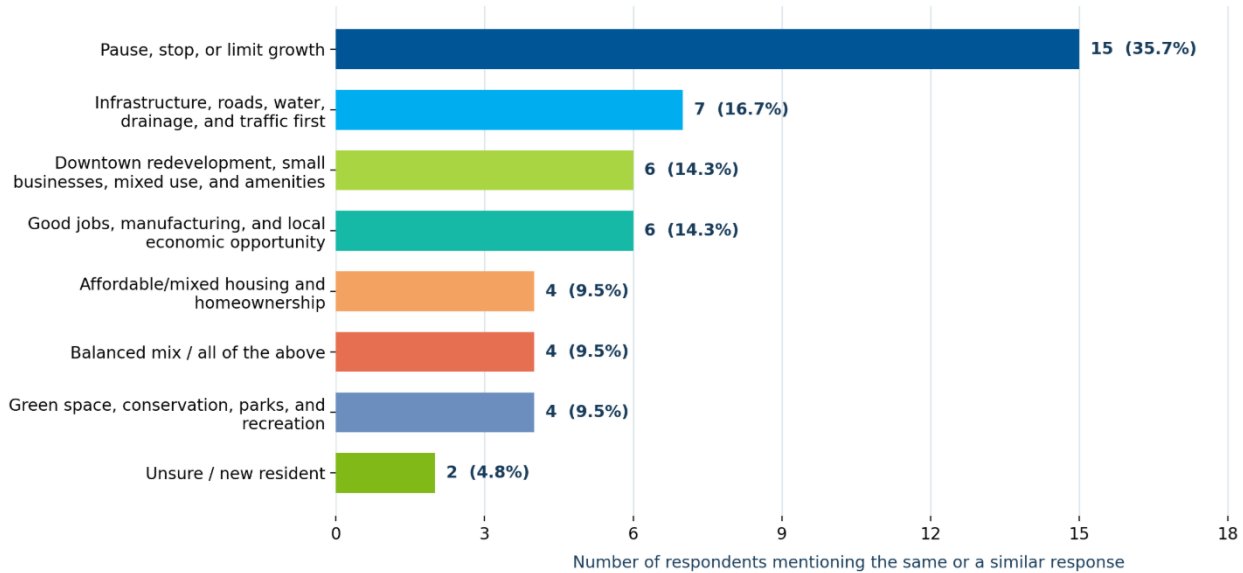
1 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q17 Other — Other Long-Term Growth Benefit

42 written responses

Other long-term growth preferences mentioned repeatedly

Based on 42 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Pausing, stopping, or limiting growth appeared in 15 comments (35.7%). Infrastructure, roads, water, drainage, and traffic improvements came next with 7 comments (16.7%).

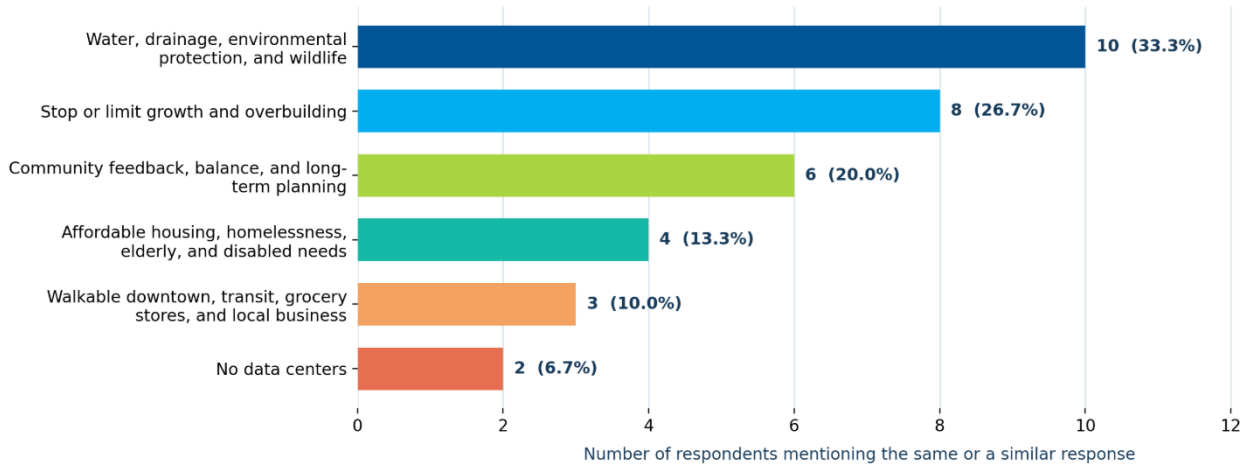
5 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q19 Other — Other Growth-Review Priority

30 written responses

Other priorities for reviewing future growth

Based on 30 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Water, drainage, environmental protection, and wildlife appeared in 10 comments (33.3%). Stopping or limiting growth appeared in 8 comments (26.7%).

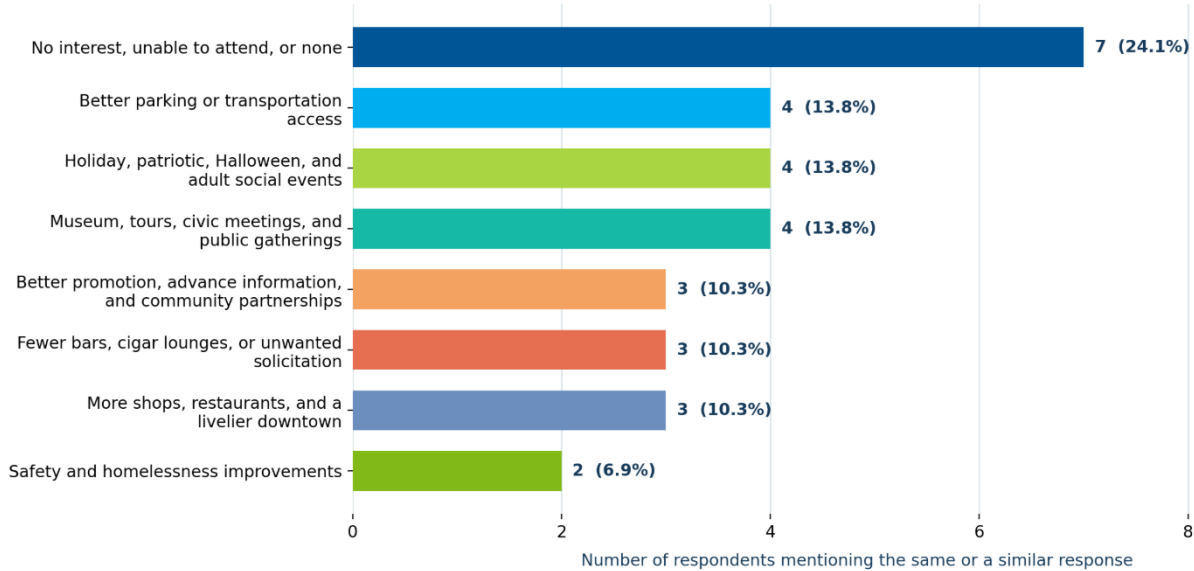
2 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q21 Other — Other Downtown Event or Activity

29 written responses

Other downtown event and activity preferences

Based on 29 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Seven respondents (24.1%) indicated no interest, inability to attend, or no additional event preference. Parking, holiday/adult events, and museum or civic activities each appeared in 4 comments (13.8%).

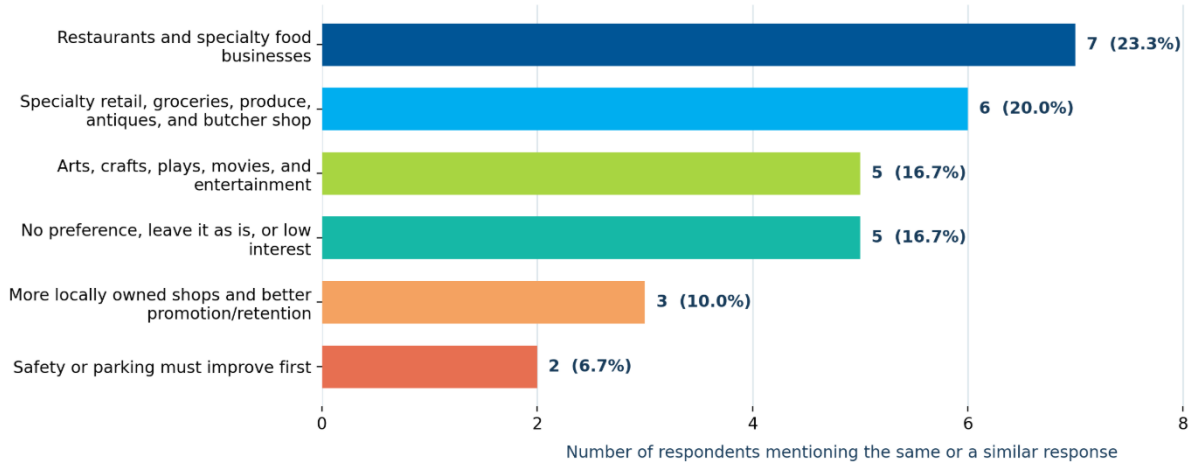
2 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q22 Other — Other Downtown Business

30 written responses

Other downtown business preferences

Based on 30 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Restaurants and specialty food businesses led with 7 comments (23.3%), followed by specialty retail, groceries, produce, antiques, and butcher shops with 6 comments (20.0%).

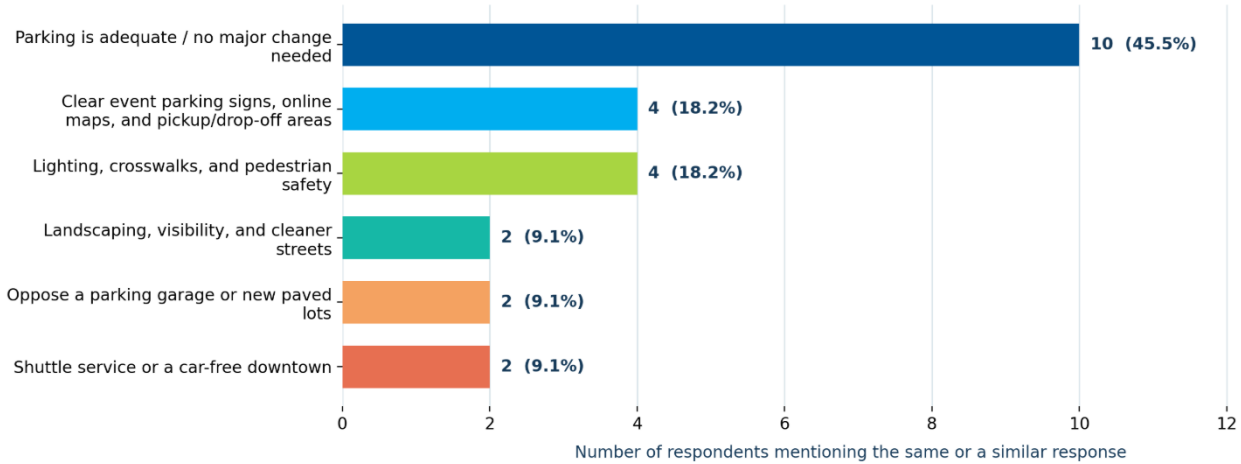
5 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q24 Other — Other Downtown Parking Improvement

22 written responses

Other downtown parking suggestions

Based on 22 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Ten respondents (45.5%) said downtown parking was adequate or did not require a major change. Clear event parking information and pedestrian safety improvements each appeared in 4 comments (18.2%).

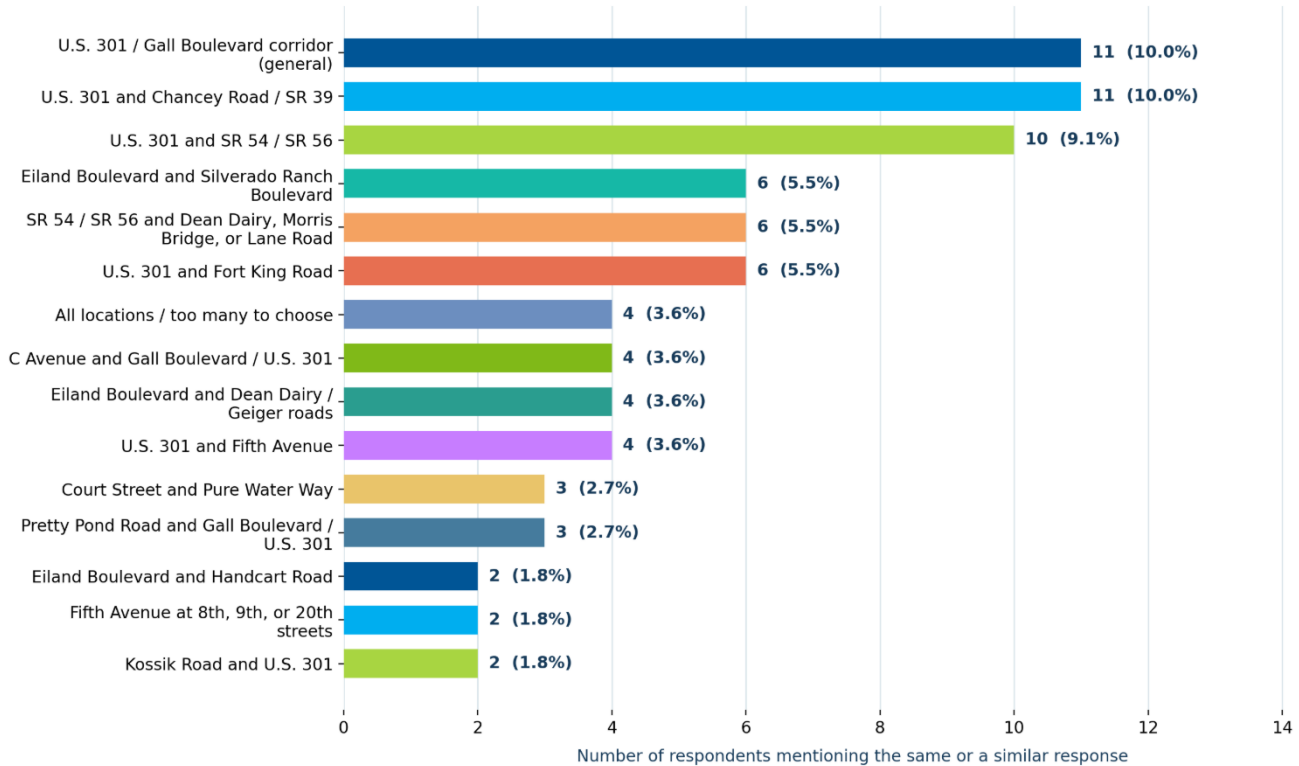
3 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q25 Other — Other Traffic Area or Intersection

110 written responses

Repeated traffic areas and intersections named by respondents

Based on 110 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

The U.S. 301/Gall Boulevard corridor generally and U.S. 301 at Chancey Road/SR 39 were each named in 11 comments (10.0%). U.S. 301 at SR 54/SR 56 appeared in 10 comments (9.1%).

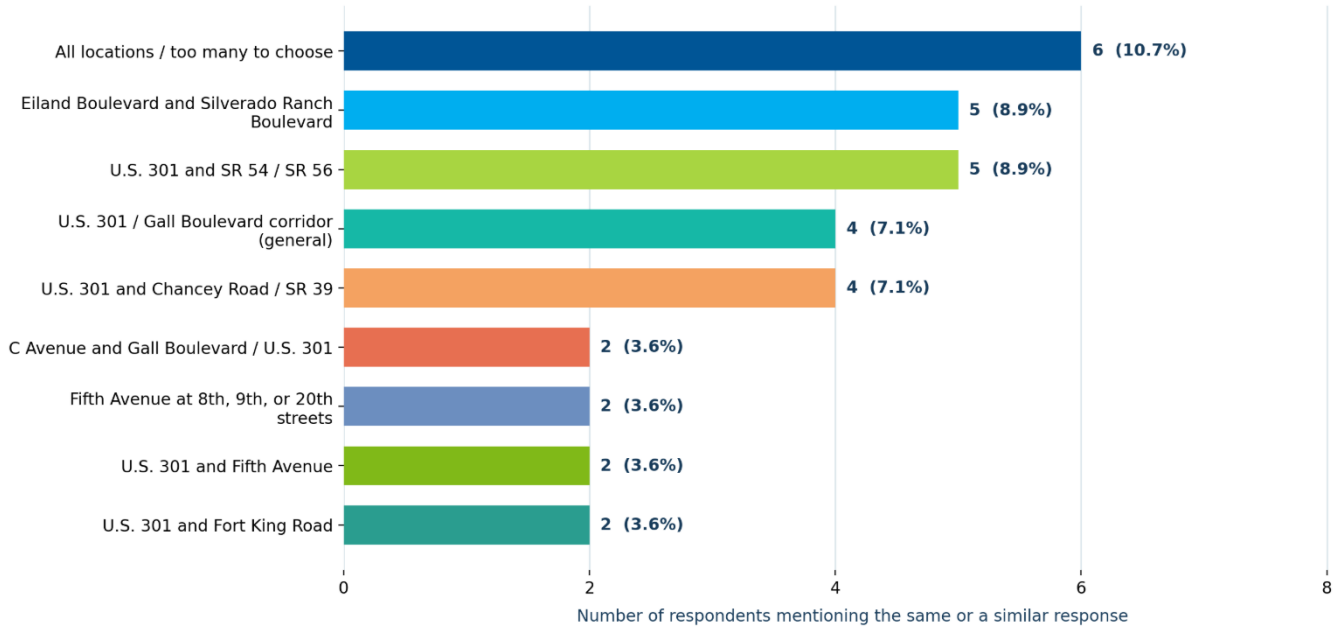
44 additional comments named one-time locations, referred to an earlier selection, or did not identify a single repeated location. They remain in the full comments report.

Q26 Other — Other Highest-Priority Traffic Location

56 written responses

Repeated highest-priority traffic hot spots

Based on 56 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Six respondents (10.7%) said all listed locations were important or too difficult to choose between. Eiland Boulevard at Silverado Ranch Boulevard and U.S. 301 at SR 54/SR 56 each appeared in 5 comments (8.9%).

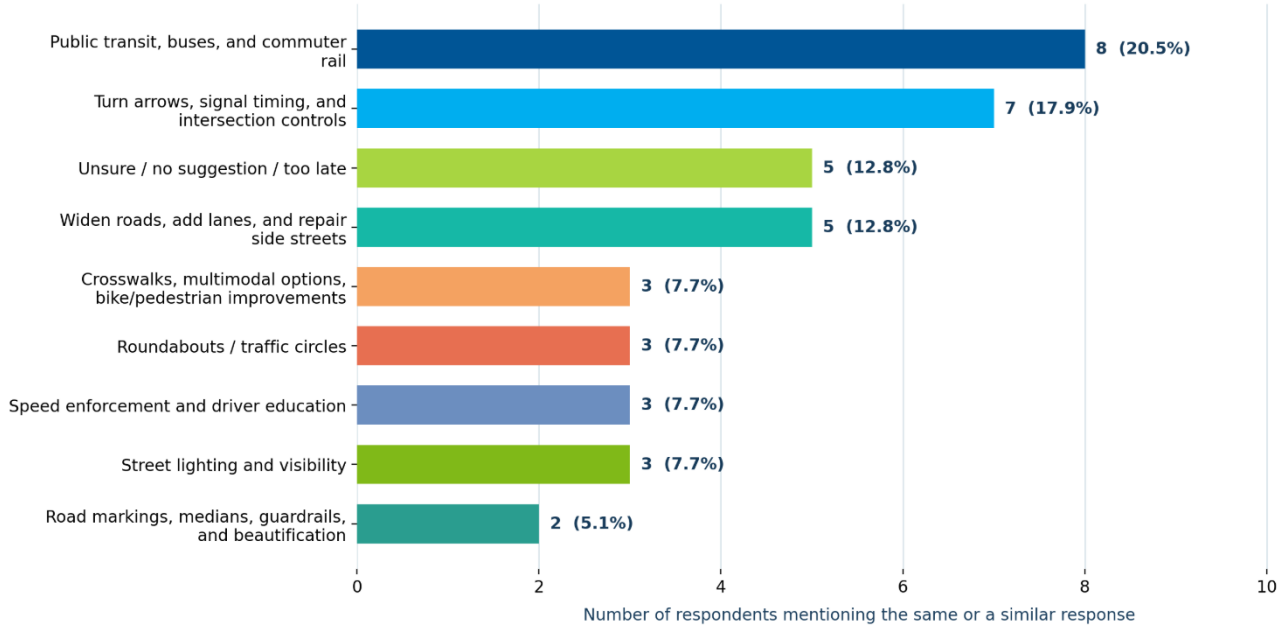
26 additional comments named one-time locations, referred to an earlier selection, or did not identify a single repeated location. They remain in the full comments report.

Q27 Other — Other Transportation Improvement

39 written responses

Other transportation improvements requested repeatedly

Based on 39 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Public transit, buses, and commuter rail led with 8 comments (20.5%). Turn arrows, signal timing, and intersection controls followed with 7 comments (17.9%).

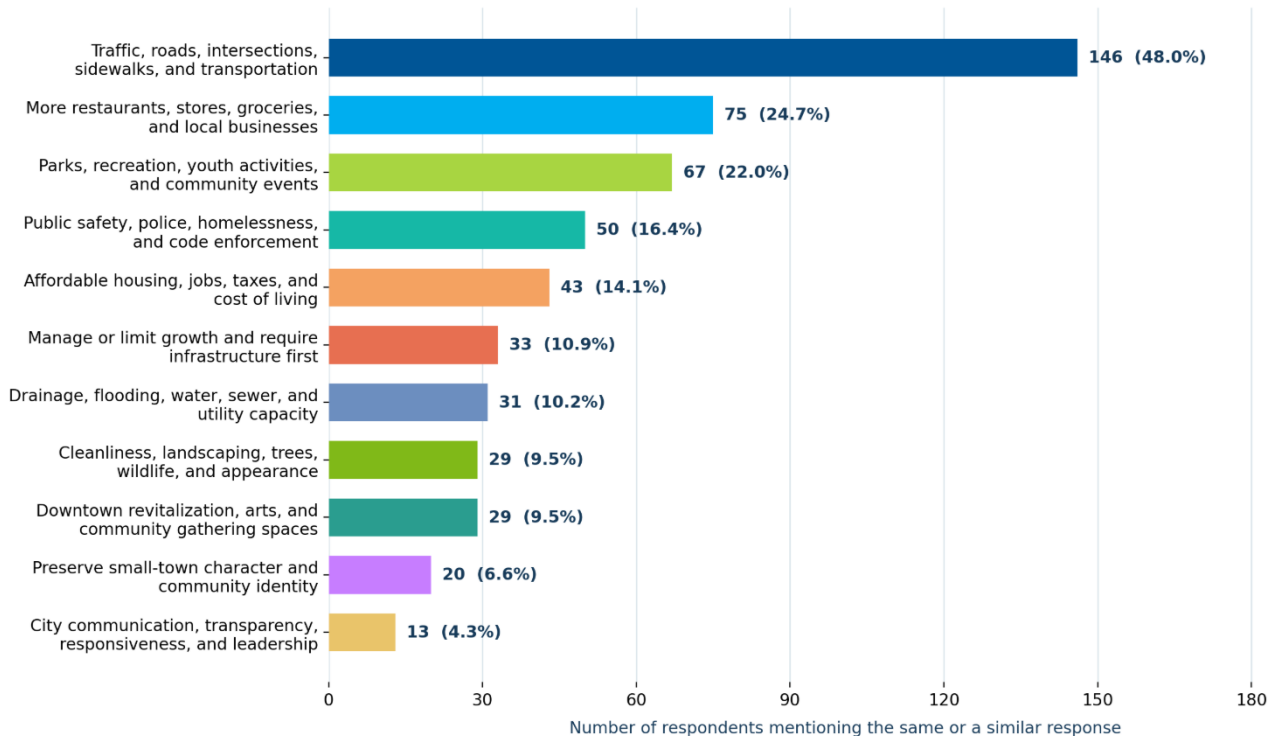
3 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q29 — Future Ideas and Priorities

304 written responses

Repeated future priorities and improvements

Based on 304 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Traffic, roads, intersections, sidewalks, and transportation appeared in 146 comments (48.0%). **More restaurants, stores, groceries, and local businesses** appeared in 75 comments (24.7%), followed by **parks and community activities** in 67 comments (22.0%).

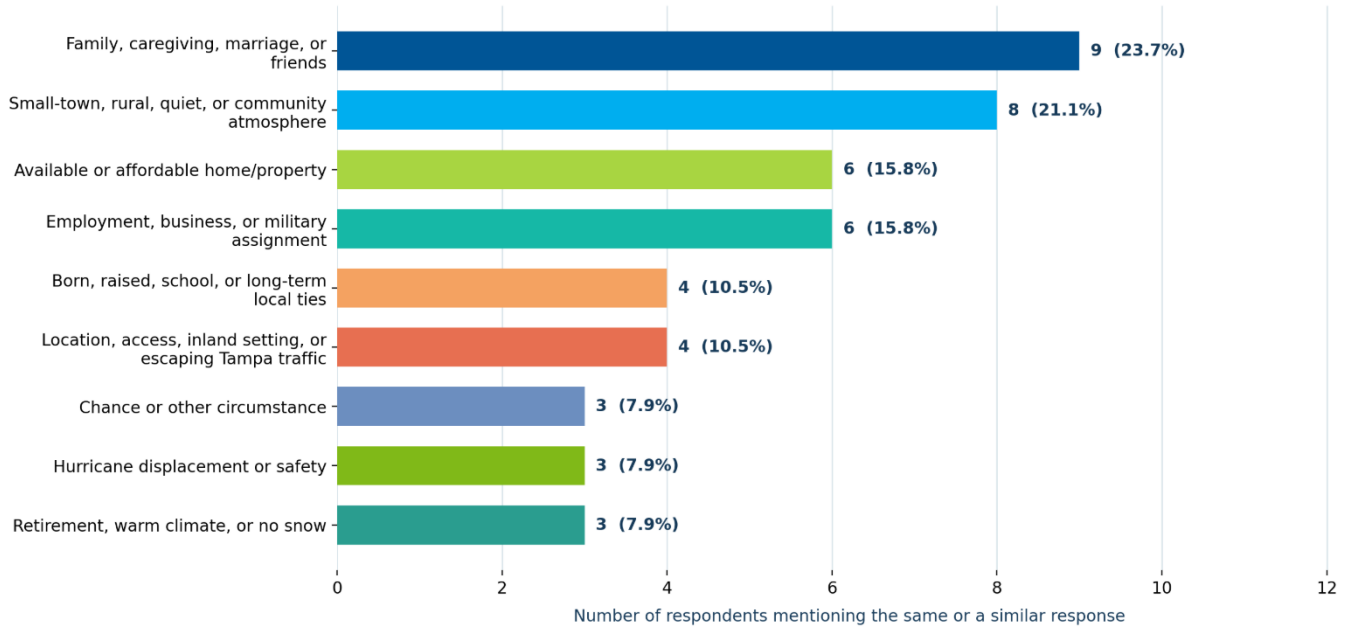
14 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q33 Other — Other Reason for Coming to the City

38 written responses

Other reasons respondents originally came to the City

Based on 38 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Family, caregiving, marriage, or friends appeared in 9 comments (23.7%). The small-town, rural, quiet, or community atmosphere appeared in 8 comments (21.1%).

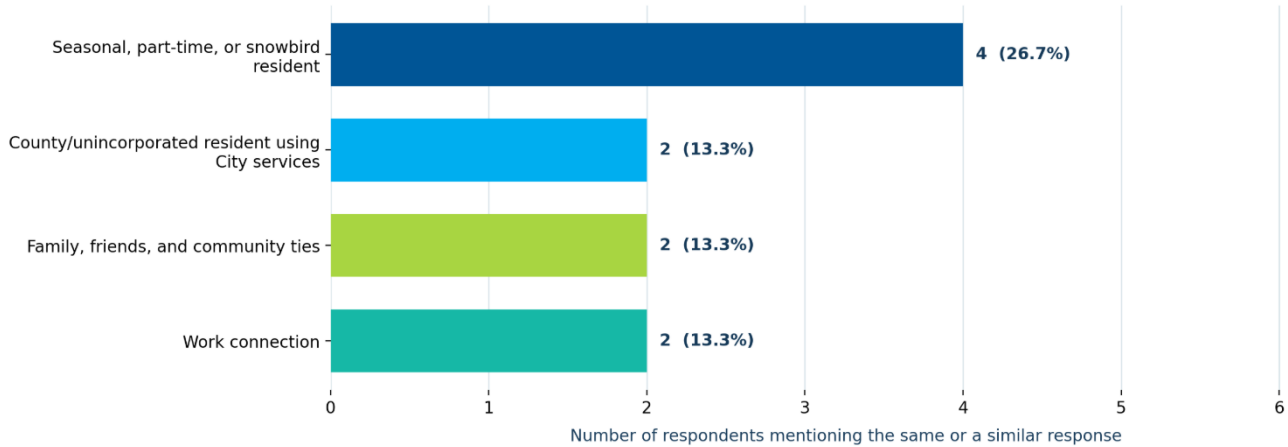
3 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

Q34 Other — Other Connection to the City

15 written responses

Other connections respondents have to the City

Based on 15 written responses. Similar wording was grouped into the same category.



A comment may be counted in more than one category when it included more than one request or concern.

What the repeated responses show

Seasonal, part-time, or snowbird residency was the most repeated Other connection, appearing in 4 comments (26.7%). County-area residence, family/community ties, and work connections each appeared twice.

5 comments were unique, unclear, or only appeared once and therefore were not shown as a repeated category. They remain in the full comments report.

MAYOR 4

Councilmember Liaison Appointments to Tampa Bay Regional Planning Council (TBRPC) and Metropolitan Planning Organization (MPO) Alternate.

Issue:

City Council is requested to appoint a Councilmember to serve as the City's liaison to the Tampa Bay Regional Planning Council (TBRPC) and designate a Councilmember to serve as the Metropolitan Planning Organization (MPO) Alternate.

Background:

The City of Zephyrhills participates in regional organizations that address issues affecting transportation, economic development, emergency preparedness, environmental planning, and regional coordination. To ensure the City's interests are represented, Council periodically appoints members to serve as its representatives on these regional bodies.

Attachment(s):

None

Fiscal Impact:

Staff Recommendation:

MAYOR 5

City Manager Evaluation - Review

Issue:

In keeping with the policy of the City of Zephyrhills, and the City Manager's Contract, an annual evaluation for the City Manager is to be carried out each year. The HR Director provided the forms for City Council members, and the Mayor distributed them to the Council at the first meeting in July.

Background:

The evaluation is used to measure the City Manager's performance. The purpose of the evaluation process is to provide important feedback to the City Manager regarding his performance in accomplishing assigned duties and responsibilities, and to establish specific work-related goals and objectives. The form used for this evaluation is comprehensive and covers many aspects of the City Manager's duties and responsibilities. The Mayor has collected the evaluation forms and compiled the information to be used in the below summary report to present to Council on August 10, 2026. The chart below includes ten categories in which the City Manager was evaluated along with the combined average total score from the five City Council members.

EVALUATION OF SKILLS	
PERSONAL	3.6
RELATIONS WITH ELECTED MEMBERS	3.6
PROFESSIONAL SKILLS AND STATUS	3.1
POLICY EXECUTION	3.4
REPORTING	3.4
CITIZEN RELATIONS	3.8
STAFFING	3.1
SUPERVISION	3
COMMUNITY	3.8
FISCAL MANAGEMENT	3.4
	34
AVERAGE	3.4

COUNCIL INDIVIDUAL EVALUATION
Ken Burgess 3.7
Charlie Proctor 4.2
Lance Smith 3.3
Steve Spina 2.8
Jodi Wilkeson 3.2

Attachment(s):

None

Fiscal Impact:

N/A

Staff Recommendation:

N/A

City Council Meeting
August 10, 2026

Action Item

CONSENT ITEMS 1.1

City Council Meeting Minutes - July 27, 2026

Issue:

A regular City Council Meeting was held on July 27, 2026

Background:

Minutes from that meeting were taken for review by City Council

Attachment(s):

1. 07.27.2026 CCM Minutes

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval of meeting minutes

REGULAR CITY COUNCIL MEETING

Page 1 of 3

A Regular City Council Meeting was held on July 27, 2026, at 6:00 PM in the Council Chambers at City Hall and via GoToMeeting at (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 Lance Smith, Kenneth Burgess, Charles Proctor, Steven Spina and Mayor Melonie Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson was not present.

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

The Invocation was led by Pastor Fran Stubbs of Oasis Church of Zephyrhills.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Cliff Moffett, President of the Zephyrhills Military Museum, requested that the City waive building permit fees associated with the construction of a pergola on City-owned property adjacent to the museum. He explained that the project was being funded through grant funds and would provide a shaded gathering area with picnic tables for museum visitors, airport personnel, City employees, and the public.

Discussion followed regarding the museum's nonprofit status and the public benefit of the project. Council reached consensus supporting the waiver of the permit fees and thanked Mr. Moffett for the organization's continued contributions to the community.

MAYOR

1 Proclamation - Florida Water Professionals Month

Mayor Melonie Bahr Monson presented a proclamation declaring August 2026 as Florida Water Professionals Month in the City of Zephyrhills. The proclamation recognized the dedication of water professionals who safeguard public health through the production and distribution of drinking water and emergency response efforts during hurricanes and other disasters. Mayor Monson expressed appreciation for the City's Utilities Department and water professionals throughout Florida for their commitment to protecting public health and the environment. Steven Davidson from the City's Water Division received the proclamation.

1. CONSENT ITEMS

Charles Proctor motioned to pull consent items 1.3 and 1.4 for discussion. Seconded by Lance Smith. Motion passed unanimously.

1.1 Budget Workshop Minutes - July 13, 2026

1.2 City Council Meeting Minutes - July 13, 2026

Lance Smith motioned to approve consent items 1.1 and 1.2 as presented. Seconded by Kenneth Burgess. Motion passed unanimously.

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

Council discussed the proposed intersection improvements at Green Slope Drive and Daugherty Road. Lance Smith requested additional information regarding the project after reviewing the construction plans, specifically asking about vehicle stacking capacity and existing flooding issues at the intersection.

Planning Director Rodney Corriveau explained that the project would improve traffic flow through turn-lane improvements while addressing long-standing drainage concerns through stormwater system enhancements. Nick Provenzo, civil engineering consultant with Kimley-Horn spoke remotely, advised that the existing manually operated stormwater control system would be automated, allowing water levels to be managed more efficiently during heavy rainfall events. Public Works Director Shane LeBlanc added that the project would include provisions for portable generator backup during power outages, improving resiliency during emergencies.

Council also discussed contractor performance, construction scheduling, and minimizing impacts to motorists during construction. Staff advised that the contractor had successfully completed several previous City projects and that construction sequence would be coordinated to reduce traffic disruptions. Council requested that staff continue monitoring contractor performance and ensure temporary construction signage is removed promptly following project completion.

Lance Smith motioned to approve the award of the bid to BRW Construction. Seconded by Kenneth Burgess. Motion Passed unanimously.

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

Council considered the award of a bid for traffic improvements at the Fort King Road and Eiland Boulevard intersection. Staff advised that the project would improve traffic flow through lane reconfiguration while also providing full intersection lighting. Council discussed anticipated vehicle stacking capacity, construction scheduling, and the City's ongoing investment in roadway improvements, including projects located on county-maintained roadways that benefit City residents.

Planning Director Rodney Corriveau indicated that future project updates would be presented to Council earlier in the design process to allow additional opportunities for discussion and technical review before construction begins.

Kenneth Burgess motioned to approve the bid award to BRW Construction. Seconded by Lance Smith. Motion Passed unanimously.

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.** "

City Attorney Matthew Maggard read Resolution No. 874-26 by title.

Charles Proctor motioned to Approve Resolution No. 874-26. Seconded by Lance Smith. Motion Passed unanimously.

3. FINANCE DIRECTOR'S REPORT

3.1 Approval of Tentative Millage Rate

Finance Director Ted Beason requested Council establish the tentative millage rate for the upcoming fiscal year and schedule the required public hearing for September 14, 2026. Staff presented the option of maintaining the current millage rate of 6.2500 mills or adopting the rollback rate of 6.2375 mills, noting the financial difference would be approximately \$21,000.

Council discussed the City's recent implementation of utility rate adjustments, online payment processing fees, and the upcoming stormwater utility fee, expressing a desire to avoid the appearance of increasing the City's property tax rate when notices are mailed to property owners. Staff clarified that maintaining the existing millage rate would still be considered an effective tax increase under State calculations.

Lance Smith motioned to approve the rollback millage rate of 6.2375 mills and scheduled the first public hearing for September 14, 2026. Seconded by Charles Proctor. Motion Passed unanimously.

4. PLANNING DIRECTOR'S REPORT

4.1 Multi-Use Trail Planning Update

GIS Community Planner Hansel Rodriguez presented a conceptual plan for a citywide multi-use trail network intended to improve connectivity between neighborhoods, parks, schools, businesses, and recreational facilities. The proposed trail would begin near Sam Pasco Park, connect to Zephyr Park through the Community Redevelopment Agency's

planned improvements, continue along 8th Street to Hercules Park, and ultimately connect to the existing U.S. 301 trail toward Dade City.

Staff explained that portions of the system already exist as eight-foot-wide multi-use trails, while other sections would require widening existing sidewalks and constructing new trail segments. Proposed enhancements include wayfinding signage, pavement markings, landscaping, and safety features such as bollards to discourage unauthorized golf cart traffic while creating a more recognizable recreational trail experience.

Council expressed strong support for the project and discussed opportunities to expand the trail system over time by creating additional loops connecting Shepard Park, the Simons Road Trail, Zephyr Park, the Military Museum, and other community destinations. Council also recognized the potential economic benefits of attracting visitors to local businesses and recreational amenities through an interconnected trail system.

MAYOR ANNOUNCEMENTS

Mayor Monson thanked the City Council, staff, and community for their support, prayers, and encouragement during her recent absence. She also recognized the Zephyrhills Police Department for participating in a backpack giveaway event at Slice of the Hills, noting the positive interactions between officers and local youth, and commended the community organizations that partnered to distribute hundreds of backpacks to area students.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe announced that Trattoria Napoli, a new Italian restaurant on 7th Street that previously received Community Redevelopment Agency incentive funding, had officially opened and was receiving strong community support.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Lance Smith welcomed Mayor Monson back and expressed appreciation for her service. He voiced support for the approved traffic hotspot projects, stating they would improve traffic flow throughout the City, while also encouraging motorists to remain alert due to increasing traffic volumes and the growing presence of e-bicycles.

Kenneth Burgess also welcomed the Mayor back and expressed enthusiasm for the proposed trail network, noting its potential to improve connectivity throughout the community.

Charles Proctor commended staff on the proposed trail system and stated it would strengthen connections between City parks, neighborhoods, and businesses.

Steven Spina commented that the meeting reflected several positive initiatives underway throughout the City. He recognized three newly elected members of the Greater Zephyrhills Chamber of Commerce Board of Directors and advised Council that the Tampa Bay Regional Planning Council was expected to consider the City's membership request at its upcoming meeting. President Spina also requested that Council formally consider appointing a representative to the Tampa Bay Regional Planning Council at a future meeting and suggested revisiting the appointment of an alternate representative for Metropolitan Planning Organization meetings.

Proctor concluded by sharing positive public feedback regarding the City's recently completed downtown lighting improvements, noting residents reported feeling safer walking in the area during evening hours.

5. NOTED ITEMS

5.1 June 2026 Quarterly Investment Report

The meeting was adjourned at 6:46 PM.

Submitted by Ricardo Quiñones

CONSENT ITEMS 1.2

Approval of Agreement **37-2026-03** with Clifton Larson Allen for Audit Services

Issue:

Clifton Larson Allen's Statement of Work and Assertion Based Examination for FY2026 Audit Services explains what the auditor's responsibilities are for the audit and what responsibilities that city management has.

Background:

Attachment(s):

1. City Statement of Work - Audit Services
2. City Statement of Work - Assertion Based Examination Services

Fiscal Impact:

The audit for the City will cost \$53,550.

Staff Recommendation:

Approve Clifton Larson Allen's Statement of Work and Assertion Based Examination for FY2026 Audit Services and authorize the President of the Council to sign such.



July 30, 2026

Statement of Work - Audit Services

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") dated January 5, 2022, or superseding MSA, made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and City of Zephyrhills ("you," "your," or "the entity"). We are pleased to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services CLA will provide for the entity as of and for the year ended September 30, 2026.

Julie S. Fowler, CPA, MAcc is responsible for the performance of the audit engagement.

Scope of audit services

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of City of Zephyrhills, and the related notes to the financial statements as of and for the year ended September 30, 2026.

The Governmental Accounting Standards Board (GASB) provides for certain required supplementary information (RSI) to accompany the entity's basic financial statements.

The RSI will be subjected to certain limited procedures, but will not be audited.

We will also evaluate and report on the presentation of the following supplementary information other than RSI accompanying the financial statements in relation to the financial statements as a whole:

Schedule of Expenditures of Federal Awards and State Financial Assistance

Combining and individual fund statements and schedules

The following supplementary information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements and our auditors' report will not provide an opinion or any assurance on that information:

Schedule of Operating Income (Loss)

Statistical section

Nonaudit services

We will also provide the following nonaudit services:

- Preparation of your financial statements and the related notes.
- Preparation of the required supplementary information (RSI).
- Preparation of the supplementary information.
- Preparation of schedule of federal awards and state financial assistance.
- Preparation of data collection form
- Preparation of adjusting journal entries
- Preparation of schedules for GASB 68, Pensions, GASB 87, Leases, and GASB 96, SBITA
- Preparation of schedules to be uploaded to the LOGERx system for the Florida Annual Financial Report

Audit objectives

The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP). Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS) will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Our audit will be conducted in accordance with U.S. GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General (State of Florida) for Local Governmental Entity Audits (Chapter 10.550). Those standards require us to be independent of the entity and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. Our audit will include tests of your accounting records, a determination of major program(s) and state project(s) in accordance with the Uniform Guidance and Chapter 10.550, and other procedures we consider necessary to enable us to express opinions and render the required reports.

We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

We will apply certain limited procedures to the RSI in accordance with U.S. GAAS. However, we will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. We will also perform procedures to enable us to express an opinion on whether the supplementary information (as identified above) other than RSI accompanying the financial statements is fairly stated, in all material respects, in relation to the financial statements as a whole.

The objectives of our audit also include:

- Reporting on internal control over financial reporting and on compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Reporting on internal control over compliance related to major programs and state projects and expressing an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program and state project in accordance with the Uniform Guidance and on compliance with provisions of laws, regulations, contracts, and grant agreements that could have a direct and material effect on each major Florida project in accordance with Chapter 10.550.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance and Chapter 10.550 report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550. Both reports will state that the report is not suitable for any other purpose.

We will issue written reports upon completion of our audit of your financial statements and compliance with requirements applicable to major programs and state projects.

Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from the engagement. If our opinions on the financial statements or compliance are other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements or material noncompliance caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements or an opinion on compliance, we retain the right to take any course of action permitted by professional standards, including declining to express opinions or issue reports, or withdrawing from the engagement.

We also will issue a written management letter, as required by Chapter 10.550, upon completion of our audit.

Auditor responsibilities, procedures, and limitations

We will conduct our audit in accordance with U.S. GAAS, the standards for financial audits contained in *Government Auditing Standards*, the Uniform Guidance, and Chapter 10.550.

Those standards require that we exercise professional judgment and maintain professional skepticism throughout the planning and performance of the audit. As part of our audit, we will:

- Identify and assess the risks of material misstatement of the financial statements and material noncompliance, whether due to fraud or error, design and perform audit procedures responsive to those risks, and evaluate whether audit evidence obtained is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement or a material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of the entity and its environment, including the system of internal control, relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the amounts and disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on our evaluation of audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Although our audit planning has not been concluded and modifications may be made, we have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls
- Revenue recognition

There is an unavoidable risk, because of the inherent limitations of an audit, together with the inherent limitations of internal control, that some material misstatements or noncompliance may not be detected, even though the audit is properly planned and performed in accordance with U.S. GAAS, *Government Auditing Standards*, and the Uniform Guidance and Chapter 10.550. Because we will not perform a detailed examination of all transactions, material misstatements, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations

that are attributable to the entity or to acts by management or employees acting on behalf of the entity, may not be detected. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not require auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs and state projects. However, we will inform the appropriate level of management and those charged with governance of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management and those charged with governance of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a single audit.

Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting fraud or errors that are material to the financial statements and to preventing and detecting misstatements resulting from noncompliance with provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance and Chapter 10.550, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with the direct and material compliance requirements applicable to each major federal award program and state financial assistance project. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance and Chapter 10.550.

An audit is not designed to provide assurance on internal control or to identify deficiencies, significant deficiencies, or material weaknesses in internal control. However, we will communicate to you in writing significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we identify during the audit that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance and Chapter 10.550.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the entity's compliance with the provisions of laws, regulations, contracts, and grant agreements that have a material effect on the financial statements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

We will include in our report on internal control over financial reporting and on compliance relevant information about any identified or suspected instances of fraud and any identified or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements that may have occurred that are required to be communicated under *Government Auditing Standards*.

The Uniform Guidance and Chapter 10.550 require that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards that may have a direct and material effect on each of the entity's major federal programs and has complied with applicable laws, regulations, and the provisions of contracts or grant agreements that may have a direct and material effect on each of the entity's major state financial assistance projects. Our procedures will consist of tests of transactions and other applicable procedures described in the "OMB Compliance Supplement" and the Florida Department of Financial Services State Projects Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs and state projects. The purpose of these procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs and state projects in our report on compliance issued pursuant to the Uniform Guidance and Chapter 10.550.

We will evaluate the presentation of the schedule of expenditures of federal awards and state financial assistance accompanying the financial statements in relation to the financial statements as a whole. We will make certain inquiries of management and evaluate the form, content, and methods of preparing the schedule to determine whether the information complies with U.S. GAAP, the Uniform Guidance, and Chapter 10.550, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We will compare and reconcile the schedule to the underlying accounting records and other records used to prepare the financial statements or to the financial statements themselves.

We are also responsible for communicating certain matters in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local governmental entity audits performed in the state of Florida. These matters will be communicated in the management letter.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Management responsibilities

Our audit will be conducted on the basis that you (management and, when appropriate, those charged with governance) acknowledge and understand that you have certain responsibilities that are fundamental to the conduct of an audit.

You are responsible for the preparation and fair presentation of the financial statements, RSI, and the schedule of expenditures of federal awards in accordance with U.S. GAAP. Management is also responsible for identifying all federal awards received, understanding and complying with the compliance requirements, and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the requirements of the Uniform Guidance.

Management's responsibilities include the selection and application of accounting principles; recording and reflecting all transactions in the financial statements; determining the reasonableness of significant accounting estimates included in the financial statements; adjusting the financial statements to correct material misstatements; and confirming to us in the management representation letter that the effects of

any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for 12 months beyond the financial statement date.

Management is responsible for compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs and compliance with Florida laws, regulations, contracts, and grant agreements applicable to the entity's state financial assistance . Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are responsible for the design, implementation, and maintenance of effective internal control, including internal control over compliance, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including evaluating and monitoring ongoing activities and safeguarding assets to help ensure that appropriate goals and objectives are met; and that there is reasonable assurance that government programs are administered in compliance with compliance requirements.

You are responsible for the design, implementation, and maintenance of internal controls to prevent and detect fraud; assessing the risk that the financial statements may be materially misstated as a result of fraud; and for informing us about all known or suspected fraud affecting the entity involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for implementing systems designed to achieve compliance with applicable laws and regulations and the provisions of contracts and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs and compliance with Florida laws, regulations, contracts, and grant agreements applicable to the entity's state financial assistance ; identifying and ensuring that the entity complies with applicable laws, regulations, contracts, and grant agreements, including compliance with federal statutes, regulations, and the terms and conditions of federal awards applicable to the entity's federal programs and compliance with Florida laws, regulations, contracts, and grant agreements applicable to the entity's state financial assistance ; and informing us of all instances of identified or suspected noncompliance whose effects on the financial statements should be considered.

You are responsible for taking timely and appropriate steps to remedy any fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we may report. Additionally, as required by the Uniform Guidance and Chapter 10.550, it is management's responsibility to evaluate and monitor noncompliance with federal and state statutes and regulations, and the terms and conditions of federal awards and state financial assistance; take prompt action when instances of noncompliance are identified, including noncompliance identified in audit findings; and to follow up and take prompt

corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan. The summary schedule of prior audit findings should be available for our review.

You are responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including amounts and disclosures, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters, and for the accuracy and completeness of that information (including information from within and outside of the general and subsidiary ledgers), and for ensuring management information and financial information is reliable and properly reported; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance and Chapter 10.550; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

You agree to inform us of events occurring or facts discovered subsequent to the date of the financial statements that may affect the financial statements.

You agree to include our report on the schedule of expenditures of federal awards and state financial assistance in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards and state financial assistance. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards and state financial assistance that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards and state financial assistance no later than the date the schedule of expenditures of federal awards and state financial assistance is issued with our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards and state financial assistance in accordance with the Uniform Guidance and Chapter 10.550; (2) you believe the schedule of expenditures of federal awards and state financial assistance, including its form and content, is fairly presented in accordance with the Uniform Guidance and Chapter 10.550; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards and state financial assistance.

Management is responsible for the preparation and fair presentation of other supplementary information in accordance with U.S. GAAP. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. You agree to provide us written representations related to the presentation of the supplementary information.

Management is responsible for providing us with a written confirmation concerning representations made by you and your staff to us in connection with the audit and the presentation of the basic financial

statements and RSI. During our engagement, we will request information and explanations from you regarding, among other matters, the entity's activities, internal control, future plans, specific transactions, and accounting systems and procedures. The procedures we will perform during our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the representations that we receive in the representation letter and otherwise from you. Accordingly, inaccurate, incomplete, or false representations could cause us to expend unnecessary effort or could cause a material fraud or error to go undetected by our procedures. In view of the foregoing, you agree that we shall not be responsible for any misstatements in the entity's financial statements that we may fail to detect as a result of misrepresentations made to us by you.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies to us of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the "Audit objectives" section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other engagements or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Responsibilities and limitations related to nonaudit services

For all nonaudit services we may provide to you, management agrees to assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services. Management is also responsible for ensuring that your data and records are complete and that you have received sufficient information to oversee the services.

Use of financial statements

Should you decide to include or incorporate by reference these financial statements and our auditors' report(s) thereon in a future private placement or other offering of equity or debt securities, you agree that we are under no obligation to re-issue our report or provide consent for the use of our report in such a registration or offering document. We will determine, at our sole discretion, whether we will re-issue our report or provide consent for the use of our report only after we have performed the procedures we consider necessary in the circumstances. If we decide to re-issue our report or consent to the use of our report, we will be required to perform certain procedures including, but not limited to, (a) reading other information incorporated by reference in the registration statement or other offering document and (b) subsequent event procedures. These procedures will be considered an engagement separate and distinct from our audit engagement, and we will bill you separately. If we decide to re-issue our report or consent to the use of our report, you agree that we will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to re-issue our report or decide to withhold our consent to the use of our report, you may be required to engage another firm to audit periods covered by our audit reports, and that firm will likely bill you for its services. While the successor auditor may request access to our workpapers for those periods, we are under no obligation to permit such access.

If the parties (i.e., you and CLA) agree that CLA will not be involved with your official statements related to municipal securities filings or other offering documents, we will require that any official statements or other offering documents issued by you with which we are not involved clearly indicate that CLA is not involved with the contents of such documents. Such disclosure should read as follows:

CliftonLarsonAllen LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. CliftonLarsonAllen LLP also has not performed any procedures relating to this offering document.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website or submitted on a regulator website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Engagement administration and other matters

We understand that your employees will prepare all confirmations, account analyses, and audit schedules we request and will locate any documents or invoices selected by us for testing. A list of information we expect to need for our audit and the dates required will be provided in a separate communication.

At the conclusion of the engagement, we will complete the auditor sections of the electronic Data Collection Form SF-SAC and perform the steps to certify the Form SF-SAC and single audit reporting package. It is management's responsibility to complete the auditee sections of the Data Collection Form. We will create the single audit reporting package PDF file for submission; however, it is management's responsibility to review for completeness and accuracy and electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse and, if appropriate, to pass-through entities. The Data Collection Form and the reporting package must be electronically submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the entity; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing confidential or sensitive information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of CLA and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulatory bodies pursuant to authority given to it by law or regulation. If requested, access to such audit documentation will be provided under the supervision of CLA's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to those regulators. The regulators may intend, or

decide, to distribute the copies of information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of seven years after the report release date or for any additional period requested by a regulator. If we are aware that a federal or state awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Professional standards require us to be independent with respect to you in the performance of these services. Any discussion that you have with our personnel regarding potential employment with you could impair our independence with respect to this engagement. Therefore, we request that you inform us prior to any such discussions so that we can implement appropriate safeguards to maintain our independence and objectivity. Further, any employment offers to any staff members working on this engagement without our prior knowledge may require substantial additional procedures to ensure our independence. You will be responsible for any additional costs incurred to perform these procedures.

Our audit engagement ends on delivery of our signed report. Any additional services that might be requested will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific SOW for that service.

Government Auditing Standards require that we make our most recent external peer review report publicly available. The report is posted on our website at www.CLAconnect.com/Aboutus/.

Fees

Audit of financial statements	\$46,350.00
Financial statement preparation	\$3,100.00
LOGERx Annual Financial Report preparation	\$775.00
GASB 87, Leases, and GASB 96, SBITA assistance	\$775.00
5% Technology and client support fee	\$2,550.00
Total	\$53,550.00

Our invoices, including applicable state and local taxes, will be rendered as work progress and payable on presentation.

Unexpected circumstances

We will advise you if unexpected circumstances require significant additional procedures resulting in a substantial increase in the fee estimate.

Changes in accounting and audit standards

Standard setters and regulators continue to evaluate and modify standards. Such changes may result in new

or revised financial reporting and disclosure requirements or expand the nature, timing, and scope of the activities we are required to perform. To the extent that the amount of time required to provide the services described in the SOW increases due to such changes, our fee may need to be adjusted. We will discuss such circumstances with you prior to performing the additional work.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below to indicate your acknowledgement and understanding of, and agreement with, this SOW.

Sincerely,

CliftonLarsonAllen LLP

Response:

This letter correctly sets forth the understanding of City of Zephyrhills.

CLA

CLA

Julie S. Fowler

Julie S. Fowler, CPA, MAcc, Signing Director

SIGNED 7/30/2026, 10:49:21 AM EDT

Client

ORG: City of Zephyrhills

NAME: Dr. Steve Spina

TITLE: Council President

SIGN:

DATE:

ORG: City of Zephyrhills

NAME: William C. Poe, Jr.

TITLE: City Manager

SIGN:

DATE:



July 30, 2026

Statement of Work - Assertion Based Examination Services

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") dated January 5, 2022, or superseding MSA, made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and City of Zephyrhills ("you," "your," or "the entity"). We are pleased to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services CLA will provide for the entity as of and for the year ended September 30, 2026.

Julie S. Fowler, CPA, MAcc is responsible for the performance of the examination engagement.

Examination services

We will examine your compliance with the Section 218.415, Florida Statutes regarding the investment of public funds during the period October 1, 2025 to September 30, 2026.

Examination objectives

The objectives of our examination are (1) to obtain reasonable assurance about whether the entity complied with the Section 218.415, Florida Statutes regarding the investment of public funds, in all material respects; and (2) to express an opinion in a written report about whether the entity complied with the Section 218.415, Florida Statutes regarding the investment of public funds, in all material respects.

Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants (AICPA) and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion.

Those standards require us to be independent of the entity or responsible party, as applicable, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our engagement.

We will issue a written report upon completion of the examination. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If circumstances occur related to the condition of your records, the availability of sufficient, appropriate evidence, or the existence of a significant risk of material misstatement or deviation from the criteria, which in our professional judgment prevent us from completing the examination or forming an opinion, we retain the right to take any course of action permitted by

professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, others within the entity, and the Auditor General, state of Florida and is not intended to be and should not be used by anyone other than the specified parties.

Our responsibilities, procedures, and limitations

We will conduct our examination in accordance with attestation standards established by the AICPA.

Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the entity complied with the Section 218.415, Florida Statutes regarding the investment of public funds, in all material respects, including designing the examination to detect both intentional and unintentional material noncompliance. An examination involves performing procedures to obtain evidence we consider necessary to enable us to express our opinion. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. There is an unavoidable risk, because of the inherent limitations of an examination engagement, together with the inherent limitations of internal control, that some material noncompliance may not be detected, even though the examination is properly planned and performed in accordance with the attestation standards.

In making our risk assessments, we consider internal control relevant to the entity's internal control over compliance with the Section 218.415, Florida Statutes regarding the investment of public funds in order to identify types of potential noncompliance, to consider factors that affect the risk of material noncompliance, and to design examination procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control relevant to the Section 218.415, Florida Statutes regarding the investment of public funds. An examination is not designed to provide assurance on internal control over compliance or to identify deficiencies in internal control. However, we will communicate to you in writing significant deficiencies or material weaknesses in internal control relevant to the Section 218.415, Florida Statutes regarding the investment of public funds that we identify during the examination.

Our engagement will not include a detailed inspection of every transaction and cannot be relied on to disclose all material errors, fraud, or noncompliance with laws or regulations, that may exist. However, we will inform you of any material errors, uncorrected misstatements, and known and suspected fraud and noncompliance with laws or regulations identified during the engagement.

Management responsibilities

You are responsible for the entity's compliance with the Section 218.415, Florida Statutes regarding the investment of public funds. You are responsible for, and agree to provide us with, a written assertion about the entity's compliance with the Section 218.415, Florida Statutes regarding the investment of public funds. You are responsible for the design, implementation, and maintenance of internal control over compliance.

You are responsible for providing us with (1) access to all information of which you are aware that is relevant to the measurement, evaluation, or disclosure of the entity's compliance with the Section 218.415,

Florida Statutes regarding the investment of public funds, such as records, documentation, and other matters, and for the accuracy and completeness of that information; (2) additional information that we may request for the purpose of the examination; and (3) unrestricted access to persons from whom we determine it necessary to obtain evidence.

You agree to inform us of events occurring or facts discovered subsequent to the period covered by our report affecting the entity's compliance with the Section 218.415, Florida Statutes regarding the investment of public funds.

You are responsible for the entity's compliance with the Section 218.415, Florida Statutes regarding the investment of public funds; and for selecting the suitable criteria and determining that such criteria are appropriate for the purpose of the engagement. You are responsible for determining that the criteria will be available to the intended users. We may advise you about appropriate criteria, but the responsibility for compliance with the specified requirements remains with you.

For all nonattest services we may provide to you, management agrees to assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to understand and oversee the services; evaluate the adequacy and results of the services; and accept responsibility for the results of the services. Management is also responsible for ensuring that your data and records are complete and that you have received sufficient information to oversee the services.

At the conclusion of our engagement, we will require a representation letter from management that, among other things, will include management's assertion about and confirm management's responsibility for the entity's compliance with the Section 218.415, Florida Statutes regarding the investment of public funds, acknowledge management's responsibility for establishing and maintaining effective internal control over compliance, state that management has performed an evaluation of the entity's compliance with the specified requirements, and state management's interpretation of any compliance requirements that have varying interpretations. Management acknowledges that it agrees to provide us with a written representation letter at the conclusion of the engagement which provides confirmation of representations made by you and your staff to us in connection with the examination engagement. During our engagement, we will request information and explanations from you regarding the entity's compliance with the Section 218.415, Florida Statutes regarding the investment of public funds. The procedures we will perform during our engagement and the conclusions we reach as a basis for our report will be heavily influenced by the representations that we receive in the representation letter and otherwise from you. Accordingly, inaccurate, incomplete, or false representations could cause us to expend unnecessary effort or could cause a material fraud, error, or noncompliance to go undetected by our procedures. In view of the foregoing, you agree that we shall not be responsible for any noncompliance that we may fail to detect as a result of misrepresentations made to us by you.

Engagement administration and other matters

A list of information we expect to need for the engagement and the dates required will be provided in a separate communication.

Our engagement ends on delivery of our signed report. Any additional services that might be requested will

be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific SOW for that service.

Fees

Our professional fee is included in our fee for audit services.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below to indicate your acknowledgement and understanding of, and agreement with, this SOW.

Sincerely,

CliftonLarsonAllen LLP

CLA

CLA

Julie S. Fowler

Julie S. Fowler, CPA, MAcc, Signing Director

SIGNED 7/30/2026, 11:08:22 AM EDT

Client

ORG: City of Zephyrhills

NAME: Dr. Steve Spina

TITLE: Council President

SIGN:

DATE:

ORG: City of Zephyrhills

NAME: William C. Poe, Jr.

TITLE: City Manager

SIGN:

DATE:

CONSENT ITEMS 1.3

BRW Construction Agreement **41-2026-14** for Hot Spots Greenslope Dr. & Daugherty Rd.
Intersection Improvements

Issue:

Approval of Construction Agreement with BRW Construction for Hot Spots Intersection Improvements – Greenslope Drive & Daugherty Road for \$322,535.95.

Background:

Approval of Construction Agreement with BRW Construction for Hot Spots Intersection Improvements – Greenslope Drive & Daugherty Road

City Council approval of the Construction Agreement between the City of Zephyrhills and BRW Construction in the amount of **\$322,535.95** for the Hot Spots Intersection Improvements at Greenslope Drive and Daugherty Road.

At its previous meeting, the City Council awarded the construction bid to BRW Construction in the amount of **\$322,535.95** as the lowest responsive and responsible bidder. The attached Construction Agreement has been prepared to implement the Council's award and establish the terms and conditions governing construction of the project.

The improvements are part of the City's Hot Spots Intersection Improvement Program and are intended to enhance intersection operations and improve safety for motorists, pedestrians, and bicyclists.

Attachment(s):

1. 41-2026-14 Daughtery Road and Green Slope Drive Intersection Improvements - Contract
2. 2026-003 Daughtery Rd & Green Slope Recommendation Letter
3. Pricing Summary 2026-003

Fiscal Impact:

\$322,535.95

Staff Recommendation:

Staff has reviewed the agreement and recommends approval of the construction agreement with

BRW Construction in the amount of **\$322,535.95**, allowing the contractor to proceed with the required preconstruction activities and subsequent construction in accordance with the approved plans, specifications, and contract documents.

**CONSTRUCTION CONTRACT
DAUGHTERY ROAD AND GREEN SLOPE DRIVE INTERSECTION
IMPROVEMENTS
CITY OF ZEPHYRHILLS SOLICITATION NO. 2026-003**

THIS CONSTRUCTION CONTRACT (“Contract”) is entered into as of the ____ day of August, 2026 (“Effective Date”), by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation, whose principal address is 5335 8th Street, Zephyrhills, Florida 33542 (hereinafter referred to as the “City”), and **B.R.W. Contracting, Inc.**, a Florida corporation, whose principal address is 2522 Hunt Road, Land O’ Lakes, Florida 34638, Federal Employer Identification Number 26-0000205 (hereinafter referred to as the “Contractor”). The City and the Contractor are collectively referred to herein as the “Parties” and individually as a “Party.”

RECITALS

WHEREAS, the City issued Invitation to Bid No. 2026-003 for the Daughtery Road and Green Slope Drive Intersection Improvements on June 14, 2026, soliciting sealed bids for construction of a southbound right-turn lane at the intersection of Daughtery Road and Green Slope Drive, together with related electrical pump upgrades, in Zephyrhills, Florida; and

WHEREAS, the Contractor submitted a responsive and responsible bid on July 13, 2026, in an amount not to exceed Three Hundred Twenty-Two Thousand Five Hundred Thirty-Five and 95/100 Dollars (\$322,535.95), inclusive of a ten percent (10%) contingency; and

WHEREAS, the City evaluated all bids received in accordance with the solicitation requirements, and, based on the recommendation of the City’s engineer, Kimley-Horn and Associates, Inc., determined the Contractor to be the lowest responsive and responsible bidder; and

WHEREAS, the City desires to engage the Contractor to perform the Work described herein, and the Contractor desires to perform such Work, upon the terms and conditions set forth in this Contract;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1. “Architect/Engineer” means Kimley-Horn and Associates, Inc., or such other design professional as the City may designate in writing.

1.2. “Change Order” means a written instrument signed by the City and the Contractor authorizing an addition, deletion, or revision in the Work, or an adjustment in the Contract Price or the Contract Time.

1.3. “Contract Documents” means this Contract, the Invitation to Bid (Solicitation No. 2026-003), including Addendum #1, the Contractor’s bid response dated July 13, 2026, the construction plans,

the drawings, specifications, the Performance and Payment Bonds, certificates of insurance, the Notice to Proceed, and all Change Orders and amendments issued after execution of this Contract.

1.4. “Contract Price” means the total amount payable by the City to the Contractor for performance of the Work, as set forth in Section 3 herein.

1.5. “Contract Time” means the period of time established in Section 5 herein for completion of the Work, including any extensions granted by Change Order.

1.6. “Notice to Proceed” means a written notice issued by the City to the Contractor fixing the date on which the Work shall begin.

1.7. “Project Manager” means the City’s designated representative responsible for overseeing the Work.

1.8. “Work” means the entirety of the construction, services, labor, materials, equipment, and all other obligations to be performed by the Contractor in accordance with the Contract Documents.

SECTION 2. SCOPE OF WORK

2.1. Project Overview. The City hereby engages the Contractor, and the Contractor hereby agrees, to furnish all labor, materials, equipment, supervision, permits, coordination, and incidentals necessary to construct a southbound right-turn lane along the southbound approach of Green Slope Drive at its intersection with Daughtery Road (approximately 220 feet of widening, including taper and transition), together with related electrical pump upgrades at the northwest corner of the intersection, in accordance with the construction plans prepared by Kimley-Horn and Associates, Inc., dated March 2026, and the Contract Documents.

2.2. Project Location. The Work shall be performed at the intersection of Daughtery Road and Green Slope Drive, Zephyrhills, Florida 33541, as depicted in the construction plans.

2.3. Primary Construction Work. The primary construction work associated with this Project includes, but is not limited to, the following elements:

- (a) Demolition of concrete sidewalk and curbing, along with milling and resurfacing of the existing asphalt pavement;
- (b) Clearing and site preparation within the limits of construction;
- (c) Grading and earthwork necessary to achieve proposed elevations and positive drainage;
- (d) Installation and maintenance of erosion and sediment control measures;
- (e) Construction of stabilized subgrade, base material, and asphalt pavement sections for the widened area of the roadway;
- (f) Installation of concrete curb and gutter and sidewalk;
- (g) Construction of ADA-compliant detectable warning surfaces and curb ramps;

- (h) Drainage improvements required to provide proper stormwater conveyance, including dry pond and ditch improvements;
- (i) Pavement striping, markings, and related signage;
- (j) Restoration and stabilization of all disturbed areas; and
- (k) Electrical pump upgrades at the northwest corner of the intersection, including replacement and automation of existing equipment.

2.4. Incidental and Supporting Work. In addition to the primary construction elements, the Project includes incidental and supporting work necessary to deliver fully complete and operational sites, including the following:

- (a) Maintenance of Traffic (“MOT”), including vehicular and pedestrian accommodations, in accordance with Florida Department of Transportation (“FDOT”) and City requirements;
- (b) Utility coordination, protection, adjustment, or relocation, as required;
- (c) Construction of Americans with Disabilities Act (“ADA”)-compliant curb ramps, accessible routes, detectable warning surfaces, and signage;
- (d) Restoration of all disturbed areas, including pavement, sidewalk, turf, and landscaping; and
- (e) Coordination with the City, Southwest Florida Water Management District (“SWFWMD”), utility providers, and other applicable agencies, as required.

2.5. Completeness of Work. All work necessary to deliver a complete, operational, and improved intersection shall be included in this Contract, whether or not each individual task is explicitly listed herein.

2.6. Property and Right-of-Way Conditions. The Work shall be performed at the intersection of Daughtery Road and Green Slope Drive, Zephyrhills, Florida, within City-owned right-of-way. The Contractor shall confine all construction activities to the limits of construction shown in the construction plans.

SECTION 3. CONTRACT PRICE

3.1. Total Contract Price. The City shall pay the Contractor, and the Contractor shall accept as full compensation for all Work performed under this Contract, a total sum not to exceed Three Hundred Twenty-Two Thousand Five Hundred Thirty-Five and 95/100 Dollars (\$322,535.95) (the “Contract Price”), inclusive of all labor, materials, equipment, overhead, profit, and a ten percent (10%) contingency, as itemized in Section 3.2 below.

3.2. Itemized Pricing. The Contract Price is composed of the following line items, as submitted in the Contractor’s bid response:

Daughtery Road and Green Slope Drive Intersection Improvements — Solicitation No. 2026-003: \$322,535.95

Line Item	Description	Quantity	Unit	Unit Cost	Total
	ROADWAY				
1	Mobilization	1	LS	\$25,000.00	\$25,000.00
2	Maintenance of Traffic	1	LS	\$35,000.00	\$35,000.00
3	Clearing & Grubbing	0.38	AC	\$25,000.00	\$9,500.00
4	Removal of Existing Concrete	338	SY	\$10.00	\$3,380.00
5	Regular Excavation	318.2	CY	\$25.00	\$7,955.00
6	Embankment	5	CY	\$100.00	\$500.00
7	Type B Stabilization	345	SY	\$16.00	\$5,520.00
8	Optional Base, Base Group 9	184	SY	\$36.00	\$6,624.00
9	Milling Existing Asphalt Pavement, 1.5" AVG Depth	992	SY	\$5.00	\$4,960.00
10	Superpave Asphaltic Concrete, Traffic C, PG76-22	112.2	TN	\$200.00	\$22,440.00
11	Inlets, Curb, Type P-5, <10'	1	EA	\$8,500.00	\$8,500.00
12	Inlets, Curb, Type P-6, Partial	1	EA	\$5,000.00	\$5,000.00
13	Inlets, DT BOT, Type D, <10'	2	EA	\$6,500.00	\$13,000.00
14	Pipe Culvert, Optional Material, Other-ELIP/ARCH, 15"S/CD	209	LF	\$100.00	\$20,900.00
15	Concrete Curb & Gutter, Type F	622	LF	\$30.00	\$18,660.00
16	Concrete Sidewalk and Driveways, 4" Thick	257	SY	\$65.00	\$16,705.00
17	Concrete Sidewalk and Driveways, 6" Thick	22	SY	\$75.00	\$1,650.00
18	Detectable Warnings	56	SF	\$50.00	\$2,800.00
19	Performance Turf, SOD	1,050	SY	\$5.00	\$5,250.00
Roadway Subtotal					\$213,344.00

Line Item	Description	Quantity	Unit	Unit Cost	Total
	SIGNING AND PAVEMENT MARKINGS				
1	Raised Pavement Marker, Type B	22	EA	\$6.50	\$143.00
2	Painted Pavement Markings, Final Surface	1	LS	\$2,500.00	\$2,500.00
3	Single Column Ground Sign Assembly, Relocate	2	EA	\$500.00	\$1,000.00
4	Thermoplastic, Standard, White, Solid, 24" For Stop Line and Crosswalk	21	LF	\$20.00	\$420.00
5	Thermoplastic, Standard, White, 2-4 Dotted Guideline/6-10 Gap Extension, 6"	0.013	GM	\$7,500.00	\$97.50
6	Thermoplastic, Standard, White, Arrow	6	EA	\$450.00	\$2,700.00
7	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	0.145	GM	\$11,500.00	\$1,667.50
8	Thermoplastic, Standard-Other Surfaces, Yellow, Solid, 6"	0.095	GM	\$11,500.00	\$1,092.50

Signing and Pavement Markings Subtotal

\$9,620.50

Line Item	Description	Quantity	Unit	Unit Cost	Total
	PUMP DESIGN – ELECTRICAL/I&C				
1	Existing Equipment Demolition	1	LS	\$2,500.00	\$2,500.00
2	New 20A-2P Circuit Breaker	1	LS	\$1,750.00	\$1,750.00
3	Pump Station Control Panel	1	LS	\$45,000.00	\$45,000.00
4	Electrical Equipment Rack	1	LS	\$7,500.00	\$7,500.00
5	Junction Box	1	EA	\$1,750.00	\$1,750.00

6	Replacement Float Switch	1	EA	\$1,500.00	\$1,500.00
7	Actuator and Cord Set(s)	1	EA	\$1,250.00	\$1,250.00
8	Conduit and Wire	1	LS	\$7,000.00	\$7,000.00
9	Startup and Testing	1	LS	\$2,000.00	\$2,000.00

**Pump Design – Electrical/I&C
Subtotal**

\$70,250.00

Line Item	Description	Quantity	Unit	Unit Cost	Total
	CONTINGENCY				
1	Contingency 10%	1	N/A		\$29,321.45

Contingency Subtotal

\$29,321.45

TOTAL CONTRACT PRICE

\$322,535.95

3.3. Contingency. The Contract Price includes a ten percent (10%) contingency in the amount of Twenty-Nine Thousand Three Hundred Twenty-One and 45/100 Dollars (\$29,321.45) for any additional materials or labor, if needed, within the scope of the Project. Any use of contingency funds shall be approved through a written Change Order, with no exceptions. Only the portion of the contingency actually authorized and expended through approved Change Orders shall be payable to the Contractor. Any unused contingency funds shall remain with the City and shall not be paid to the Contractor.

3.4. Unit Prices. The unit prices set forth above shall govern in the event that actual quantities vary from the estimated quantities. The quantities of work may be increased or decreased without invalidating the unit bid prices.

3.5. Retainage. The City shall retain five percent (5%) of each progress payment due to the Contractor. Retainage shall be released as part of final payment upon completion of all punch list items, delivery of final as-built drawings, and final acceptance of the Work by the City.

SECTION 4. PAYMENT TERMS

4.1. Progress Payments. At the end of each calendar month during the term of this Contract, the Contractor shall prepare an estimate of the quantities of work completed and the total amount due. Payment shall be due on or before the fifteenth (15th) day of the second month following completion of the work covered by the estimate.

4.2. Payment Application Format. All applications for payment shall be submitted using AIA Document G702–1992 (Application and Certificate for Payment), together with the accompanying AIA G703 Continuation Sheet, or an equivalent format approved in advance by the City. All pay applications shall be submitted directly to the City’s Project Manager for review and processing.

4.3. Materials Stored On-Site. For purposes of monthly partial payments, estimated accounts may be included for materials delivered to the site but not yet incorporated into the Work, provided such inclusion is specifically approved by the City.

4.4. Final Payment. Upon full performance of the Work by the Contractor, and after all Work has been approved by the Architect/Engineer and accepted by the City, a final estimate shall be prepared showing the total cost of the Work performed under this Contract, including authorized extra work performed pursuant to approved Change Orders, the total amount retained, and the total amount paid under previous partial estimates. All prior estimates upon which payments have been made shall remain subject to correction or revision in the final payment.

4.5. Review of Pay Estimates. All pay estimates shall be reviewed for accuracy by the Architect/Engineer and approved by the City prior to payment.

4.6. Contractor's Payment Obligations. The Contractor shall pay for all transportation and utility services no later than the twentieth (20th) day of the calendar month following the month in which the services are rendered. The Contractor shall pay for all materials, tools, and other expendable equipment not later than the twentieth (20th) day of the calendar month following delivery to the project site, paying no less than ninety percent (90%) of the cost, with the remaining balance paid no later than the thirtieth (30th) day following completion of the applicable portion of the Work. The Contractor shall pay each subcontractor no later than the fifth (5th) day following each payment received by the Contractor, in amounts corresponding to the work performed by each subcontractor.

4.7. Release Upon Final Payment. Acceptance of final payment by the Contractor shall operate as a release to the City of all claims and all liability to the Contractor for all Work performed, materials furnished, and services provided in connection with the Work, and for every act or omission of the City or others relating to or arising out of the Work. No payment, whether final or otherwise, shall operate to release the Contractor or its sureties from any obligations under this Contract or under any Performance Bond or Payment Bond.

SECTION 5. PROJECT TIMELINE

5.1. Notice to Proceed. The City shall issue a written Notice to Proceed to the Contractor, stating the date on which the Work shall begin. No Work shall be performed prior to the stated start date. The Contract Time shall commence on the date specified in the Notice to Proceed.

5.2. Contract Time. The Contractor shall complete all Work within one hundred fifty (150) calendar days from the date of the Notice to Proceed, inclusive of coordination, inspections, and closeout.

5.3. Anticipated Construction Sequence. The Contractor's proposed construction sequence includes: mobilization and site-specific safety orientation; demolition and site preparation, including removal of existing pavement and concrete; subgrade preparation and grading; installation and compaction of aggregate sub-base and base layers; asphalt paving operations and installation of ADA-compliant concrete sidewalks, curb ramps, and curbing; pavement striping, signage, and landscaping restoration; and final site clean-up, punch list completion, and substantial completion.

5.4. Construction Schedule. Immediately after execution and delivery of this Contract, and before the first partial payment is made, the Contractor shall deliver to the City an estimated construction progress schedule in a form satisfactory to the City, showing the proposed dates of commencement and completion of each subdivision of the Work, as well as the anticipated amount of each monthly payment due to the Contractor.

5.5. Material Supply. The Contractor agrees to supply all required materials within thirty (30) days after the Agreement has been executed, the Contract has been submitted, and the Notice to Proceed has been received.

5.6. Liquidated Damages. If the Contractor fails to substantially complete the Work and supply the required materials by the completion date, or any extended date approved by the City, the Contractor shall pay the City liquidated damages in the amount of Five Hundred Dollars (\$500.00) per calendar day beyond the allowed time. This amount is agreed upon as a reasonable measure of damages sustained by the City, recognizing that actual losses are difficult to determine with precision, and shall not be construed as a penalty.

5.7. Excusable Delays. The Contractor shall not be charged with liquidated damages or excess costs when the City determines the Contractor is without fault and the reason for delay is acceptable. Excusable delays include, but are not limited to: (a) any preference, priority, or allocation order duly issued by the Government; and (b) delays of subcontractors or suppliers caused by such orders. The Contractor must notify the City in writing within ten (10) days from the beginning of any such delay, unless the City grants additional time.

SECTION 6. PERFORMANCE AND PAYMENT BONDS

6.1. Required Bonds. At the time of executing and delivering this Contract, the Contractor shall deliver to the City a Performance Bond and a Payment Bond, each in an amount not less than one hundred percent (100%) of the Contract Price, in accordance with Section 255.051, Florida Statutes.

6.2. Surety Requirements. The Performance Bond and Payment Bond, along with all required insurance, must be secured from or countersigned by an agency or surety company recognized in good standing and authorized to conduct business in the State of Florida.

6.3. Replacement of Surety. If at any time the City, for justifiable cause, becomes dissatisfied with any surety, the Contractor shall, within five (5) days after receiving notice from the City, substitute an acceptable bond in such form and amount, and signed by a surety or sureties satisfactory to the City. The premiums for such bond shall be paid by the Contractor.

SECTION 7. INSURANCE REQUIREMENTS

7.1. General Insurance Requirements. Contractor shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$2,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City as a named, additional insured, as well as

furnishing the City with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverages procured by Contractor as required herein shall be considered, and Contractor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Contractor as required herein.

7.2. Builders' Risk Coverage. The Contractor shall provide, in a policy acceptable to the City, "all risk" (Special Form) property insurance on any construction, additions, machinery, or equipment. The amount of insurance shall be no less than the estimated replacement value at the time of the City's final acceptance. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City, shall remain in full effect until final acceptance by the City. The insurance shall include a deductible no greater than one percent (1%) of the Contract Price, or Twenty-Five Thousand Dollars (\$25,000.00), whichever is smaller, for which the Contractor shall be responsible.

7.3. Sovereign Immunity. Nothing herein shall be construed to extend the City's liability beyond that provided in Section 768.28, Florida Statutes.

SECTION 8. COMPLIANCE WITH LAWS

8.1. General Compliance. The Contractor shall give all notices and comply with all federal, state, and local laws, ordinances, rules, and regulations applicable to the Work (collectively, "Laws"). The Contractor is assumed to be familiar with all such Laws, and lack of knowledge shall not relieve the Contractor of responsibility.

8.2. ADA Compliance. The Contractor shall comply with all requirements imposed by the Americans with Disabilities Act, 42 U.S.C. § 12101, et seq., the regulations of the federal government issued thereunder, and the assurances by the Contractor pursuant thereto.

8.3. Environmental Compliance. The Contractor shall carry out the Project in conformance with all applicable environmental regulations, including the securing of any applicable permits. The Contractor shall be solely responsible for any liability in the event of non-compliance with applicable environmental regulations and shall reimburse the City for any loss incurred in connection therewith.

8.4. Clean Air Act and Federal Water Pollution Control Act. The Contractor shall comply with all requirements imposed by the Clean Air Act, 42 U.S.C. § 7401, et seq., and the Federal Water Pollution Control Act (Clean Water Act), 33 U.S.C. §§ 1251–1387.

8.5. E-Verify Compliance. The Contractor shall comply with Section 274A of the Immigration and Nationality Act and shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Contract. The Contractor shall include in all subcontracts related to this Contract a provision requiring the subcontractor to comply with Section 274A and to verify employment eligibility using E-Verify. Failure to comply shall constitute a breach of this Contract for which the City may immediately terminate the Contract without penalty.

8.6. Equal Employment Opportunity. The Contractor shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex, or national origin. The Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, age, creed, color, sex, or national origin.

8.7. Drug-Free Workplace. The Contractor certifies compliance with Florida Statute § 287.087, including publication of a drug-free workplace statement, employee notification and education, and good-faith efforts to maintain a drug-free workplace.

8.8. Permits and Inspections. The Contractor shall obtain and pay for all permits, inspections, and approvals required to complete the Work in accordance with the Contract Documents, unless otherwise stated therein. The cost of building permits shall be waived by the City of Zephyrhills. The Contractor must be registered with the City of Zephyrhills Building Department.

8.9. Civil Rights Compliance. The Contractor shall comply with all requirements imposed by Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, et seq., and Title VIII of the Civil Rights Act of 1968, 42 U.S.C. § 3601, et seq., the regulations of the federal government issued thereunder, and the assurances by the Contractor pursuant thereto.

8.10. Inspector General Cooperation. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes, for the conduct of reviews and evaluations on financial, compliance, electronic data processing, and performance audits and preparation of audit reports of the findings.

8.11. Recovered Materials Procurement. The Contractor shall comply with the requirements of 40 C.F.R. Part 247, Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, to the extent applicable to this Project.

8.12. Telecommunications Equipment or Services. The Contractor shall comply with all requirements imposed by FAR 85 FR 53126 regarding the use of covered telecommunications equipment or services, or any equipment, system, or service that uses covered telecommunications equipment or services.

8.13. Disadvantaged Business Enterprise (DBE) Policy. Disadvantaged Business Enterprises (DBE) as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with state and/or federal funds under this Project.

SECTION 9. CHANGE ORDERS

9.1. Written Authorization Required. No claim for extra work or cost shall be allowed unless the work is performed pursuant to a written Change Order from the Architect/Engineer and approved by the City.

9.2. Claim Submission. Any claim for extra work or cost must be presented with the first estimate submitted after the changed or extra work is completed. When work is performed under the provisions of this Section, the Contractor shall furnish satisfactory bills, payrolls, and vouchers

covering all items of cost. When requested, the Contractor shall provide the City access to all accounts relating to such work.

9.3. Contingency Funds. Any use of contingency funds included in the Contract Price shall be approved through a written Change Order, with no exceptions.

9.4. Subsurface Conditions. If the Contractor encounters subsurface or latent conditions at the site that materially differ from those shown on the plans or indicated in the specifications, the Contractor shall immediately notify the Architect/Engineer of such conditions before they are disturbed. The Architect/Engineer shall promptly investigate the conditions, and if they materially differ, the Architect/Engineer shall make the necessary changes to the plans and/or specifications. Any resulting increase or decrease in cost shall be adjusted by Change Order.

SECTION 10. TERMINATION

10.1. Termination for Cause. This Contract may be terminated in whole or in part in writing by either Party in the event of substantial failure by the other Party to fulfill its obligations under this Contract through no fault of the terminating Party, provided that no termination may be effected unless the other Party is given: (a) not less than thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate; and (b) an opportunity for consultation with the terminating Party prior to termination.

10.2. Termination for Convenience. This Contract may be terminated in whole or in part in writing by the City for its convenience, provided that the Contractor is afforded the same notice and consultation opportunity specified in Section 10.1 above.

10.3. Equitable Adjustment — Termination for Cause. If termination for cause is effected by the City, an equitable adjustment in the Contract Price shall be made, but: (a) no amount shall be allowed for anticipated profit on unperformed services or other work; and (b) any payment due to the Contractor at the time of termination may be adjusted to cover any additional costs to the City because of the Contractor's default.

10.4. Equitable Adjustment — Termination for Convenience. If termination for convenience is effected by the City, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice.

10.5. Payment Upon Termination. For any termination, the equitable adjustment shall provide for payment to the Contractor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, relating to commitments made prior to receipt of the notice.

10.6. Contractor's Obligations Upon Termination. Upon receipt of a termination action, the Contractor shall: (a) promptly discontinue all affected work (unless the notice directs otherwise); and (b) deliver or otherwise make available to the City all data, drawings, reports, specifications, summaries, and other such information as may have been accumulated by the Contractor in performing this Contract, whether completed or in process.

10.7. City's Rights Upon Termination. Upon termination, the City may take over the Work and may award another party a contract to complete the Work described in this Contract.

10.8. Reclassification of Termination. If, after termination for failure of the Contractor to fulfill contractual obligations, it is determined that the Contractor had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of the City, and adjustment of the Contract Price shall be made as provided in Section 10.4 above.

SECTION 11. INDEMNIFICATION

11.1. Indemnification. The Contractor assumes full responsibility and liability and shall defend, indemnify and hold harmless the City and all of the City's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of Contractor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. Contractor recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the City when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such valuable consideration provided by the City in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Contractor of its liability and obligation to defend, hold harmless and indemnify the City as set forth in this article of the Agreement. Nothing herein shall be construed to extend the City's liability beyond that provided in section 768.28, Florida Statutes.

11.2. Scope. Such indemnification liability shall result from, or be connected to, any act, omission, negligence, or fault of the Contractor, its agents, or employees, committed in connection with this Contract or the performance of Work hereunder, notwithstanding any concurrent negligence of the City.

SECTION 12. DISPUTE RESOLUTION

12.1. Initial Resolution. Claims, disputes, and other matters relating to the execution and progress of the Work, or the interpretation of or performance under the Contract Documents, shall first be referred to the Architect/Engineer for decision, which shall be rendered in writing within a reasonable time.

12.2. Written Notice Required. All notices of disputes or claims shall be in writing and shall be delivered by certified mail, return receipt requested, or by hand delivery to the other Party's designated representative.

12.3. Good Faith Negotiations. Prior to the commencement of any legal proceeding, the Parties shall engage in good faith negotiations for a period of not less than twenty (20) calendar days following written notice of the dispute to attempt to resolve the matter without litigation.

12.4. Venue and Jurisdiction. Any legal action arising out of this Contract shall be filed exclusively in the courts of competent jurisdiction located in Pasco County, Florida. The Parties hereby consent to the personal jurisdiction of said courts and waive any objection to venue.

SECTION 13. CONTRACTOR RESPONSIBILITIES

13.1. Supervision and Superintendence. The Contractor shall supervise and direct the Work efficiently and with the highest degree of skill and attention. The Contractor is solely responsible for the means, methods, techniques, sequences, and procedures of construction in compliance with this Contract. The Contractor shall keep on the work site at all times during its progress a competent resident superintendent, who shall not be replaced without the City's written consent except under extraordinary circumstances.

13.2. Key Personnel. The Contractor designates the following key personnel for this Project:

- (a) **Project Manager:** James Louis Johnson
- (b) **Field Superintendent:** Von "Bud" Kramer
- (c) **Primary Administrative Contact / General Manager:** Ali Shikles and Marisol Aponte

13.3. Correction of Work. All work, materials, processes of manufacture, and methods of construction shall at all times be subject to inspection by the Architect/Engineer. If the work, materials, processes, or methods fail to meet approval, they must be reconstructed, corrected, or replaced by the Contractor at its own expense. Rejected materials must be immediately removed from the site.

13.4. Warranty. The Contractor shall remedy any defect in the Work and shall pay for any damage to other work resulting from such defect that appears within one (1) year from the date of final acceptance of the Work, unless a longer warranty period is specified in the Contract Documents. The City shall provide notice of observed defects within a reasonable time after discovery.

13.5. Safety and Protection. The Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work, and shall comply with all applicable Occupational Safety and Health Administration (OSHA) standards and regulations.

13.6. Assignability. The Contractor shall not assign the whole or any part of this Contract, or any monies due or to become due, without the City's prior written consent.

13.7. Subcontractors. The Contractor shall not employ any subcontractor against whom the City has a reasonable objection. The Contractor is fully responsible for all acts and omissions of its subcontractors and their employees to the same extent as for persons directly employed by the Contractor.

13.8. Cleaning. The Contractor shall keep the premises free from accumulations of waste materials, rubbish, and debris. At completion, the Contractor shall remove all waste materials, rubbish, debris, tools, construction equipment, machinery, and surplus materials, leaving the site clean and ready for occupancy and use by the City and the public.

13.9. Record Drawings. The Contractor shall keep one record copy of all Specifications, As-Built Drawings, Addenda, Modifications, and Shop Drawings at the site in good order, annotated to show all changes made during the construction process. These records shall be available to the

Architect/Engineer and the City's Project Manager at all times. Final As-Built Drawings shall be delivered to the City and the Architect/Engineer upon completion of the Project. Release of retainage shall be contingent upon delivery of red-lined As-Built Drawings.

SECTION 14. CITY'S RIGHTS AND RESPONSIBILITIES

14.1. Right to Stop Work. If the Work is defective, if the Contractor fails to supply sufficient skilled labor or suitable materials or equipment, or if the Contractor fails to make prompt payments to subcontractors, the City may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

14.2. Pre-Construction Conference. A pre-construction conference shall be held to review the schedules, establish procedures for handling applications for payment, and create a working understanding between the Parties regarding the Project. Present at this conference shall be the City and its representative, the Contractor, and the Contractor's Superintendent.

SECTION 15. MISCELLANEOUS PROVISIONS

15.1. Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Florida, without regard to its conflict of laws principles.

15.2. Entire Agreement. The Contract Documents comprise the entire agreement between the City and the Contractor and may be modified only by written modification signed by both Parties.

15.3. Order of Precedence. In resolving any conflicts, errors, or discrepancies among the Contract Documents, the following order of precedence shall govern: this Agreement; Special Conditions; General Conditions; Specifications, including any Addenda; Drawings; the Invitation to Bid; and the Contractor's Bid.

15.4. Severability. If any provision of this Contract is held invalid, the remainder of this Contract shall not be affected. In such an instance, the remainder shall continue to conform to the terms and requirements of applicable law.

15.5. No Obligation to Third Parties. The City shall not be obligated or liable hereunder to any party other than the Contractor with respect to this Project. Nothing in this Contract creates a contractual relationship between any subcontractor and the City.

15.6. Rights and Remedies Not Waived. In no event shall the making of any payment to the Contractor constitute or be construed as a waiver by the City of any breach of covenant or any default which may then exist on the part of the Contractor.

15.7. No Prohibited Interests. No official of the City who is authorized to negotiate, make, accept, or approve any contract or subcontract related to the Project may become directly or indirectly personally interested in or liable under this Contract or any part of it.

15.8. Notices. All notices required or permitted under this Contract shall be in writing and shall be delivered by certified mail, return receipt requested, or by hand delivery, to the following addresses:

To the City:

City of Zephyrhills
Attn: City Manager
5335 8th Street
Zephyrhills, Florida 33542

To the Contractor:

B.R.W. Contracting, Inc.
Attn: James M. Pietracatella, Jr., President
2522 Hunt Road
Land O' Lakes, Florida 34638

Notice shall be deemed delivered when posted by certified or registered mail to the last known address, or when delivered in person to an authorized representative.

15.9. Audits and Inspections. The Contractor shall permit state and federal authorized representatives to inspect all work, materials, payrolls, and records, and to audit the books, records, and accounts pertaining to the Project.

15.10. Copyright and Restrictions. No material prepared under this Contract shall be subject to copyright in the United States or any other country.

15.11. Domestic Preferences. As appropriate and to the extent consistent with Laws, the Contractor shall, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States, including but not limited to iron, aluminum, steel, cement, and other manufactured products.

15.12. Public Records. The Contractor shall comply with the requirements of Section 119.0701, Florida Statutes, including the following obligations: (a) keep and maintain public records required by the City to perform the services under this Contract; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the records to the City; and (d) upon completion of the Contract, transfer, at no cost to the City, all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN

**OF PUBLIC RECORDS AT 813-780-0000, EXT. 3543 OR
CITYCLERK@CI.ZEPHYRHILLS.FL.US OR CITY CLERK, CITY OF ZEPHYRHILLS,
5335 EIGHTH STREET, ZEPHYRHILLS, FLORIDA 33542.**

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date first written above.

ATTEST:

CITY OF ZEPHYRHILLS, FLORIDA

By: _____
Ricardo Quinones, City Clerk

By: _____
Steven F. Spina, Ph.D., Council President

B.R.W. Contracting, Inc.

By: _____
Witness Signature

Witness Printed Name

By: _____
James M. Pietraceutella, Jr.
President

By: _____
Witness Signature

Witness Printed Name



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.

A handwritten signature in blue ink, appearing to read "Nick Provenzo".

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 Flori

Roadway					Ajax Paving Industries of Florida		B.R.W. Contracting, INC		CWR		Flores Construction Co.		Kamminga & Roodvoets, 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	\$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 Milling Existing Asphalt	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 Pavement, 1.5" AVG Depth Superpave Asphaltic Concrete,	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 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' Pipe Culvert, Optional Material,	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 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 Concrete Sidewalk and	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 Driveways, 4" Thick Concrete Sidewalk and	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 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 Florida		B.R.W. Contracting, INC		CWR		Flores Construction Co.		Kamminga & Roodvoets, 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	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, INC	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	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, LLC	
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

CONSENT ITEMS 1.4

BRW Construction Agreement **41-2026-15** for Hot Spots Ft. King & Eiland Blvd. Intersection Improvements

Issue:

Approval of Construction Agreement with BRW Construction for Hot Spots Intersection Improvements – Fort King Road & Eiland Boulevard for \$310,257.75.

Background:

Approval of Construction Agreement with BRW Construction for Hot Spots Intersection Improvements – Fort King Road & Eiland Boulevard

City Council approval of the Construction Agreement between the City of Zephyrhills and BRW Construction in the amount of **\$310,257.75** for the Hot Spots Intersection Improvements at Fort King Road and Eiland Boulevard.

At its previous meeting, the City Council awarded the construction bid to BRW Construction in the amount of **\$310,257.75** as the lowest responsive and responsible bidder. The attached Construction Agreement has been prepared to implement the Council's award and establish the terms and conditions governing construction of the project.

The improvements are part of the City's Hot Spots Intersection Improvement Program and are intended to enhance intersection operations and improve safety for motorists, pedestrians, and bicyclists.

Attachment(s):

1. 41-2026-15 Eiland Boulevard and Fort King Road Intersection Improvements - Contract
2. 2026-004 Eiland Blvd & Fort King Recommendation Letter
3. Pricing Summary 2026-004

Fiscal Impact:

\$310,257.75

Staff Recommendation:

Staff has reviewed the agreement and recommends approval of the construction agreement with BRW Construction in the amount of **\$310,257.75**, allowing the contractor to proceed with the required preconstruction activities and subsequent construction in accordance with the approved plans, specifications, and contract documents.

CONSTRUCTION CONTRACT
EILAND BOULEVARD AND FORT KING ROAD INTERSECTION IMPROVEMENTS
CITY OF ZEPHYRHILLS SOLICITATION NO. 2026-004

THIS CONSTRUCTION CONTRACT (“Contract”) is entered into as of the ____ day of August, 2026 (“Effective Date”), by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation, whose principal address is 5335 8th Street, Zephyrhills, Florida 33542 (hereinafter referred to as the “City”), and **B.R.W. Contracting, Inc.**, a Florida corporation, whose principal address is 2522 Hunt Road, Land O’ Lakes, Florida 34638, Federal Employer Identification Number 26-0000205 (hereinafter referred to as the “Contractor”). The City and the Contractor are collectively referred to herein as the “Parties” and individually as a “Party.”

RECITALS

WHEREAS, the City issued Invitation to Bid No. 2026-004 for the Eiland Boulevard and Fort King Road Intersection Improvements on June 14, 2026, soliciting sealed bids for construction of a southbound right-turn lane at the intersection of Eiland Boulevard and Fort King Road, together with related pedestrian signal and loop detector replacement, in Zephyrhills, Florida; and

WHEREAS, the Contractor submitted a responsive and responsible bid on July 13, 2026, in an amount not to exceed Three Hundred Ten Thousand Two Hundred Fifty-Seven and 75/100 Dollars (\$310,257.75), inclusive of a ten percent (10%) contingency; and

WHEREAS, the City evaluated all bids received in accordance with the solicitation requirements, and, based on the recommendation of the City’s engineer, Kimley-Horn and Associates, Inc., determined the Contractor to be the lowest responsive and responsible bidder; and

WHEREAS, the City desires to engage the Contractor to perform the Work described herein, and the Contractor desires to perform such Work, upon the terms and conditions set forth in this Contract;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1. “Architect/Engineer” means Kimley-Horn and Associates, Inc., or such other design professional as the City may designate in writing.

1.2. “Change Order” means a written instrument signed by the City and the Contractor authorizing an addition, deletion, or revision in the Work, or an adjustment in the Contract Price or the Contract Time.

1.3. “Contract Documents” means this Contract, the Invitation to Bid (Solicitation No. 2026-004), including Addendum #1, the Contractor’s bid response dated July 13, 2026, the construction plans,

the drawings, specifications, the Performance and Payment Bonds, certificates of insurance, the Notice to Proceed, and all Change Orders and amendments issued after execution of this Contract.

1.4. “Contract Price” means the total amount payable by the City to the Contractor for performance of the Work, as set forth in Section 3 herein.

1.5. “Contract Time” means the period of time established in Section 5 herein for completion of the Work, including any extensions granted by Change Order.

1.6. “Notice to Proceed” means a written notice issued by the City to the Contractor fixing the date on which the Work shall begin.

1.7. “Project Manager” means the City’s designated representative responsible for overseeing the Work.

1.8. “Work” means the entirety of the construction, services, labor, materials, equipment, and all other obligations to be performed by the Contractor in accordance with the Contract Documents.

1.9. “Final Acceptance” means the written acknowledgment by the City, following a final inspection by the Architect/Engineer, that all Work, including all punch list items, has been completed in accordance with the Contract Documents, all required closeout documentation (including As-Built Drawings) has been delivered, and the Work is accepted by the City. Final Acceptance shall be evidenced by a written notice from the City to the Contractor.

1.10. “Substantial Completion” means the stage in the progress of the Work when the Work, or a designated portion thereof, is sufficiently complete in accordance with the Contract Documents so that the City can occupy or use the Work for its intended purpose, as certified by the Architect/Engineer. Substantial Completion shall be evidenced by a written certificate issued by the Architect/Engineer and accepted by the City.

SECTION 2. SCOPE OF WORK

2.1. Project Overview. The City hereby engages the Contractor, and the Contractor hereby agrees, to furnish all labor, materials, equipment, supervision, permits, coordination, and incidentals necessary to construct a southbound right-turn lane along the southbound approach of Fort King Road at its intersection with Eiland Boulevard (approximately 300 feet of widening, including taper and transition), together with related pedestrian signal and loop detector replacement, in accordance with the construction plans prepared by Kimley-Horn and Associates, Inc., dated February 2026, and the Contract Documents.

2.2. Project Location. The Work shall be performed at the intersection of Eiland Boulevard and Fort King Road, Zephyrhills, Florida 33542, as depicted in the construction plans.

2.3. Primary Construction Work. The primary construction work associated with this Project includes, but is not limited to, the following elements:

- (a) Demolition of concrete curbing, along with milling and resurfacing of the existing asphalt pavement;
- (b) Clearing and site preparation within the limits of construction;

- (c) Grading and earthwork necessary to achieve proposed elevations and positive drainage;
- (d) Installation and maintenance of erosion and sediment control measures;
- (e) Construction of stabilized subgrade, base material, and asphalt pavement sections for the widened area of the roadway;
- (f) Driveway reconstruction;
- (g) Installation of concrete curb and gutter and sidewalk;
- (h) Construction of ADA-compliant detectable warning surfaces and curb ramps;
- (i) Drainage improvements required to provide proper stormwater conveyance as shown in the plans;
- (j) Pavement striping, markings, and related signage;
- (k) Pedestrian signal and loop detector replacement; and
- (l) Restoration and stabilization of all disturbed areas.

2.4. Incidental and Supporting Work. In addition to the primary construction elements, the Project includes incidental and supporting work necessary to deliver fully complete and operational sites, including the following:

- (a) Maintenance of Traffic (“MOT”), including vehicular and pedestrian accommodations, in accordance with Florida Department of Transportation (“FDOT”) and City requirements;
- (b) Utility coordination, protection, adjustment, or relocation, as required;
- (c) Construction of Americans with Disabilities Act (“ADA”)-compliant curb ramps, accessible routes, detectable warning surfaces, and signage;
- (d) Restoration of all disturbed areas, including pavement, sidewalk, turf, and landscaping; and
- (e) Coordination with the City, Southwest Florida Water Management District (“SWFWMD”), utility providers, and other applicable agencies, as required.

2.5. Completeness of Work. All work necessary to deliver a complete, operational, and improved intersection shall be included in this Contract, whether or not each individual task is explicitly listed herein.

2.6. Property and Right-of-Way Conditions. The Work shall be performed at the intersection of Eiland Boulevard and Fort King Road, Zephyrhills, Florida, within City-owned right-of-way. The Contractor shall confine all construction activities to the limits of construction shown in the construction plans.

SECTION 3. CONTRACT PRICE

3.1. Total Contract Price. The City shall pay the Contractor, and the Contractor shall accept as full compensation for all Work performed under this Contract, a total sum not to exceed Three

Hundred Ten Thousand Two Hundred Fifty-Seven and 75/100 Dollars (\$310,257.75) (the “Contract Price”), inclusive of all labor, materials, equipment, overhead, profit, and a ten percent (10%) contingency, as itemized in Section 3.2 below.

3.2. Itemized Pricing. The Contract Price is composed of the following line items, as submitted in the Contractor’s bid response:

Eiland Boulevard and Fort King Road Intersection Improvements — Solicitation No. 2026-004: \$310,257.75

Line Item	Description	Quantity	Unit	Unit Cost	Total
	ROADWAY				
1	Mobilization	1	LS	\$50,000.00	\$50,000.00
2	Maintenance of Traffic	1	LS	\$45,000.00	\$45,000.00
3	Sediment Barrier	1,147	LF	\$2.50	\$2,867.50
4	Inlet Protection System	2	EA	\$250.00	\$500.00
5	Clearing & Grubbing	0.11	AC	\$75,000.00	\$8,250.00
6	Removal of Existing Concrete	85	SY	\$25.00	\$2,125.00
7	Regular Excavation	67.5	CY	\$50.00	\$3,375.00
8	Embankment	5	CY	\$100.00	\$500.00
9	Type B Stabilization	214	SY	\$20.00	\$4,280.00
10	Optional Base, Base Group 9	142	SY	\$45.00	\$6,390.00
11	Milling Existing Asphalt Pavement, 3” AVG Depth	1,859	SY	\$10.00	\$18,590.00
12	Superpave Asphaltic Concrete, Traffic C, PG76-22	330.8	TN	\$200.00	\$66,160.00
13	Plain Cement Concrete Pavement, 8”	41	SY	\$95.00	\$3,895.00
14	Concrete Curb & Gutter, Type F	303	LF	\$35.00	\$10,605.00
15	Concrete Curb, Type D	29	LF	\$25.00	\$725.00
16	Concrete Sidewalk and Driveways, 4” Thick	156	SY	\$65.00	\$10,140.00

17	Concrete Sidewalk and Driveways, 6" Thick	35	SY	\$75.00	\$2,625.00
18	Detectable Warnings	35	SF	\$50.00	\$1,750.00
19	Performance Turf, SOD	113	SY	\$5.00	\$565.00

Roadway Subtotal

\$238,342.50

Line Item	Description	Quantity	Unit	Unit Cost	Total
	SIGNING AND PAVEMENT MARKINGS				
1	Single Column Ground Sign Assembly, F&I Ground Mount, Less Than 12 SF	2	EA	\$500.00	\$1,000.00
2	Single Column Ground Sign Assembly, Relocate	2	EA	\$500.00	\$1,000.00
3	Raised Pavement Marker, Type B	63	EA	\$6.50	\$409.50
4	Painted Pavement Markings, Final Surface	1	LS	\$2,500.00	\$2,500.00
5	Thermoplastic, Standard, White, Solid, 12" For Crosswalk and Roundabout	170	LF	\$10.00	\$1,700.00
6	Thermoplastic, Standard, White, Solid, 18" For Diagonals and Chevrons	204	LF	\$15.00	\$3,060.00
7	Thermoplastic, Standard, White, Solid, 24" For Stop Line and Crosswalk	154	LF	\$20.00	\$3,080.00
8	Thermoplastic, Standard, White, Arrow	6	EA	\$450.00	\$2,700.00
9	Thermoplastic, Standard, Yellow, Solid, 18" For Diagonal or Chevron	17	LF	\$15.00	\$255.00
10	Thermoplastic, Standard-Other Surfaces, White, Solid, 6"	0.222	GM	\$11,500.00	\$2,553.00

11	Thermoplastic, Standard-Other Surfaces, White, Solid, 8"	0.036	GM	\$12,500.00	\$450.00
12	Thermoplastic, Standard-Other Surfaces, Yellow, Solid, 6"	0.15	GM	\$11,500.00	\$1,725.00

**Signing and Pavement Markings
Subtotal**

\$20,432.50

Line Item	Description	Quantity	Unit	Unit Cost	Total
	SIGNALIZATION				
1	Conduit, Furnish & Install, Directional Bore	23	LF	\$115.00	\$2,645.00
2	Aluminum Signals Pole, Pedestal	1	EA	\$3,640.00	\$3,640.00
3	Aluminum Signals Pole, Remove	1	EA	\$1,325.00	\$1,325.00
4	Pedestrian Signal, Relocate	1	AS	\$6,362.50	\$6,362.50
5	Loop Assembly, F&I, Type F	2	AS	\$3,652.50	\$7,305.00
6	Pedestrian Detector, Furnish & Install, Standard	1	EA	\$1,500.00	\$1,500.00
7	Pedestrian Detector, Remove-Pole/Pedestal to Remain	1	EA	\$500.00	\$500.00

Signalization Subtotal

\$23,277.50

Line Item	Description	Quantity	Unit	Unit Cost	Total
	CONTINGENCY				
1	Contingency 10%	1	N/A		\$28,205.25

Contingency Subtotal

\$28,205.25

TOTAL CONTRACT PRICE

\$310,257.75

3.3. Contingency. The Contract Price includes a ten percent (10%) contingency in the amount of Twenty-Eight Thousand Two Hundred Five and 25/100 Dollars (\$28,205.25) for any additional

materials or labor, if needed, within the scope of the Project. Any use of contingency funds shall require prior written approval by the City through a written Change Order, with no exceptions. Contingency funds shall be payable only to the extent actually expended pursuant to approved Change Orders. Any unused portion of the contingency shall not be paid to the Contractor and shall be retained by the City.

3.4. Unit Prices. The unit prices set forth above shall govern in the event that actual quantities vary from the estimated quantities. The quantities of work may be increased or decreased without invalidating the unit bid prices.

SECTION 4. PAYMENT TERMS

4.1. Progress Payments. At the end of each calendar month during the term of this Contract, the Contractor shall prepare an estimate of the quantities of work completed and the total amount due. Payment shall be due on or before the fifteenth (15th) day of the second month following completion of the work covered by the estimate.

4.1A. Retainage. The City shall retain five percent (5%) of each progress payment due to the Contractor. Retainage shall be released as part of the final payment upon: (a) completion of all punch list items; (b) final acceptance of the Work by the City; and (c) delivery of final As-Built Drawings in accordance with Section 13.9 herein. No retainage shall be released until all conditions of this Section have been satisfied.

4.2. Payment Application Format. All applications for payment shall be submitted using AIA Document G702–1992 (Application and Certificate for Payment), together with the accompanying AIA G703 Continuation Sheet, or an equivalent format approved in advance by the City. All pay applications shall be submitted directly to the City’s Project Manager for review and processing.

4.3. Materials Stored On-Site. For purposes of monthly partial payments, estimated accounts may be included for materials delivered to the site but not yet incorporated into the Work, provided such inclusion is specifically approved by the City.

4.4. Final Payment. Upon full performance of the Work by the Contractor, and after all Work has been approved by the Architect/Engineer and accepted by the City, a final estimate shall be prepared showing the total cost of the Work performed under this Contract, including authorized extra work performed pursuant to approved Change Orders, the total amount retained, and the total amount paid under previous partial estimates. All prior estimates upon which payments have been made shall remain subject to correction or revision in the final payment.

4.5. Review of Pay Estimates. All pay estimates shall be reviewed for accuracy by the Architect/Engineer and approved by the City prior to payment.

4.6. Contractor’s Payment Obligations. The Contractor shall pay for all transportation and utility services no later than the twentieth (20th) day of the calendar month following the month in which the services are rendered. The Contractor shall pay for all materials, tools, and other expendable equipment not later than the twentieth (20th) day of the calendar month following delivery to the project site, paying no less than ninety percent (90%) of the cost, with the remaining balance paid no later than the thirtieth (30th) day following completion of the applicable portion of the Work. The Contractor shall pay each subcontractor no later than the fifth (5th) day following each

payment received by the Contractor, in amounts corresponding to the work performed by each subcontractor.

4.7. Release Upon Final Payment. Acceptance of final payment by the Contractor shall operate as a release to the City of all claims and all liability to the Contractor for all Work performed, materials furnished, and services provided in connection with the Work, and for every act or omission of the City or others relating to or arising out of the Work. No payment, whether final or otherwise, shall operate to release the Contractor or its sureties from any obligations under this Contract or under any Performance Bond or Payment Bond.

SECTION 5. PROJECT TIMELINE

5.1. Notice to Proceed. The City shall issue a written Notice to Proceed to the Contractor, stating the date on which the Work shall begin. No Work shall be performed prior to the stated start date. The Contract Time shall commence on the date specified in the Notice to Proceed.

5.2. Contract Time. The Contractor shall achieve Substantial Completion of all Work within one hundred twenty (120) calendar days from the date of the Notice to Proceed, inclusive of coordination, inspections, and closeout. For the avoidance of doubt, the outer limit for final completion, including all punch list items and closeout documentation, shall be one hundred fifty (150) calendar days from the date of the Notice to Proceed.

5.3. Anticipated Construction Sequence. The Contractor's proposed construction sequence includes: mobilization and site-specific safety orientation; demolition and site preparation, including removal of existing pavement and concrete; subgrade preparation and grading; installation and compaction of aggregate sub-base and base layers; asphalt paving operations and installation of ADA-compliant concrete sidewalks, curb ramps, and curbing; pavement striping, signage, and landscaping restoration; and final site clean-up, punch list completion, and substantial completion.

5.4. Construction Schedule. Immediately after execution and delivery of this Contract, and before the first partial payment is made, the Contractor shall deliver to the City an estimated construction progress schedule in a form satisfactory to the City, showing the proposed dates of commencement and completion of each subdivision of the Work, as well as the anticipated amount of each monthly payment due to the Contractor.

5.5. Material Supply. The Contractor agrees to supply all required materials within thirty (30) days after the Agreement has been executed, the Contract has been submitted, and the Notice to Proceed has been received.

5.6. Liquidated Damages. If the Contractor fails to substantially complete the Work and supply the required materials by the completion date, or any extended date approved by the City, the Contractor shall pay the City liquidated damages in the amount of Five Hundred Dollars (\$500.00) per calendar day beyond the allowed time. This amount is agreed upon as a reasonable measure of damages sustained by the City, recognizing that actual losses are difficult to determine with precision, and shall not be construed as a penalty.

5.7. Excusable Delays. The Contractor shall not be charged with liquidated damages or excess costs when the City determines the Contractor is without fault and the reason for delay is

acceptable. Excusable delays include, but are not limited to: (a) any preference, priority, or allocation order duly issued by the Government; and (b) delays of subcontractors or suppliers caused by such orders. The Contractor must notify the City in writing within ten (10) days from the beginning of any such delay, unless the City grants additional time.

5.8. No Damage for Delay. The Contractor shall not be entitled to any claim for damages, whether direct, indirect, or consequential, on account of any delay, hindrance, or obstruction arising from any cause during the progress of the Work. The Contractor's sole and exclusive remedy for any delay shall be an extension of the Contract Time as provided herein. This provision shall not apply to delays caused by the active interference or bad faith of the City.

SECTION 6. PERFORMANCE AND PAYMENT BONDS

6.1. Required Bonds. At the time of executing and delivering this Contract, the Contractor shall deliver to the City a Performance Bond and a Payment Bond, each in an amount not less than one hundred percent (100%) of the Contract Price, in accordance with Section 255.051, Florida Statutes.

6.2. Surety Requirements. The Performance Bond and Payment Bond, along with all required insurance, must be secured from or countersigned by an agency or surety company recognized in good standing and authorized to conduct business in the State of Florida.

6.3. Replacement of Surety. If at any time the City, for justifiable cause, becomes dissatisfied with any surety, the Contractor shall, within five (5) days after receiving notice from the City, substitute an acceptable bond in such form and amount, and signed by a surety or sureties satisfactory to the City. The premiums for such bond shall be paid by the Contractor.

SECTION 7. INSURANCE REQUIREMENTS

7.1. General Insurance Requirements. Contractor shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$2,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City as a named, additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverages procured by Contractor as required herein shall be considered, and Contractor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Contractor as required herein.

7.2. Builders' Risk Coverage. The Contractor shall provide, in a policy acceptable to the City, "all risk" (Special Form) property insurance on any construction, additions, machinery, or equipment. The amount of insurance shall be no less than the estimated replacement value at the time of the City's final acceptance. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City,

shall remain in full effect until final acceptance by the City. The insurance shall include a deductible no greater than one percent (1%) of the Contract Price, or Twenty-Five Thousand Dollars (\$25,000.00), whichever is smaller, for which the Contractor shall be responsible.

7.3. Sovereign Immunity. Nothing herein shall be construed to extend the City's liability beyond that provided in Section 768.28, Florida Statutes.

SECTION 8. COMPLIANCE WITH LAWS

8.1. General Compliance. The Contractor shall give all notices and comply with all federal, state, and local laws, ordinances, rules, and regulations applicable to the Work (collectively, "Laws"). The Contractor is assumed to be familiar with all such Laws, and lack of knowledge shall not relieve the Contractor of responsibility.

8.2. ADA Compliance. The Contractor shall comply with all requirements imposed by the Americans with Disabilities Act, 42 U.S.C. § 12101, et seq., the regulations of the federal government issued thereunder, and the assurances by the Contractor pursuant thereto.

8.3. Environmental Compliance. The Contractor shall carry out the Project in conformance with all applicable environmental regulations, including the securing of any applicable permits. The Contractor shall be solely responsible for any liability in the event of non-compliance with applicable environmental regulations and shall reimburse the City for any loss incurred in connection therewith.

8.4. Clean Air Act and Federal Water Pollution Control Act. The Contractor shall comply with all requirements imposed by the Clean Air Act, 42 U.S.C. § 7401, et seq., and the Federal Water Pollution Control Act (Clean Water Act), 33 U.S.C. §§ 1251–1387.

8.5. E-Verify Compliance. The Contractor shall comply with Section 274A of the Immigration and Nationality Act and shall verify the eligibility of its current and prospective employees utilizing the U.S. Department of Homeland Security's E-Verify System during the term of this Contract. The Contractor shall include in all subcontracts related to this Contract a provision requiring the subcontractor to comply with Section 274A and to verify employment eligibility using E-Verify. Failure to comply shall constitute a breach of this Contract for which the City may immediately terminate the Contract without penalty.

8.6. Equal Employment Opportunity. The Contractor shall not discriminate against any employee or applicant for employment because of race, age, creed, color, sex, or national origin. The Contractor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, age, creed, color, sex, or national origin.

8.7. Drug-Free Workplace. The Contractor certifies compliance with Florida Statute § 287.087, including publication of a drug-free workplace statement, employee notification and education, and good-faith efforts to maintain a drug-free workplace.

8.8. Permits and Inspections. The Contractor shall obtain and pay for all permits, inspections, and approvals required to complete the Work in accordance with the Contract Documents, unless

otherwise stated therein. The cost of building permits shall be waived by the City of Zephyrhills. The Contractor must be registered with the City of Zephyrhills Building Department.

8.9. Inspector General Cooperation. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes, for the conduct of reviews and evaluations on financial, compliance, electronic data processing, and performance audits, and preparation of audit reports of the findings.

8.10. Recovered Materials Procurement. The Contractor shall comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, and 40 CFR Part 247, regarding the procurement of recovered materials, to the extent applicable to the Work performed under this Contract.

SECTION 9. CHANGE ORDERS

9.1. Written Authorization Required. No claim for extra work or cost shall be allowed unless the work is performed pursuant to a written Change Order from the Architect/Engineer and approved by the City.

9.2. Claim Submission. Any claim for extra work or cost must be presented with the first estimate submitted after the changed or extra work is completed. When work is performed under the provisions of this Section, the Contractor shall furnish satisfactory bills, payrolls, and vouchers covering all items of cost. When requested, the Contractor shall provide the City access to all accounts relating to such work.

9.3. Contingency Funds. Any use of contingency funds included in the Contract Price shall be approved through a written Change Order, with no exceptions.

9.4. Subsurface Conditions. If the Contractor encounters subsurface or latent conditions at the site that materially differ from those shown on the plans or indicated in the specifications, the Contractor shall immediately notify the Architect/Engineer of such conditions before they are disturbed. The Architect/Engineer shall promptly investigate the conditions, and if they materially differ, the Architect/Engineer shall make the necessary changes to the plans and/or specifications. Any resulting increase or decrease in cost shall be adjusted by Change Order.

SECTION 10. TERMINATION

10.1. Termination for Cause. This Contract may be terminated in whole or in part in writing by either Party in the event of substantial failure by the other Party to fulfill its obligations under this Contract through no fault of the terminating Party, provided that no termination may be effected unless the other Party is given: (a) not less than thirty (30) calendar days' written notice (delivered by certified mail, return receipt requested) of intent to terminate; and (b) an opportunity for consultation with the terminating Party prior to termination.

10.2. Termination for Convenience. This Contract may be terminated in whole or in part in writing by the City for its convenience, provided that the Contractor is afforded the same notice and consultation opportunity specified in Section 10.1 above.

10.3. Equitable Adjustment — Termination for Cause. If termination for cause is effected by the City, an equitable adjustment in the Contract Price shall be made, but: (a) no amount shall be

allowed for anticipated profit on unperformed services or other work; and (b) any payment due to the Contractor at the time of termination may be adjusted to cover any additional costs to the City because of the Contractor's default.

10.4. Equitable Adjustment — Termination for Convenience. If termination for convenience is effected by the City, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice.

10.5. Payment Upon Termination. For any termination, the equitable adjustment shall provide for payment to the Contractor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, relating to commitments made prior to receipt of the notice.

10.6. Contractor's Obligations Upon Termination. Upon receipt of a termination action, the Contractor shall: (a) promptly discontinue all affected work (unless the notice directs otherwise); and (b) deliver or otherwise make available to the City all data, drawings, reports, specifications, summaries, and other such information as may have been accumulated by the Contractor in performing this Contract, whether completed or in process.

10.7. City's Rights Upon Termination. Upon termination, the City may take over the Work and may award another party a contract to complete the Work described in this Contract.

10.8. Reclassification of Termination. If, after termination for failure of the Contractor to fulfill contractual obligations, it is determined that the Contractor had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of the City, and adjustment of the Contract Price shall be made as provided in Section 10.3 above.

SECTION 11. INDEMNIFICATION

11.1. Indemnification. The Contractor assumes full responsibility and liability and shall defend, indemnify and hold harmless the City and all of the City's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of Contractor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. Contractor recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the City when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such valuable consideration provided by the City in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Contractor of its liability and obligation to defend, hold harmless and indemnify the City as set forth in this article of the Agreement. Nothing herein shall be construed to extend the City's liability beyond that provided in section 768.28, Florida Statutes.

11.2. Scope. Such indemnification liability shall result from, or be connected to, any act, omission, negligence, or fault of the Contractor, its agents, or employees, committed in connection with this Contract or the performance of Work hereunder, notwithstanding any concurrent negligence of the City.

SECTION 12. DISPUTE RESOLUTION

12.1. Initial Resolution. Claims, disputes, and other matters relating to the execution and progress of the Work, or the interpretation of or performance under the Contract Documents, shall first be referred to the Architect/Engineer for decision, which shall be rendered in writing within a reasonable time.

12.2. Written Notice Required. All notices of disputes or claims shall be in writing and shall be delivered by certified mail, return receipt requested, or by hand delivery to the other Party's designated representative.

12.3. Good Faith Negotiations. Prior to the commencement of any legal proceeding, the Parties shall engage in good faith negotiations for a period of not less than twenty (20) calendar days following written notice of the dispute to attempt to resolve the matter without litigation.

12.4. Venue and Jurisdiction. Any legal action arising out of this Contract shall be filed exclusively in the courts of competent jurisdiction located in Pasco County, Florida. The Parties hereby consent to the personal jurisdiction of said courts and waive any objection to venue.

SECTION 13. CONTRACTOR RESPONSIBILITIES

13.1. Supervision and Superintendence. The Contractor shall supervise and direct the Work efficiently and with the highest degree of skill and attention. The Contractor is solely responsible for the means, methods, techniques, sequences, and procedures of construction in compliance with this Contract. The Contractor shall keep on the work site at all times during its progress a competent resident superintendent, who shall not be replaced without the City's written consent except under extraordinary circumstances.

13.2. Key Personnel. The Contractor designates the following key personnel for this Project:

- (a) **Project Manager:** James Louis Johnson
- (b) **Field Superintendent:** Von "Bud" Kramer
- (c) **Primary Administrative Contact / General Manager:** Ali Shikles and Marisol Aponte

13.3. Correction of Work. All work, materials, processes of manufacture, and methods of construction shall at all times be subject to inspection by the Architect/Engineer. If the work, materials, processes, or methods fail to meet approval, they must be reconstructed, corrected, or replaced by the Contractor at its own expense. Rejected materials must be immediately removed from the site.

13.4. Warranty. The Contractor shall remedy any defect in the Work and shall pay for any damage to other work resulting from such defect that appears within one (1) year from the date of final acceptance of the Work, unless a longer warranty period is specified in the Contract Documents. The City shall provide notice of observed defects within a reasonable time after discovery.

13.5. Safety and Protection. The Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work, and shall comply

with all applicable Occupational Safety and Health Administration (OSHA) standards and regulations.

13.6. Assignability. The Contractor shall not assign the whole or any part of this Contract, or any monies due or to become due, without the City's prior written consent.

13.7. Subcontractors. The Contractor shall not employ any subcontractor against whom the City has a reasonable objection. The Contractor is fully responsible for all acts and omissions of its subcontractors and their employees to the same extent as for persons directly employed by the Contractor.

13.7A. Subcontractor List. Within thirty (30) calendar days after the date of execution of this Contract, and before the City issues any partial payments, the Contractor shall furnish the City with a written list of all subcontractors proposed for the principal portions of the Work, for acceptance by the City. No substitution of an accepted subcontractor shall be made unless the City determines that good cause exists for such substitution. The Contractor shall specifically bind every subcontractor to the applicable terms and conditions of the Contract Documents for the benefit of the City.

13.8. Cleaning. The Contractor shall keep the premises free from accumulations of waste materials, rubbish, and debris. At completion, the Contractor shall remove all waste materials, rubbish, debris, tools, construction equipment, machinery, and surplus materials, leaving the site clean and ready for occupancy and use by the City and the public.

13.9. Record Drawings and As-Built Documentation. The Contractor shall keep one record copy of all Specifications, As-Built Drawings, Addenda, Modifications, and Shop Drawings at the site in good order, annotated to show all changes made during the construction process. These records shall be available to the Architect/Engineer and the City's Project Manager at all times. Final As-Built Drawings shall be delivered to the City and the Architect/Engineer upon completion of the Project. Release of retainage shall be contingent upon delivery of red-lined As-Built Drawings acceptable to the City.

SECTION 14. CITY'S RIGHTS AND RESPONSIBILITIES

14.1. Right to Stop Work. If the Work is defective, if the Contractor fails to supply sufficient skilled labor or suitable materials or equipment, or if the Contractor fails to make prompt payments to subcontractors, the City may order the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

14.2. Pre-Construction Conference. A pre-construction conference shall be held to review the schedules, establish procedures for handling applications for payment, and create a working understanding between the Parties regarding the Project. Present at this conference shall be the City and its representative, the Contractor, and the Contractor's Superintendent.

SECTION 15. MISCELLANEOUS PROVISIONS

15.1. Governing Law. This Contract shall be governed by and construed in accordance with the laws of the State of Florida, without regard to its conflict of laws principles.

15.2. Entire Agreement. The Contract Documents comprise the entire agreement between the City and the Contractor and may be modified only by written modification signed by both Parties.

15.3. Order of Precedence. In resolving any conflicts, errors, or discrepancies among the Contract Documents, the following order of precedence shall govern: this Agreement; Special Conditions; General Conditions; Specifications, including any Addenda; Drawings; the Invitation to Bid; and the Contractor's Bid.

15.4. Severability. If any provision of this Contract is held invalid, the remainder of this Contract shall not be affected. In such an instance, the remainder shall continue to conform to the terms and requirements of applicable law.

15.5. No Obligation to Third Parties. The City shall not be obligated or liable hereunder to any party other than the Contractor with respect to this Project. Nothing in this Contract creates a contractual relationship between any subcontractor and the City.

15.6. Rights and Remedies Not Waived. In no event shall the making of any payment to the Contractor constitute or be construed as a waiver by the City of any breach of covenant or any default which may then exist on the part of the Contractor.

15.7. No Prohibited Interests. No official of the City who is authorized to negotiate, make, accept, or approve any contract or subcontract related to the Project may become directly or indirectly personally interested in or liable under this Contract or any part of it.

15.8. Notices. All notices required or permitted under this Contract shall be in writing and shall be delivered by certified mail, return receipt requested, or by hand delivery, to the following addresses:

To the City:

City of Zephyrhills
Attn: City Manager
5335 8th Street
Zephyrhills, Florida 33542

To the Contractor:

B.R.W. Contracting, Inc.
Attn: James M. Pietracatella, Jr., President
2522 Hunt Road
Land O' Lakes, Florida 34638

Notice shall be deemed delivered when posted by certified or registered mail to the last known address, or when delivered in person to an authorized representative.

15.9. Audits and Inspections. The Contractor shall permit state and federal authorized representatives to inspect all work, materials, payrolls, and records, and to audit the books, records, and accounts pertaining to the Project.

15.10. Copyright and Restrictions. No material prepared under this Contract shall be subject to copyright in the United States or any other country.

15.11. Domestic Preferences. As appropriate and to the extent consistent with Laws, the Contractor shall, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States, including but not limited to iron, aluminum, steel, cement, and other manufactured products.

15.12. Public Records. The Contractor shall comply with the requirements of Section 119.0701, Florida Statutes, including the following obligations: (a) keep and maintain public records required by the City to perform the services under this Contract; (b) upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Contract term and following completion of the Contract if the Contractor does not transfer the records to the City; and (d) upon completion of the Contract, transfer, at no cost to the City, all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-780-0000, EXT. 3543 OR CITYCLERK@CI.ZEPHYRHILLS.FL.US OR CITY CLERK, CITY OF ZEPHYRHILLS, 5335 EIGHTH STREET, ZEPHYRHILLS, FLORIDA 33542.

IN WITNESS WHEREOF, the Parties have executed this Contract as of the date first written above.

ATTEST:

CITY OF ZEPHYRHILLS, FLORIDA

By: _____
Ricardo Quinones, City Clerk

By: _____
Steven F. Spina, Ph.D., Council President

B.R.W. Contracting, Inc.

By: _____

Witness Signature

Witness Printed Name

By: _____

James M. Pietracatella, Jr.
President

By: _____

Witness Signature

Witness Printed Name



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.

A handwritten signature in blue ink, appearing to read "Nick Provenzo".

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

Selected Vendor Total	
\$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 Florida
\$513,722.00	#5 Flores Construction Co.

Roadway					Ajax Paving Industries of Florida		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 Milling Existing Asphalt	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	Pavement, 3" AVG Depth Superpave Asphaltic Concrete,	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	Traffic C, PG76-22 Plain Cement Concrete	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	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 Concrete Sidewalk and	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	Driveways, 4" Thick Concrete Sidewalk and	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	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 Florida		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
		Single Column Ground Sign Assembly, F&I Ground Mount,												
X	1	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
		Single Column Ground Sign												
X	2	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 Painted Pavement Markings,	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	Final Surface Thermoplastic, Standard, White, Solid, 12" For Crosswalk and	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	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

		Thermoplastic, Standard, White, Solid, 18" For Diagonals and												
X	6	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
		Thermoplastic, Standard, White, Solid, 24" For Stop Line and												
X	7	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
		Thermoplastic, Standard, White,												
X	8	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
		Thermoplastic, Standard, Yellow, Solid, 18" For Diagonal or												
X	9	Chevron	17	LF	\$6.64	\$112.88	\$15.00	\$255.00	\$8.30	\$141.10	\$28.00	\$476.00	\$8.40	\$142.80
		Thermoplastic, Standard-Other												
X	10	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
		Thermoplastic, Standard-Other												
X	11	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
		Thermoplastic, Standard-Other												
X	12	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
		Conduit, Furnish & Install,												
X	1	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
		Pedestrian Detector, Furnish &												
X	6	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
		Pedestrian Detector, Remove-												
X	7	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

CONSENT ITEMS 1.5

City Maintenance Complex Change Order - The AD Morgan Corp. [37-24-09]

Issue:

Change Order for Re-Roofing existing buildings at the City Maintenance Complex

Background:

The design team did not include the re-roofing of existing buildings at the city maintenance complex, only the new portions / additions. City staff has requested the contractor re-roof all existing buildings (both existing and new portions). Additional painting scope will be required when removing the existing roofing, (portions of the existing roofing are in poor condition). Re-roofing all buildings will extend the life of the buildings.

Attachment(s):

1. Zephyrhills_Fleet_Maintenance_Complex - Budget Update - 7-28-26
2. Zephyrhills_Fleet_Maintenance_Complex - PCO 25 - Added Roofing & Paint of Exposed Steel (1)

Fiscal Impact:

No additional impact on the GMP contract. \$113,665.21 from the buy-out savings and \$243,066.64 from owner contingency. Total: \$356,731.85

Staff Recommendation:

The Public Works Director and City Manager recommend approval of this item as presented.

Procore ERP Budget

Budget Code	Description	Original Budget Amount	Approved Budget Changes	Approved COs	Revised Budget	Pending COs	Revenue Change Events (ROM)	Projected Budget	Committed Costs	Direct Costs	ERP Commitments Invoiced	Pending Cost Changes	Job to Date Costs	Cost Change Events (ROM)	Projected Costs	Forecast To Complete	Estimated Cost at Completion	Projected Cost To Complete	Projected over Under	Notes
79 - Buyout Savings																				
79.79-0000.O	Buyout Savings.Buyout Savings.Other	\$0.00	\$0.00	\$138,666.23	\$138,666.23	(\$113,665.21)	(\$25,001.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Subtotal 79 - Buyout Savings		\$0.00	\$0.00	\$138,666.23	\$138,666.23	(\$113,665.21)	(\$25,001.02)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
80 - Contingency																				
80.80-0001.C	Contingency.Owner Contingency.Contingency	\$463,008.12	\$0.00	\$0.00	\$463,008.12	(\$243,066.64)	\$0.00	\$219,941.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$219,941.48	\$219,941.48	\$219,941.48	\$0.00	
80.80-0002.C	Contingency.Contractors Contingency.Contingency	\$463,008.12	\$0.00	\$0.00	\$463,008.12	\$0.00	\$0.00	\$463,008.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463,008.12	\$463,008.12	\$463,008.12	\$0.00	
80.80-0003.C	Contingency.Sales Tax Savings.Contingency	\$0.00	\$0.00	\$119,337.79	\$119,337.79	\$0.00	\$57,643.75	\$176,981.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$176,981.54	\$176,981.54	\$176,981.54	\$0.00	
Subtotal 80 - Contingency		\$926,016.24	\$0.00	\$119,337.79	\$1,045,354.03	(\$243,066.64)	\$57,643.75	\$859,931.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$859,931.14	\$859,931.14	\$859,931.14	\$0.00	
Report Grand Total		\$926,016.24	\$0.00	\$258,004.02	\$1,184,020.26	(\$356,731.85)	\$32,642.73	\$859,931.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$859,931.14	\$859,931.14	\$859,931.14	\$0.00	

* Cost Code or Cost Type is missing or not on budget

The A.D. Morgan Corporation
716 Renellie Drive
Tampa, Florida 33609
Phone: (813) 832-3033

Project: P2024-057 - Zephyrhills Fleet Maintenance Complex
39421 South Avenue
Zephyrhills, Florida 33542

DRAFT

Prime Contract Potential Change Order #025: CE #010 - Added Roofing Scope

TO:	City of Zephyrhills 5335 8th Street Zephyrhills, Florida 33542	FROM:	The A.D. Morgan Corporation 716 Renellie Drive Tampa, Florida 33609
PCO NUMBER/REVISION:	025 / 0	CONTRACT:	01 - City Complex Fleet Maintenance - Zephyrhills
REQUEST RECEIVED FROM:	Shane LeBlanc (City of Zephyrhills)	CREATED BY:	Logan Mushro (The A D Morgan Corporation)
STATUS:	Draft	CREATED DATE:	7/28/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: CE #010 - Added Roofing Scope

CHANGE REASON: Client request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #010 - Added Roofing Scope

Cost associated with owner-directed revision to the roof systems, including the removal of the originally specified standing seam roof system and installation of a new R-panel roof system where indicated.

Scope includes:

- New roof systems for Buildings E, F, H (existing roof), and I.
- Conversion from the originally specified standing seam roof system to an R-panel roof system for Buildings B, D, G, K, L, H (new roof) and P.
- All required trim, flashing, accessories, and related work necessary to complete the revised roof systems.
- Paint of all exposed steel for building H - Cost was removed from subcontractor line item at time of contract due to scope being undefined and placed in buyout savings
- Paint of all exposed steel for Building F - Cost was removed from subcontractor line item at time of contract due to scope being undefined and placed in buyout savings

Cost to be removed from buyout savings and contingency from the project.

ATTACHMENTS:

[2025-12-12, 7560 - City Of Zephyrhills Fleet Maintenance, DPW Bid Proposal.pdf](#) , [_CR #1 Rev 1 -Bldgs E F H I Roofs.pdf](#) , [_CR #4-Bldg G Changes.pdf](#) , [_CR #5-Roof Panel Changes B D H P KL.pdf](#)

#	Budget Code	Description	Amount
1	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building E	\$69,094.00
2	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building F	\$63,589.00

#	Budget Code	Description	Amount
3	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building I	\$28,492.00
4	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building H	\$79,205.28
5	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building G	\$9,358.00
6	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building B	\$(8,221.34)
7	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building D	\$(4,970.26)
8	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building P	\$(7,015.33)
9	13.13-9990.S Special Construction.Metal Building.Subcontract	Roof Type Change - Building K/L	\$(7,797.50)
10	79.79-0000.O Buyout Savings.Buyout Savings.Other	Roof Changes - Buyout Savings	\$(113,665.21)
11	80.80-0001.C Contingency.Owner Contingency.Contingency	Roof Changes - Owner Contingency	\$(108,068.64)
12	09.09-9100.S Finishes.Painting.Subcontract	Added Paint Scope - Building H	\$84,999.00
13	09.09-9100.S Finishes.Painting.Subcontract	Added Paint Scope - Building F	\$49,999.00
14	80.80-0001.C Contingency.Owner Contingency.Contingency	Added Paint Scope - Contingency Removal	\$(134,998.00)
Subtotal:			\$0.00
Overhead & Profit (0.00% Excludes Cost Type (25)):			\$0.00
Grand Total:			\$0.00

John Lenti (CPH Consulting, LLC)
City of Zephyrhills

5335 8th Street
Zephyrhills, Florida 33542

The A D Morgan Corporation

716 N. Renellie Dr.
Tampa, Florida 33609

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

CONSENT ITEMS 1.6

Renewal of Sodium Hypochlorite Agreement with Odyssey [41-21-13]

Issue:

Annual Renewal of Sodium Hypochlorite Agreement with Odyssey

Background:

The City has an agreement with Odyssey Mfg. for the purchase and delivery of Sodium Hypochlorite to the WWTP and the Water Plants.

Attachment(s):

1. 41-21-13 Renewal Agreement Odyssey (40311188v1)
2. Exhibit A - Odyssey Renewal (40311301v1)
3. Exhibit B - Odyssey Renewal (40311306v1)

Fiscal Impact:

The annual cost for this service has ranged from \$100,000.00 in 2024, \$120,000.00 in 2025 and will be over \$165,000.00 in 2026. It is expected to increase to +/- \$180,000.00 in 2027.

Staff Recommendation:

It is the staff's recommendation to the City Council to approve this renewal as presented.

RENEWAL AGREEMENT
Liquid Sodium Hypochlorite – Purchase & Service
Agreement No. 41-21-13

This Renewal Agreement ("Renewal") is made and entered into this ____ day of _____, 2026, by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation, having its principal office at 5335 8th Street, Zephyrhills, FL 33542 ("City"), and **ODYSSEY MANUFACTURING CO.**, a corporation organized and authorized to do business in the State of Florida, having its principal office at 1484 Massaro Blvd, Tampa, Florida 33619 ("Contractor").

RECITALS:

WHEREAS, the City and Contractor entered into that certain Agreement dated April 26, 2021, referenced as Agreement No. 41-21-13, for the purchase and delivery of Liquid Sodium Hypochlorite to the City's Water and Wastewater Treatment Plants (the "Agreement"); and

WHEREAS, the Agreement provides for an initial term of five (5) years with automatic annual renewals thereafter, subject to mutual agreement and approval by both Parties; and

WHEREAS, the initial term of the Agreement expires on August 11, 2026; and

WHEREAS, the Parties desire to renew the Agreement for an additional one-year term and to amend the pricing as set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Exhibits. The following documents are incorporated into and made a part of this Renewal:

- a. **Exhibit A** – Agreement No. 41-21-13, dated April 26, 2021 (the "Original Agreement").
- b. **Exhibit B** – Odyssey Manufacturing Co. letter dated August 1, 2026, regarding renewal and pricing update.

2. Renewal Term. The Agreement is hereby renewed for a period of one (1) year, commencing on August 12, 2026, and expiring on August 11, 2027 (the "Renewal Term").

3. Amendment to Compensation. Article 4 of the Agreement is hereby amended to reflect a revised rate of **\$1.70 per gallon** of Ultrachlor 12.5 Trade Percent Sodium Hypochlorite, effective as of August 12, 2026, replacing the prior rate of \$1.64 per gallon. This represents an increase of approximately 3.7%. All other terms and conditions of Article 4 shall remain unchanged.

4. Ratification. Except as expressly modified by this Renewal, all terms, conditions, and provisions of the Agreement, including all exhibits and amendments thereto, shall remain in full force and effect and are hereby ratified and confirmed.

5. Conflict. In the event of any conflict between the terms of this Renewal and the terms of the Agreement, the terms of this Renewal shall control.

6. Governing Law; Venue. This Renewal shall be construed and enforced in accordance with the laws of the State of Florida. Venue for any proceedings shall be in Pasco County, Florida.

7. Counterparts. This Renewal may be executed in two or more counterparts, each of which shall constitute an original, but all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Renewal Agreement on the date first written above.

Attest:

CITY OF ZEPHYRHILLS

Ricardo Quinones, City Clerk

Steven F. Spina, Ph.D.
Council President

Signed, Sealed and Delivered
In the presence of:

ODYSSEY MANUFACTURING, CO.

Witness

By: _____
Name: _____
Title: _____

Witness

CITY OF ZEPHYRHILLS

Liquid Sodium Hypochlorite-Purchase & Service

THIS CONSTRUCTION AGREEMENT ("Agreement") is made and entered into this 26th day of April, 2021 by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation, having its principal office at 5335 8th Street, Zephyrhills, FL 33542 ("City") and **ODYSSEY MANUFACTURING**, a corporation organized and authorized to do business in the State of Florida, having its principal office at 1484 Massaro Blvd, Tampa, Florida 33619 ("Contractor"). The City and Contractor shall collectively be referred to as the "Parties", and each may individually be referred to as a "Party".

ARTICLE 1 – RECITALS

1.1 The recitals are true and correct and are hereby incorporated into and made a part of this Agreement.

ARTICLE 2 – CONTRACT DOCUMENTS

2.1 The following documents, collectively referred to as the "Contract Documents", are incorporated into and made part of this Agreement:

2.1.1 Bid 11-21-05, Liquid Sodium Hypochlorite "**Exhibit A**".

2.1.2 Contractor's response to Item 2.1.1, attached hereto as "**Exhibit B**".

2.1.3 Bid 11-21-05, Addenda-None Issued.

ARTICLE 3 – TERM OF AGREEMENT

3.1 Subject to authorized adjustments, the Term of this Agreement is an initial period of five (5) years with an automatic renewal for each year thereafter. Each of the renewal periods is subject to mutual agreement and approval by both the City of Zephyrhills and the Contractor. The effective date of service under this supply agreement shall be approximately August 12, 2021. Either the City of Zephyrhills or the contractor may voluntarily terminate the agreement after the initial term with a ninety (90) day notification of termination has been given.

3.3 When, in the opinion of the City, reasonable grounds for uncertainty exist with respect to the Contractor's ability to perform Services or any portion thereof, the City may request that the Contractor, within a reasonable time frame set forth in the City's request, provide adequate assurances to the City in writing, of Contractor's ability to perform in accordance with terms of this Agreement. In the event that the Contractor fails to provide the City the requested assurances within the prescribed time frame, the City may treat such failure as a repudiation or breach of the Agreement, and resort to any remedy for breach provided for in this Agreement or at law.

ARTICLE 4 – COMPENSATION

4.1 Compensation for services shall be as per outlined in Contractors response, at a rate of **\$.925/gallon of Ultrachlor 12.5 Trade Percent Sodium Hypochlorite** attached as Exhibit B. The City will be making ACH payments for this project. (SEE FORMS)

4.3 The City shall pay Contractor within forty-five (45) days of receipt of invoice the total shown to be due on such invoice, provided the City has accepted the Services.

ARTICLE 5 – SCOPE OF SERVICES

5.1 Contractor shall provide all labor, supervision, materials, equipment, tools, services, monitoring and expertise necessary for the completion of Services, in accordance with the specifications, terms and conditions contained in the Contract Documents. Contractor shall perform the Services in accordance with that degree of care and skill ordinarily exercised by reputable members of its profession.

5.2 This contract has been enhanced to include other City services as required, i.e., storm water or other related public works projects as awarded by the City Council.

5.3 Contractor represents and warrants to the City that: (i) Contractor possesses all qualifications, licenses and expertise required for the provision of Services, with personnel fully licensed by the State of Florida; (ii) Contractor is not delinquent in the payment of any sums due the City, including payment of permit fees, local business taxes, or in the performance of any obligations to the City; (iii) All personnel assigned to perform work shall be, at all times during the term hereof, fully qualified and trained to perform the tasks assigned to each; (iv) the Services will be performed in the manner and at such times and locations as described by the City for the budgeted amount; and (v) The person executing this Agreement on behalf of the Contractor is duly authorized to execute same and fully bind Contractor as a party to this Agreement.

5.4 Contractor agrees and understands that: (i) any and all subcontractors used by Contractor shall be paid by Contractor and not paid directly by the City; and (ii) any and all liabilities regarding payment to, or use of subcontractors for any of the work related to this Agreement, shall be borne solely by Contractor.

5.5 Contractor warrants that any and all work, materials, services or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result, will be supplied by the Contractor at its own cost, whether or not specifically called for.

5.6 The Services shall be completed by the Contractor to the satisfaction of the City. The City shall make decisions on all claims regarding interpretation of the Agreement and on all other matters relating to the execution, progress and quality of the Services.

ARTICIAL 6 – CITY’S TERMINATION RIGHTS

6.1 The City shall have the right to terminate this Agreement, in its sole discretion at any time, with or without cause, upon fifteen (15) days written notice to Contractor. In such event, the City shall pay Contractor compensation for Services rendered prior to the effective date of termination.

The City shall not be liable to Contractor for any additional compensation, or for any consequential or incidental damages.

ARTICLE 7 – INDEPENDENT CONTRACTOR

7.1 Contractor has been procured and is being engaged by the City as an independent contractor, and not as an agent or employee of the City. Accordingly, Contractor shall not attain, not be entitled to, any rights or benefits under the Ordinances of the City, nor any rights generally afforded classified or unclassified employees of the City.

Contractor further understands that Florida workers' compensation benefits available to employees of the City, are not available to Contractor. Therefore, Contractor agrees to provide workers' compensation insurance for any employee or agent of Contractor rendering services to the City under this Agreement.

ARTICLE 8 – CONFLICTS OF INTEREST

8.1 The Contractor represents and warrants to the City that it has not employed or retained any person or company employed by the City to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person any fee, commission, percentage, brokerage fee, or gift of any kind contingent upon or in connection with, the award of this Agreement.

8.2 Contractor covenants that no person under its employ who presently exercises any functions or responsibilities on behalf of the City in connection with this Agreement has any personal financial interest, directly or indirectly with Contractor. Contractor further covenants that, in the performance of this Agreement, no person having such conflicting interest shall be employed.

ARTICLE 9 – DEFAULT

9.1 If Contractor fails to comply with any term or condition of this Agreement, or fails to perform any of its obligation hereunder, then Contractor shall be in default. The City shall have the right to terminate this Agreement, in the event Contractor fails to cure a default within ten (10) business days after receiving Notice of Default. Contractor understands and agrees that termination of this Agreement under this section shall not release Contractor from any obligations accruing prior to the effective date of termination.

ARTICLE 10 – NOTICES

10.1 All notices, demands, correspondence and communication between the City and Contractor shall be deemed sufficiently given under the terms of this Agreement when delivered by personal service, faxed, or dispatched by mail or certified mail, addressed as follows:

To CONTRACTOR:

Mr. Patrick H. Allman
Odyssey Manufacturing
1484 Massaro Blvd
Tampa, Florida 33619

Principal Representative
Company Name
Company Street Address
City, State, Zip

To CITY:

City of Zephyrhills
ATTN: City Manager
5335 8th Street
Zephyrhills, Florida 33542

And,

City of Zephyrhills
ATTN: City Attorney
5335 8th Street
Zephyrhills, Florida 33542

10.2 Either Party may at any time designate a different address and/or contact person by giving notice as provided above to the other Party. Such notices shall be deemed given upon receipt by the addressee.

10.3 In the event there is a change of address and the moving Party fails to provide notice to the other Party, then notice sent as provided in this Article shall constitute adequate notice.

ARTICLE 11 – PUBLIC RECORDS

11.1 IF THE CONSULTANT/CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-780-0000, EXT. 3543 OR CITYCLERK@CI. ZEPHYRHILLS.FL.US OR CITY CLERK, CITY OF ZEPHYRHILLS, 5335 EIGHTH STREET, ZEPHYRHILLS, FLORIDA 33542.

ARTICLE 12 – INDEMNIFICATION

12.1 Contractor shall defend, indemnify and hold harmless the City of Zephyrhills and all of the City of Zephyrhills's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of Contractor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. Contractor recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the City of Zephyrhills when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the City of Zephyrhills in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Contractor of its liability and obligation to defend, hold harmless and indemnify the City of Zephyrhills as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

ARTICLE 13 – INSURANCE

13.1 Contractor shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$ 1,000,000 (this could be \$2,000,000 depending on the amount of the contract) Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City of Zephyrhills as a named, additional insured, as well as furnishing the City of Zephyrhills with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverages procured by Contractor/Vendor as required herein shall be considered, and Contractor/Vendor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City of Zephyrhills, and that any other insurance, or self-insurance available to the City of Zephyrhills shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Contractor/Vendor as required herein.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

13.2 If this Contract includes: (1) construction of a new above-ground structure or structures, or (2) any addition(s), improvement(s), alteration(s), or repair(s), to an existing above-ground structure or structures, or (3) the installation of machinery or equipment into an existing structure or structures, the Contractor shall provide, in a policy acceptable to the City, "all risk" (i.e. Special Form) property insurance on any such construction, additions, machinery or equipment. The amount of the insurance shall be no less than the estimated replacement value at the time of the City's final acceptance of such new structures, addition(s), improvement(s), alteration(s), repair(s), machinery or equipment. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City shall remain in full effect until final acceptance by the City. In addition, the City, the Professional, and the Contractor's subcontractors of any tier, shall be additional insureds on this policy. The insurance shall include a deductible no greater than one percent (1%) of the Contract amount, or \$25,000, whichever is smaller, for which the Contractor shall be responsible. The risk of loss whether insured or not shall remain with the Contractor until final acceptance. Upon request, Contractor shall furnish to the City complete copies of the insurance policy.

ARTICLE 14 – FORCE MAJEURE

14.1 A “Force Majeure Event” shall mean an act of God, act of governmental body or military authority, fire, explosion, power failure, flood, storm, hurricane, sink hole, other natural disasters, epidemic, riot or civil disturbance, war or terrorism, sabotage, insurrection, blockade, or embargo. In the event that either Party is delayed in the performance of any act or obligation pursuant to or required by the Agreement by reason of a Force Majeure Even, the time for required completion of such act or obligation shall be extended by the number of days equal to the total number of days, if any, that such Party is actually delayed by such Force Majeure Event.

The Party seeking delay in performance shall give notice to the other Party specifying the anticipated duration of the delay, and if such delay shall extend beyond the duration specified in such notice, additional notice shall be repeated no less than monthly so long as such delay due to a Force Majeure Event continues. Any Party seeking delay in performance due to a Force Majeure Event shall use its best efforts to rectify any condition causing such delay and shall cooperate with the other Party to overcome any delay that has resulted.

ARTICLE 15 – CHANGE ORDERS

15.1 Without invalidating the Agreement, the City may, at any time or from time to time, order additions, deletions, or revisions in the work authorized by an executed, signed Change Order. Change Orders should be submitted on an **AIA Document G701**. Change Orders are a defined written instrument prepared by the Contractor and signed by both Contractor and authorized City representative.

Upon receipt of an executed authorized Change Order, the Contractor/Vendor shall proceed with the work involved. All such work shall be executed under the applicable conditions of the Contract Documents. If any Change Order causes an increase or decrease in the Contract Price or an extension or shortening of the Contract Time, an equitable adjustment will be made.

The RPR may authorize changes or alterations in the work not involving extra cost and not inconsistent with the overall intent of the Contract Documents. These may be accomplished by a Field Order. If the Contractor/Vendor believes that any minor change or alteration authorized by the RPR entitled him to an increase in the Contract Price, he may make a claim in writing.

The Contractor/Vendor shall not start work on any alteration requiring an increase or decrease in price or extension of time until a Change Order setting forth the adjustments is executed by the City.

It is the Contractor's or Vendor's responsibility to notify his Surety of any changes affecting the general scope of the work or change in the Contract Price and the amount of the applicable Bonds shall be adjusted accordingly. The Contractor/Vendor shall furnish proof of such adjustment to the City.

ARTICLE 16 – MISCELLANEOUS PROVISIONS

16.1 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

16.2 All representations, indemnifications, warranties and guarantees made in, required by, or given in accordance with this Agreement, as well as all continuing obligations indicated in the Contract Documents, shall survive final payment, completion and acceptance of the Services and termination or completion of the Agreement.

16.3 Should any provision, paragraph, sentence, word or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida, such provision, paragraph, sentence, word, or phrase shall be deemed modified to the extent necessary in order to conform with such laws, or if not modifiable, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect or limitation of its use.

16.4 Services shall not be subcontracted, transferred, conveyed, or assigned under this Agreement in whole or in part to any other person, firm or corporation without the prior written consent of the City.

16.5 The City is exempt from Federal Excise and State taxes. The applicable tax exemption number or certificate shall be made available upon request.

16.6 This Agreement constitutes the sole and entire agreement between the Parties. No modification or amendments hereto shall be binding on either Party unless in writing and signed by both Parties.

16.7 This Agreement shall be construed and enforced according to the laws of the State of Florida. Venue in any proceedings between the Parties shall be in Pasco County, Florida.

16.8 The City reserves the right to audit the records of the Contractor covered by this Agreement at any time during the provision of Services and for a period of three (3) years after final payment is made under this Agreement.

16.9 The Contractor agrees that it shall not discriminate as to race, sex, color, creed, national origin, or disability, in connection with its performance under this Agreement.

16.10 The professional services to be provided by Contractor pursuant to this Agreement shall be non-exclusive, and nothing herein shall preclude the City from engaging other firms to perform Services.

16.11 This Agreement shall be binding upon the Parties herein, their heirs, executors, legal representatives, successors and assigns.

16.12 The Contractor agrees to comply with and observe all applicable federal, state, and local laws, rules, regulations, codes and ordinances, as they may be amended from time to time.

16.13 All other terms and conditions set forth in the Contract Documents which have not been modified by this Agreement, shall remain in full force and effect.

16.14 In the event of any dispute arising under or related to this Agreement, the prevailing Party shall be entitled to recover all actual attorney fees, costs and expenses incurred by it in connection with that dispute and/or the enforcement of this Agreement, including all such actual attorney fees, costs and expenses at all judicial levels, including appeal, until such dispute is resolved with finality.

16.15 This Agreement may be executed in two or more counterparts, each of which shall constitute an original but all of which, when taken together, shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the day written above.

Signed, Sealed and Delivered
In the presence of:

Witness

Witness

Attest:

Lori L. Hillman, City Clerk

Signed, Sealed and Delivered
In the presence of:

Witness

Witness

CITY OF ZEPHYRHILLS

W. Alan Knight, Council President

**CONTRACTOR:
ODYSSEY MANUFACTURING**

By:

Name:

Title:

Patrick H. Allman

General Manager



August 1, 2026

Ms. Karen Miller
Purchasing Agent
City of Zephyrhills
City Hall
5335 8th Street
Zephyrhills, FL 33542

Re: **CITY OF ZEPHYRHILLS ITB 11-21-05: FURNISH AND DELIVERY OF
LIQUID SODIUM HYPOCHLORITE TO WATER AND WASTEWATER
PLANTS**

Encl: (1) Current Consumer Price Index

Dear Ms. Miller,

As you know, the subject contract initial term expires August 11, 2026 but it does have automatic annual renewals by mutual agreement. Odyssey Manufacturing Co. ("Odyssey") hereby agrees to renew the subject agreement for another year effective August 12, 2026 through August 11, 2027, with a change in pricing from \$1.64 per gallon to \$1.70 per gallon which represents an increase of 3.7%.

The proposed increase almost mirrors the increase in the Consumer Price Index of 3.5% over the past twelve months (see Enclosure (1)). Over the past year, our production costs have continued to go up. Our salt contract escalates at 3% per year. Our electricity cost went up over 9% (our electricity bill is over \$350,000 per month). Our water and sewer rates are up 8%. These are the primary components that make up our production costs. Our wages have also increased 4%, which in this tight labor market, is necessary to keep plant operators and tanker drivers. Diesel fuel increases over the past year alone caused an increase equivalent to \$.01 per gallon. Transportation costs continue to escalate as we have to continue to add drivers each year to deliver the same number of gallons because of the transportation gridlock around Florida. Each driver with its equipment, fuel, salary and benefits adds about \$250,000 to our costs each year and last year we had to add two additional drivers to deliver basically the same volume of sodium hypochlorite.

In addition to the cost increases we have experienced, a second barometer to look at is hypochlorite bids in the marketplace. The table below represents all of the bids in the State of Florida for sodium hypochlorite for this year. As you can see, the proposed increase is very reasonable in light of these recent bids, factoring in the City of Zephyrhills annual usage of 70,000 gallons per year and its higher delivery costs.

Bid Date	Utility	Annual Gallons	Allied	Odyssey
5/15/2025	City of Palm Coast	580,000	\$1.74	\$1.89
6/10/2025	Town of Jupiter WTP	310,000	\$1.66	\$1.78
6/10/2025	Town of Jupiter Pump Station	4,000	\$2.25	\$2.95
6/12/2025	Emerald Coast Utilities	500,000	\$1.72	\$1.95
6/17/2025	The Villages	600,000	\$2.08	\$1.84
7/1/2025	City of Palm Bay (Treatment Plants)	328,000	\$1.72	\$1.90
7/1/2025	City of Palm Bay (Booster Stations)	14,400	\$1.99	\$2.50
7/23/2025	Okeechobee County	30,000	No Bid	\$1.95
8/4/2025	South Martin County Regional Utilities	185,000	No Bid	\$1.73
8/5/2025	Marion County	290,000	\$1.86(*)	\$1.84
8/14/25	City of Sanibel	100,000	\$1.79	\$1.92
9/5/25	City of Fort Lauderdale (Broward Coop) F	11,730,000	\$1.66	\$1.82
9/5/25	City of Fort Lauderdale (Broward Coop) P	417,000	\$1.76	\$1.98
9/23/25	City of Melbourne (WTP)	425,000	\$1.71	\$1.80
9/23/25	City of Melbourne (Booster Stations)	75,000	\$1.83	\$2.00
11/19/2025	City of Orlando	613,000	\$1.98	\$1.75
12/11/25	TOHO Water Authority	2,700,000	No Bid	\$1.59
1/20/2026	City of Clearwater	1,205,000	\$1.90	\$1.68
2/18/2026	City of Lakeland	64,484	\$1.79	\$1.86
3/5/2026	Peace River Manasota	750,000	\$1.78	\$1.86
6/4/26	City of Port St. Lucie	12,000	No Bid	\$2.35
6/11/26	Central Florida Tourist Oversight District	642,658	\$1.90	\$1.65
6/11/26	City of North Port	300,000	\$1.79	\$1.84
6/23/26	Town of Jupiter	310,000	\$1.79	\$1.89
6/30/26	The Villages CDD	600,000	\$1.90(*)	\$1.92

* Distributor Proxy Bid

Thanks for your consideration. Please do not hesitate to contact me at (813) ODYSSEY or cellular (813) 335-3444 if I can be of further assistance.

Sincerely,

Patrick H. Allman
General Manager



Databases, Tables & Calculators by Subject

Special Notices 1/14/2026

Change Output Options:

From: 2017 To: 2026

☐

include graphs

☐

include annual averages

[More Formatting Options](#)

Data extracted on: July 24, 2026 (2:02:42 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0350SA0

Not Seasonally Adjusted

Series Title: All items in South Atlantic, all urban consumers, not seasonally adjusted

Area: South Atlantic

Item: All items

Base Period: DECEMBER 2017=100

Download: [.xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2017												100.000			
2018	100.652	101.275	101.575	101.795	102.105	102.244	102.288	102.263	102.348	102.542	102.391	101.974	101.954	101.608	102.301
2019	102.180	102.769	103.564	104.134	104.045	103.886	104.236	104.152	104.108	104.365	104.419	104.478	103.861	103.430	104.293
2020	104.811	105.060	104.902	104.313	104.071	104.694	105.130	105.691	105.945	106.162	106.085	106.154	105.252	104.642	105.861
2021	106.719	107.243	107.943	108.722	109.507	110.508	111.061	111.439	111.906	113.054	113.543	114.096	110.478	108.440	112.517
2022	115.189	116.438	117.900	118.271	119.625	121.339	121.573	121.432	121.768	122.408	122.793	122.449	120.099	118.127	122.071
2023	123.184	123.943	124.513	125.328	125.605	125.949	126.136	126.873	127.251	127.150	126.979	126.951	125.822	124.754	126.890
2024	127.550	128.774	129.338	129.446	129.520	129.607	129.907	129.927	129.985	130.294	130.412	130.618	129.615	129.039	130.191
2025	131.225	131.639	131.878	132.220	132.430	132.777	132.977	133.313	133.656	-(X)	133.495	133.663	132.661	132.028	133.421
2026	134.162	134.489	135.812	136.902	137.733	137.389								136.081	

X: Data unavailable due to the 2025 lapse in appropriations

U.S. BUREAU OF LABOR STATISTICS Office of Publications and Special Studies Suitland Federal Center Floor 7 4600 Silver Hill Road Washington, DC 20212-0002

Telephone: 202-691-5200 Telecommunications Relay Service: 7-1-1 www.bls.gov [Contact Us](#)

$$\frac{137.389 - 132.777}{132.777} = 3.5\%$$

(Past 12 months)

$$\frac{137.389 - 125.949}{125.949} = 9.1\%$$

(Past 36 months)

CONSENT ITEMS 1.7

2026 FDEP Drinking Water Annual Fee Waiver Request [88-2026-01]

Issue:

The 2026 FDEP Drinking Water Annual Fee Waiver needs the Council President's signature

Background:

The FDEP has an annual drinking water fee for all permitted facilities in Florida. For the past 12 years the utilities Director was able to sign and return the waiver request and has successfully received the waiver. Recently, the FDEP rules have changed and requires the Governing Bodies Authorized Representative to sign it.

Attachment(s):

1. 2026-2027_Drinking_Water_Annual_Fee_Waiver_
2. 2027_inv_6512020
3. April 2026 Per Capita Taxable Values

Fiscal Impact:

If the fee waiver is accepted by FDEP the \$6,000.00 fee will not need to be paid.

Staff Recommendation:

It is the staff's recommendation to the City council to sign the fee waiver request.

**Drinking Water Annual Fee Waiver Guidance
For Period July 2026 to June 2027 (fy 2027)**

The following guidance addresses Drinking Water annual fee waiver pursuant to [Section 218.075, F.S.](#)

*****If the County or Municipality does not meet the Applicability Requirement, please do not apply*****

- A. **Applicability Requirement** – The fee reduction provision applies only to the following and must meet one of the 5 economic criteria specified in [Section 218.075, F.S.](#)
1. Counties of population 50,000 or less on April 1, 1994, until such counties exceed a population of 75,000. **see attached list of Counties that qualified in 1994 and section B. below.*
 2. Municipalities with a population of 25,000 or less **see section B. below.*
 3. Any entity created by special act, local ordinance, or interlocal agreement of such Counties or Municipalities defined above **refer to number 1. or 2. above.*
 4. Any County or Municipality not included within a metropolitan statistical area
- B. **Economic Criteria** – Supporting documentation may be obtained from the Department of Revenue (DOR), Research and Analysis Unit. Go to <https://floridarevenue.com/property/Pages/Cofficial.aspx> Then scroll down to “Permit Fee Reductions Memos” to select a County or Municipality. The supporting documentation obtained must be for the most current “Ad Valorem Data Book”. For questions email PTOResearchAnalysis@floridarevenue.com or contact:
Allison.Kever@floridarevenue.com (850)617-8925
Harvey.Bissoo@floridarevenue.com or call (850)717-6502
Brendan.Savage@floridarevenue.com or call (850)617-8879
- C. **Financial Criteria** – One of the financial criteria under which some applicable entities might apply is for “a state of financial emergency”. Supporting documentation for this provision can be determined by referring to [Section 218.503\(1\) F.S.](#).
- D. **Certification** – The attached worksheet “Request to Waive a Current Drinking Water Annual Fee” identifies the economic criteria required for fee waiver. The Authorized Representative “governing body” applying must be someone who formulates policy and directs the affairs of an institution (e.g. City Mayor, County Commission Chairman, etc). This applicant must physically sign the worksheet certifying that the cost of the annual fee is a “fiscal hardship” to the applicable entity and identify (check mark) which criteria is being claimed. The most current Permit Fee Reduction Memo from the Department of Revenue must be included in support of such a claim. **Note that even if a fee waiver was claimed in previous years, the certification applies only to the current fiscal year.*
- E. **Request** – Applicable Counties and Municipalities should email the following 3 items in one pdf:
2. **Invoice** for the current fiscal year
 3. **Worksheet** completed and signed **Please physically sign and scan.*
 4. **Permit Fee Reduction Memo** for the current year from the Department of Revenue
- *If emailing, please submit all 3 items in only one pdf and email to Noreen.Biernacki@FloridaDEP.gov or mail to the Department of Environmental Protection, Division of Water Resource Management, c/o Noreen Biernacki, 2600 Blair Stone Rd., Tallahassee, FL 32399. For questions call 850-245-8577.*
- F. **Approval** – After review of the request, if the applicable entity qualifies, the fee will be waived in its entirety for the currently invoiced fiscal year applying.

Florida Statutes

[Title XIV](#) Taxation and Finance

[Chapter 218](#) Financial Matters Pertaining to Political Subdivisions

[218.075](#) Reduction or waiver of permit processing fees.—Notwithstanding any other provision of law, the Department of Environmental Protection and the water management districts shall reduce or waive permit processing fees for counties with a population of 50,000 or less on April 1, 1994, until such counties exceed a population of 75,000 and municipalities with a population of 25,000 or less, or for an entity created by special act, local ordinance, or interlocal agreement of such counties or municipalities, or for any county or municipality not included within a metropolitan statistical area. Fee reductions or waivers shall be approved on the basis of fiscal hardship or environmental need for a particular project or activity. The governing body must certify that the cost of the permit processing fee is a fiscal hardship due to one of the following factors:

- (1) Per capita taxable value is less than the statewide average for the current fiscal year;
- (2) Percentage of assessed property value that is exempt from ad valorem taxation is higher than the statewide average for the current fiscal year;
- (3) Any condition specified in [s. 218.503\(1\)](#) which results in the county or municipality being in a state of financial emergency;
- (4) Ad valorem operating millage rate for the current fiscal year is greater than 8 mills; or
- (5) A financial condition that is documented in annual financial statements at the end of the current fiscal year and indicates an inability to pay the permit processing fee during that fiscal year.

The permit applicant must be the governing body of a county or municipality or a third party under contract with a county or municipality or an entity created by special act, local ordinance, or interlocal agreement and the project for which the fee reduction or waiver is sought must serve a public purpose. If a permit processing fee is reduced, the total fee shall not exceed \$100.

History.—s. 1, ch. 94-278; s. 8, ch. 98-258; s. 25, ch. 2004-305; s. 4, ch. 2012-205.

**Request to Waive a Current Drinking Water Annual Fee
Pursuant to Section 218.075, F.S.**

Applicant

PWS ID: 6512020 **System Name:** City of Zephyrhills

Name of County, Municipality, or entity thereof: Zephyrhills

Authorized Representative "governing body": City Council President

Mailing Address: 5335 8th St.

City: Zephyrhills State: FL Zip Code: 33542

Telephone: 813-780-0008 E-mail: jbstic@zephyrhills.gov

The undersigned hereby certifies that the above local government meets the population requirements of [Section 218.075 F.S.](#), and (check the following applying to your claim):

- ✓ The above individual is the applicant for a County, Municipality, or created entity thereof for which this fee reduction is sought; and
- ✓ Certifies the above local government qualifies for permit processing fee waiver for the period of **July 1, 2026 through June 30, 2027** (fy 2027) due to one or more of the following factor(s):

- ☒ (1) The per capita taxable value is less than the statewide average for the current fiscal year;
- ☒ (2) The percentage of assessed property value that is exempt from ad valorem taxation is higher than the statewide average for the current fiscal year;
- ☐ (3) Any condition specified in [Section 218.503\(1\) F.S.](#) which results in the county or municipality being in a state of financial emergency;
- ☐ (4) Ad valorem operating millage rate for the current fiscal year is greater than 8 mills; or
- ☐ (5) A financial condition that is documented in annual financial statements at the end of the current fiscal year and indicates an inability to pay the permit processing fee during that fiscal year.

- ✓ The above factors are supported by the attached documentation...

Note: The Department of Revenue does NOT decide qualification for fee waiver. The Department of Environmental Protection will be the reviewer of all claims.

Based on this certification, the applicant above hereby requests that the Department of Environmental Protection waive the current Drinking Water annual fee for the above local government. If the applicant satisfies the requirements for relief, the fee will be waived in its entirety.

Signature of Applicant: _____ Date: _____

Title: City Council President

**Applicant must be a "governing body" who formulates policy and directs the affairs of the institution.*

Counties with a population of 50,000 or less on April 1, 1994

<u>County</u>	<u>1994 Population</u>
Baker	19,616
Bradford	24,218
Calhoun	11,727
Columbia	48,123
DeSoto	27,015
Dixie	11,984
Flagler	35,790 *has surpassed 75,000
Franklin	9,552
Gadsden	42,653
Gilchrist	11,626
Glades	8,455
Gulf	12,856
Hamilton	11,401
Hardee	23,980
Hendry	29,678
Holmes	16,921
Jackson	44,113
Jefferson	12,507
Lafayette	6,024
Levy	29,048
Liberty	6,199
Madison	17,410
Nassau	47,370 *has surpassed 75,000
Okeechobee	32,059
Sumter	34,848 *has surpassed 75,000
Suwannee	29,723
Taylor	17,536
Union	12,437
Wakulla	16,518
Walton	31,434 *has surpassed 75,000
Washington	17,723



<https://floridadep.gov>

Florida Department of Environmental Protection

Bureau of Finance & Accounting

PO Box 3070

Tallahassee, FL 32315-3070

Drinking Water Annual Operating Fee

2027

July 1, 2026 through June 30, 2027

INVOICE

Invoice Number: 85796

Date: 7/8/2026

Subject: Drinking Water Invoice 2026-2027 JBOSTIC@CI.ZEPHYRHILLS.FL.US

JOHN BOSTIC III
CITY OF ZEPHYRHILLS
5335 EIGHTH ST
ZEPHYRHILLS FL 33542

Accounting Information

Object Code: 002216
Org code: 37 35 40 60 000
Expansion Option: TA
FLAIR Code: 37202526001373504000000020000
PWS # 6512020

PWS #	System Name	Invoice Amount
6512020	ZEPHYRHILLS CITY OF	\$6,000.00

Invoice amount represents only current year fee assessment.

This fee is assessed pursuant to Rule 62-4.053, Florida Administrative Code, and is **DUE August 31, 2026**. A copy of the rule is at <https://www.flrules.org/gateway/RuleNo.asp?title=PERMITS&ID=62-4.053>.

Payments can be made by check, money order, or by credit card. To pay online, visit the DEP Business Portal at <https://www.fldeportal.com/go/home> and select 'Pay', 'Invoices', and 'Drinking Water Annual Operating License Fees'. Then follow the instructions to register or login.

If you represent a municipality (city/county government) or entity thereof, you may be eligible for a reduction or waiver of processing fees pursuant to Section 218.075, Florida Statutes at <https://www.flsenate.gov/Laws/Statutes/2025/0218.075>. For the current waiver guide refer to the Drinking Water Annual Fee Waiver Guidance located on the DEP Business Portal at <https://www.fldeportal.com/go/home>.

If you have any questions about this fee, payment, or fee waiver eligibility please e-mail Noreen.Biernacki@FloridaDEP.gov or call (850)245-8577. *To better serve you, please provide the PWS number with all correspondence.

Please detach this portion of the invoice and return with your payment.

Make Payments Payable To: Florida Department of Environmental Protection
Bureau of Finance and Accounting
PO Box 3070
Tallahassee, FL 32315-3070

Invoice Number: 85796
Date: 7/8/2026

Pay Online at:
<https://www.fldeportal.com/go/home>

PWS #	System Name	Invoice Amount	Remit Amount
6512020	ZEPHYRHILLS CITY OF	\$6,000.00	\$ _____

Accounting Information

Object Code: 002216
Org code: 37 35 40 60 000
Expansion Option: TA
FLAIR Code: 37202526001373504000000020000
PWS # 6512020



April 1, 2026

City of Zephyrhills
5335 8th Street
Zephyrhills, Florida 33542

CITY OF ZEPHYRHILLS

The table below shows the requested information related to per capita taxable value and the percentage of assessed property that is exempt from ad valorem taxation.

	<u>City of Zephyrhills</u>	<u>Statewide</u>
Total Just Value	2,732,911,886	5,398,029,438,924
Total Assessed Value	2,263,116,532	4,150,075,037,930
Taxable Value	1,784,983,847	3,478,113,402,548
Exempt Amount	478,132,685	671,961,203,039
Population	19,691	23,269,152
Per Capita Taxable Value Average	90,650	149,473
Percentage of Assessed Value Exempt from Taxation	21.13%	16.19%
Millage	6.2500	
Sources: "Ad Valorem Data Book 2025" (DOR) and "Florida Estimates of Populations 2025" (BEBR)		

Please contact either Harvey Bissoo at 850-717-6502 or Harvey.Bissoo@floridarevenue.com or Allison Kever at 850-617-8925 or Allison.Kever@floridarevenue.com if you have any questions. Thank you.

Property Tax Oversight, Research & Analysis

BS

PUBLIC HEARING 2.1

Development Permits - LDC Update

First Reading Ordinance No. 1526-26 " **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING ; SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1526-26 on the First Reading

Issue:

Ordinance No. 1526-26 - Update to the required timelines for Development Permits and Plat Reviews

Background:

City staff reviewed recently adopted state statutes to determine any requirements for updates to the City's Land Development Code in order to remain compliant with the adopted standards. The ordinance updates multiple sections of the Land Development Code. The changes include:

- Procedures and Timelines for Obtaining Development Permits
 - Update timeline for notifying applicant of receipt of any applications for Development Permits to a maximum of 5 business days (such as rezoning, plat, site plan, etc.)
 - Update timeline for reviewing the same applications for completeness and informing applicants of needed documentations or completeness of an application to 30 business days
 - Update timeline for review and approval of any applications for Development Permits to 120 days, or 180 days for applications that require public hearing
- Subdivision Review
 - Update plat final approval to administrative processing by the City Manager and Planning Director

Please see the attached strike through and underline versions of proposed changes.

Attachment(s):

1. Ordinance No. 1526-26 Plat Review Updates FINAL(40308137.1)
2. Ordinance 1526-26 Business Impact Estimate

Fiscal Impact:

There is no fiscal impact associated with adoption of this ordinance.

Staff Recommendation:

Planning Commission recommended XXX at the July 21st, 2026 hearing.
Staff recommends approval of the amendment ordinance as presented.

ORDINANCE NO. 1526-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE; AMENDING PART 11.01.00, PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS, INCLUDING SECTION 11.01.03, COMPLETENESS REVIEW, AND SECTION 11.01.04, REVIEW AND DECISION; AMENDING PART 11.03.00, SUBDIVISION REVIEW, INCLUDING SECTION 11.03.04, FINAL RECORD PLAT REQUIRED; AND SECTION 11.03.04.03, APPROVAL PROCEDURE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS AND REPEALER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR NOTICE AND PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council finds it necessary to update and clarify its Land Development Code to ensure consistency with modern development practices and applicable state law; and

WHEREAS, the City seeks to streamline development review procedures and improve clarity in permitting and subdivision processing; and

WHEREAS, the City of Zephyrhills is a duly constituted municipal corporation of the State of Florida and is granted broad home rule powers pursuant to Article VIII, Section 2 of the Florida Constitution and Chapter 166, Florida Statutes, to enact ordinances for the protection of the public health, safety, and welfare; and

WHEREAS, pursuant to Section 163.3202, Florida Statutes, the City is required to adopt and maintain land development regulations, and pursuant to Chapter 177, Florida Statutes, the City regulates the platting and subdivision of land within its jurisdiction; and

WHEREAS, the amendments set forth herein are consistent with, and further the goals, objectives, and policies of, the City of Zephyrhills Comprehensive Plan, as required by Sections 163.3194 and 163.3201, Florida Statutes; and

WHEREAS, the Local Planning Agency reviewed the proposed amendments and rendered its recommendation of approval to the City Council at a duly noticed public meeting; and

WHEREAS, the City Council has provided due public notice and conducted public hearings on this ordinance in accordance with Section 166.041, Florida Statutes, and the City of Zephyrhills Land Development Code; and

WHEREAS, the City Council finds that the streamlining of completeness review, decision timeframes, and final record plat approval procedures set forth herein will promote the efficient and predictable processing of development applications while protecting the public health, safety, and welfare; and

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

SECTION 1. AMENDMENTS TO PART 11.01.00 – PROCEDURES FOR OBTAINING DEVELOPMENT PERMITS

Section 11.01.03 “Completeness Review” of the City of Zephyrhills Land Development Code is amended as follows:

Sec. 11.01.03. ~~Completeness review~~ Receipt and Completeness

Within 5 business days of receipt of an application the Administrator shall confirm receipt of the application. Within 30 business days the Administrator shall review the application for completeness and issue a written notification to the applicant indicating that all required

information is submitted or specify, in writing, the areas where the application is deficient. Applications and submittals for development permit review which are determined to be incomplete may be delayed or terminated as prescribed herein unless appropriate information is submitted to bring application into conformance with submittal requirements herein. Upon a finding of incompleteness, the Administrator shall notify the applicant of the action.

Section 11.01.04 “Review and Decision” of the City of Zephyrhills Land Development Code is amended as follows:

Within ~~12030~~ business days (excluding ~~county city~~ holidays) of receipt of a complete application, or within 180 business days for applications that require final action through a quasi-judicial or a public hearing, unless otherwise specified herein, the Administrator shall review the application and decide whether to grant or deny the requested development permit. The Administrator's decision shall be based on whether the proposal complies with all applicable provisions of this code and other applicable City regulations. The Administrator's decision shall be in writing.

Section 11.03.04 “Final Record Plat Required” of the City of Zephyrhills Land Development Code is amended as follows:

- (A) Final record plats require administrative approval by the ~~SPRC in accordance with level one review as prescribed by Table 11.00.01 and section 11.02.02.03 Planning Director, acting as the City’s administrative authority pursuant to Chapter 177, Florida Statutes.~~
- (B) A final record plat is a drawing of the final design and legal description of a plat or a portion of the plat showing the boundaries, locations and dimensions of all lots, rights-of-way, easements and restrictions. The final record plat is for the purpose of providing a perpetual record of the subdivision and for the conveyance of land. The final record plat shall be submitted within one year of approval of the preliminary plat and shall conform to the requirements of Chapter 177, Florida Statutes.

Section 11.03.04.03 “Approval Procedure” of the City of Zephyrhills Land Development Code is amended as follows:

- (A) ~~Within 14 working days following receipt of the check prints, the Administrator will notify the applicant and/or his or her surveyor in writing of any and all deficiencies in the final record plat. The applicant shall correct all deficiencies and submit one print and a reproducible mylar.~~ Within seven (7) working days following receipt of a final record plat or replat application, the Administrator shall provide written notice acknowledging receipt of the application, identifying any missing information or documents, describing the review process, and identifying the applicable review timeframe. The applicant shall correct any deficiencies and resubmit the required documents for continued review.
- (B) ~~The Administrator will submit the final record plat along with a statement by the SPRC of substantial compliance to the City Council for acceptance and signature of the presiding officer. Upon completion of the review, the Planning Director shall approve or deny the final record plat within the review timeframe identified in the written acknowledgment. Approval shall be based upon a determination that the final record plat complies with this Code and Chapter 177, Florida Statutes. The Planning Director and City Manager shall execute the approved final record plat. If the Planning Director denies the final record plat, the denial shall be in writing and shall identify each area of noncompliance and the specific legal authority supporting the denial.~~
- (C) ~~If the City Council has explicitly authorized acceptance of the final record plat upon a certification of substantial compliance as a condition of the preliminary plat approval, the presiding officer may place his or her signature on the final record plat without placing the matter on the City Council agenda. The Administrator shall provide a written report advising the City Council of the action which shall become a part of the public record.~~

~~(D) If authorization to accept the final record plat has not been granted by the City Council within its conditions of preliminary plat approval, the City Council shall consider the final record plat at a regularly scheduled meeting without public hearing.~~

SECTION 2. COMPREHENSIVE PLAN CONSISTENCY

The City Council finds that the amendments adopted by this ordinance are consistent with, and further the goals, objectives, and policies of, the City of Zephyrhills Comprehensive Plan, in accordance with Sections 163.3194 and 163.3201, Florida Statutes.

SECTION 3. ENFORCEMENT

The provisions amended by this ordinance shall be subject to, and enforceable under, the enforcement, remedy, and penalty provisions of the City of Zephyrhills Land Development Code and the City Code of Ordinances, all of which remain in full force and effect.

SECTION 4. CONFLICTS AND REPEALER

All ordinances and resolutions, or parts thereof, in conflict with the provisions herein contained are hereby superseded and repealed to the extent of such conflict.

SECTION 5. SEVERABILITY

If any section, sentence, clause, phrase, or provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 6. CODIFICATION

It is the intention of the City Council that the provisions of this ordinance shall become and be made a part of the Land Development Code of the City of Zephyrhills, and that the sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 7. NOTICE AND PUBLICATION

Notice of this ordinance shall be given and published in the manner required by Section 166.041, Florida Statutes, the City Charter, and the City of Zephyrhills Land Development Code.

SECTION 8. EFFECTIVE DATE

This ordinance shall become effective upon passage on the second reading and signing by the mayor.

The foregoing Ordinance No. 1526-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of August, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina, Ph.D.
Council President

The foregoing Ordinance No. 1526-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of August, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina, Ph.D.
Council President

The foregoing Ordinance No. 1526-26 was approved by me this 24th day of August, 2026.

Melonie Bahr Monson, Mayor

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

Matthew E. Maggard, Esq.
City Attorney



Zephyrhills

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Zephyrhills website by the time notice of the proposed ordinance is published.

Proposed ordinance's Ordinance Number and Short Title:

Ordinance 1526-26 - Plat Review and Development Permit Review Updates

This Business Impact Estimate is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Zephyrhills (City) is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Zephyrhills hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

The proposed ordinance largely addresses mandatory updates as required by updated state statutes pertaining to review timelines for subdivisions proposals, plats, and development permits.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit business in the City of Zephyrhills, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Zephyrhills regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

(a) No costs for compliance are anticipated with this ordinance.

(b) No increases to existing, or new charges or fees are imposed by this ordinance.

(c) No regulatory costs are associated with this ordinance.

3 Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance

N/A

4 Additional information the governing body deems useful (if any):

N/A

PUBLIC HEARING 2.2

Reclaimed Water, Sewer and Potable Water Rates

First Reading **ORDINANCE NO. 1527-26 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER OCTOBER 1, 2026; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. "**

A. Council President opens Public Hearing

B. Council President closes Public Hearing

C. City Council considers Ordinance No. 1527-26 on the First Reading

Issue:

The City is proposing to increase its water and sewer rates by 3% to support its Water and Sewer Utility Fund.

Background:

The City Council voted to increase water rates by 3% last year, and the staff is recommending that the City Council continue to follow the recommendations in the Raftelis rate study. These rate increases are necessary to continue to maintain and improve its water and sanitary sewer infrastructure. Water and sewer rates should allow for the City to cover its proposed \$24 million Utility Fund annual budget, retire debt, and pay for capital projects with limited debt financing.

The proposed 3% increase would increase the average customer's monthly water and sewer charges for 4,100 gallons from \$70.16 to \$72.26, an increase of \$2.10.

In addition to the 3% increase, there are four RV Parks with master meters (one meter serving multiple residential customers) that are being charged monthly base rates based on the size of the meter rather than the number of residential customers served. In order to make our billing uniform and fair, it is proper to have these RV Parks charged per resident served rather than by meter size. This would result in an additional \$85,000 in revenue.

Name of RV Park	Service Address	Current Base Rate Total	Total Units	Current Base Rate Per Unit	Seasonally Adjusted Units	Proposed Base Charge
Emerald Pointe	39630 Chancey	758.6	297	2.55	190	\$ 2,882.30
Water's Edge	39146 Otis Allen	589.21	217	2.72	217	\$ 4,114.80
The Oaks Rv Resort Llc	39442 54 Cr	294.48	80	3.68	80	\$ 1,517.00
That's a Dandy LLC	5824 23rd St	242.76	32	7.59	32	\$ 485.40

Attachment(s):

1. Ordinance No. 1527-26 Water Sewer Utility Rate Ordinance FINAL(40308380.1)
2. 2023 Water and Sewer Rate Study Raftelis (2)

Fiscal Impact:

The 3% increase will generate \$426,000 additional revenue to support the \$24 million Utility Fund.

Staff Recommendation:

The staff recommends approval of the ordinance.

ORDINANCE NO. 1527-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 51.23 OF THE CITY CODE OF ORDINANCES, REPEALING AND REPLACING THE SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER EFFECTIVE ON OR AFTER OCTOBER 1, 2026; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City of Zephyrhills is a duly constituted municipality of the State of Florida, with all powers granted by Chapter 166, Florida Statutes, and the City Charter, including the authority to fix rates and charges for municipal utility services;

WHEREAS, the City Council of the City of Zephyrhills has determined that a large portion of the water sewer infrastructure is reaching an age that requires replacement;

WHEREAS, the City Council of the City of Zephyrhills has determined that to maintain positive revenue flows and keep up with replacement, growth, and increasing costs, the water, wastewater (sewer), and reclaimed water rates shall be adjusted according to Exhibit “A” in this ordinance;

WHEREAS, notice of public hearing on this Ordinance has been duly published and the public hearing has been held in accordance with applicable law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Zephyrhills, Florida, sitting in regular session that:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amendment of Section 51.23 of the City of Zephyrhills Code of Ordinances.

The Water, Wastewater (Sewer), and Reclaimed Water rates as outlined in Exhibit “A” of § 51.23 of the City of Zephyrhills Code of Ordinances is hereby repealed and replaced for the updated rates attached hereto as Exhibit “A” and incorporated herein by reference. The new rates for Water, Wastewater (Sewer), and Reclaimed Water Rate as follows shall be effective on or after October 1, 2026. The City Manager or designee is hereby authorized to promulgate appropriate City documents to implement the rate adjustment.

Section 3. Master Meter RV and Mobile Home Parks Base Rate per Unit Charge.

For master metered mobile home and RV parks, the base rates for water and sewer will be calculated by multiplying the number of units the park is permitted at full capacity by the Florida Department of Health by the per unit charge in Exhibit “A.” For mobile home or RV parks where summer water use (June through August) is less than 50% of winter use (January through March), the number of units will be reduced to the number of permitted units multiplied by the proportion of annual water use divided by the annualized winter water use, consumption from January to March multiplied by four. This calculation will be performed annually each October and based on the previous calendar year's consumption data.

Section 3. Repealer. All ordinances, resolutions, polices and utility rates in conflict herewith are hereby repealed to the extent of any conflict.

Section 4. Severability. If any section, subsection, sentence, clause, or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 5. Inclusion into the Code. It is the intent of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Zephyrhills code, and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. Effective Date. This Ordinance shall become effective on October 1, 2026.

The foregoing Ordinance No. 1526-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of August, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina, Ph.D.
Council President

The foregoing Ordinance No. 1526-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of August, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina, Ph.D.
Council President

The foregoing Ordinance No. 1526-26 was approved by me on this 24th day of August, 2026.

Melonie Bahr Monson, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

EXHIBIT A

POTABLE WATER UTILITY RATE SCHEDULE

Effective October 1, 2026, the rates and charges for water service for all customers with available service from the City are set forth herein. Rates shown reflect service for customers located inside the City limits. An additional 25% surcharge applies to water customers located outside the City limits.

I. BASE CHARGE

The Base Charge for each water bill rendered shall be billed monthly as follows:
Single Family Residential, Individually Metered
Irrigation & Commercial

Meter Size	11/1/2025	10/1/2026	% Increase
3/4"	\$6.04	\$6.22	2.98%
1"	\$15.12	\$15.57	2.98%
1.5"	\$30.24	\$31.15	3.01%
2"	\$48.38	\$49.83	3.00%
3"	\$96.76	\$99.66	3.00%
4"	\$151.18	\$155.72	3.00%
6"	\$302.36	\$311.43	3.00%
Master Meter Multi Family			
Mobile Home	\$4.54	\$4.67	2.86%
RV Park (Per Unit)	\$3.03	\$3.12	2.97%

II. USAGE CHARGE (Per 1,000 Gallons)

The Usage Charge shall be billed monthly per thousand (1,000) gallons of metered water use or any increment therein as follows:

Single Family Residential:	11/1/2025	10/1/2026	% Increase
Block 1 (0-5,000 gallons)	\$2.71	\$2.79	2.95%
Block 2 (5,001-10,000 gallons)	\$4.09	\$4.21	2.93%
Block 3 (10,001-15,000 gallons)	\$5.82	\$5.99	2.92%
Block 4 (15,001-20,000 gallons)	\$8.40	\$8.65	2.98%
Block 5 (Above 20,000 gallons)	\$11.52	\$11.87	3.04%
Commercial (All Usage)	\$3.06	\$3.15	2.94%
Master Metered Multi-Family, Mobile Home			
Park & RV Park (All Usage)	\$2.71	\$2.79	2.95%

The Usage Charge for potable irrigation shall be billed monthly per thousand (1,000) gallons of metered water use as follows:

Potable Irrigation

First Tier

Meter Size	11/1/2025	10/1/2026	% Increase
3/4" 0 - 15,000 gallons	\$5.84	\$6.01	2.91%
1" 0 - 37,500 gallons	\$5.84	\$6.01	2.91%
1.5" 0 - 75,000 gallons	\$5.84	\$6.01	2.91%
2" 0 - 120,000 gallons	\$5.84	\$6.01	2.91%
3" 0 - 240,000 gallons	\$5.84	\$6.01	2.91%
4" 0 - 375,000 gallons	\$5.84	\$6.01	2.91%
6" 0 - 750,000 gallons	\$5.84	\$6.01	2.91%

Second Tier

Meter Size	11/1/2025	10/1/2026	% Increase
3/4" 15,001 - 20,000 gallons	\$8.40	\$8.65	2.98%
1" 37,501 - 50,000 gallons	\$8.40	\$8.65	2.98%
1.5" 75,001 - 100,000 gallons	\$8.40	\$8.65	2.98%
2" 120,000 - 160,000 gallons	\$8.40	\$8.65	2.98%
3" 240,000 - 230,000 gallons	\$8.40	\$8.65	2.98%
4" 375,000 - 500,000 gallons	\$8.40	\$8.65	2.98%
6" 750,000 - 1,000,000 gallons	\$8.40	\$8.65	2.98%

Third Tier

Meter Size	11/1/2025	10/1/2026	% Increase
3/4" Above 20,000 gallons	\$11.52	\$11.86	2.95%
1" Above 50,000 gallons	\$11.52	\$11.86	2.95%
1.5" Above 100,000 gallons	\$11.52	\$11.86	2.95%
2" Above 160,000 gallons	\$11.52	\$11.86	2.95%
3" Above 230,000 gallons	\$11.52	\$11.86	2.95%
4" Above 500,000 gallons	\$11.52	\$11.86	2.95%
6" Above 1,000,000 gallons	\$11.52	\$11.86	2.95%

RECLAIMED WATER UTILITY RATE SCHEDULE

On October 1, 2026, the rates and charges for reclaimed water service for all customers with available service from the City are set forth herein. Rates shown reflect service for customers located inside the City limits. An additional 25% surcharge applies to reclaimed water customers located outside the City limits.

I. USAGE CHARGE (Per 1,000 Gallons)

The Usage Charge shall be billed monthly per thousand (1,000) gallons of metered water use or any increment therein as follows:

	11/1/2025	10/1/2026	% Increase
All Usage > 1 Acre	\$ 0.20	\$0.21	5.26%
All Usage < 1 Acre	\$ 0.37	\$0.38	2.78%

SEWER UTILITY RATE SCHEDULE

On October 1, 2026, the rates and charges for sewer service for all customers with available service from the City are set forth herein. Rates shown reflect service for customers located inside the City limits. An additional 25% surcharge applies to customers located outside the City limits.

I. BASE CHARGE

The Base Charge for each sewer bill rendered shall be billed monthly as follows:

I. Sewer Base Charge

Meter Size	11/1/2025	10/1/2026	% Increase
3/4"	\$23.40	\$24.10	2.99%
1"	\$58.53	\$60.29	2.99%
1.5"	\$117.07	\$120.58	3.00%
2"	\$187.31	\$192.93	3.00%
3"	\$374.61	\$385.85	3.00%
4"	\$585.32	\$602.88	3.00%
6"	\$1,170.65	\$1,205.77	3.00%
Master Meter Multi Family & Mobile Home	\$17.56	\$18.09	2.99%
RV Park (Per Unit)	\$11.70	\$12.05	2.99%

II. SEWER USAGE CHARGE (Per 1,000 Gallons)

The Usage Charge shall be billed monthly per thousand (1,000) gallons based on 100 percent of the metered water use as follows:

II. Usage Charge

	11/1/2025	10/1/2026	% Increase
All Customers	\$7.22	\$7.44	3.00%

CITY OF **ZEPHYRHILLS**

2023 Utility Revenue Sufficiency Study

August 8, 2023



August 8, 2023

Mr. John Bostic
Utilities Director
City of Zephyrhills
5335 8th Street
Zephyrhills, FL 33542

Subject: 2023 Utility Revenue Sufficiency Study

Dear Mr. Bostic,

Raftelis Financial Consultants, Inc. (Raftelis) is pleased to provide this 2023 Utility Revenue Sufficiency Study Report (Report) for the City of Zephyrhills (City) to address the revenue sufficiency needs of the utility system over the next six years. We have summarized the results of our analysis in this Report for your consideration. This Report provides a forecast for the period of October 1, 2022 through September 30, 2028.

In our analysis, we have relied upon certain information and data compiled by the City including, but not limited to capital improvement programs, annual Financial Statements; the budgets; periodic reports; customer data; financing documents; and other information and data provided by the City. To the extent we have performed our analyses using the data and information obtained from the City and others in the preparation of this report, we have relied upon such information to be accurate and no assurances are intended and no representation or warranties are made with respect thereto or the use made herein.

Following this letter is an executive summary and report outlining the assumptions and considerations used in developing the utility system financial projections and our observations regarding future rate levels.

It has been a pleasure working with you, and we thank you and City staff for the support provided during the course of this study.

Sincerely,

A handwritten signature in blue ink that reads 'Tony Hairston'.

Tony Hairston
Vice President

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- Exhibit 3: Projected Water Revenue from Existing Rates
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- Exhibit 5: Miscellaneous Revenue Projections
- Exhibit 6: Operating Budget
- Exhibit 7: Water Operating Budget Projections
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- Exhibit 9: Capital Improvement Program - Inflated
- Exhibit 10: Projected Water Revenue Requirements
- Exhibit 11: Projected Sewer Revenue Requirements
- Exhibit 12: Combined System Projected Debt Service Coverage
- Exhibit 13: Utility Fund Balance Projections

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Executive Summary

Introduction

The City of Zephyrhills (City) provides a full range of utility services, including potable water and sewer service to properties located within the City limits and certain unincorporated areas in Pasco County. As of Fiscal Year (FY) 2022, utility service was provided to approximately 12,900 water customers and 9,300 sewer customers throughout the City's service area. The City's utility system is established as a utility Enterprise Fund where the user fees and charges established for water and sewer services must generate the necessary revenues to recover the full cost of providing service. The primary source of user fee revenue for the Enterprise Fund is earned from the monthly user rates, therefore it is prudent to review these rate levels periodically to ensure that revenues are sufficient to meet future expenditure needs.

The City retained Raftelis Financial Consultants, Inc. (Raftelis) to conduct a utility revenue sufficiency study to ensure water and sewer rate sustainability and equity for the next six-year period. The major components of this study include:

1. Ensure the utility system recovers its operation and maintenance costs;
2. Ensure the utility system can fund the existing and proposed debt service;
3. Ensure sufficient funding for capital improvement projects;
4. Identify any rate adjustments needed to support the water and sewer systems; and
5. Maintain adequate utility operating reserves and exceed minimum debt service coverage requirements.

The remainder of the executive summary provides an overview of the study and includes our findings for the City.

Capital Improvement Funding

During the fiscal year ending September 30, 2023 through September 30, 2028 (Forecast Period), the City's capital improvement program (CIP) contains over \$53 million of capital expenditures. There are several large projects in the CIP including water main extensions, new wells, construction of a new building for the water department, major lift station and force main improvements, water quality improvements, and other capital improvements. Planned funding sources for the CIP include existing reserves, capacity fees, grants, and the issuance of new debt. The following table summarizes the projected funding sources for the City's CIP during the Forecast Period.

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Table ES- 1: Projected Six-Year CIP Funding Sources

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Water Revenues	\$1,213,000	\$927,000	\$1,108,700	\$973,900	\$1,164,600	\$1,250,700	\$6,637,900
Sewer Revenues	1,295,000	1,488,500	1,499,300	1,347,200	1,386,500	1,421,200	8,437,700
Utility Operating Reserves	1,450,000	154,500	316,700	0	0	284,200	2,205,400
Capacity Fees	5,100,000	257,500	2,111,500	0	0	0	7,469,000
Water SRF Debt	0	5,459,000	0	0	0	0	5,459,000
Sewer SRF Debt [2]	1,650,000	4,995,500	1,055,800	4,328,600	2,218,400	1,136,900	15,385,200
Grants	8,150,000	1,030,000	1,055,800	0	0	0	10,235,800
Total Funding Sources	\$18,858,000	\$14,312,000	\$7,147,800	\$6,649,700	\$4,769,500	\$4,093,000	\$55,830,000

[1] Full 6-year CIP with project descriptions shown on Exhibit 9.

[2] Sewer SRF debt includes the issuance of two separate loans as detailed in the assumptions below.

Utility Revenue Sufficiency

Utility cash revenue requirements is the term that defines the various components of cost associated with operating and maintaining a utility system. The sum of these cost components, less other income and miscellaneous utility revenues, represents the net revenue requirements to be funded from the utility rates. The revenues generated from the monthly user rates and the revenue requirements are presented in detail in the body of the report. The tables and discussion below are provided to illustrate the overall revenue sufficiency of the adopted user rates.

Table ES- 2: Water Revenue Sufficiency Forecast at Existing Rates

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Existing Rates [1]	\$4,248,400	\$4,310,700	\$4,372,400	\$4,435,900	\$4,499,400	\$4,565,100
Net Revenue Requirements [2]	4,987,970	4,866,870	5,289,070	5,265,870	5,143,380	5,348,680
Surplus/(Deficiency)	(\$739,570)	(\$556,170)	(\$916,670)	(\$829,970)	(\$643,980)	(\$783,580)

[1] Obtained from Table 7.

[2] Obtained from Table 12.

As shown above, revenues generated by the existing water rates are expected to not be sufficient to meet the projected net revenue requirements throughout the Forecast Period. At these rates, the water system is projected to generate a deficiency up to \$900,000 per year. As a result of the deficiencies, water rate adjustments are needed as shown later in this section.

The table below provides the sewer rate revenue deficiency over the next six-year period under the existing rates:

Table ES- 3: Sewer Revenue Sufficiency Forecast at Existing Rates

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Existing Rates [1]	\$7,649,800	\$7,742,400	\$7,835,000	\$7,927,700	\$8,020,200	\$8,118,000
Net Revenue Requirements [2]	7,814,633	7,756,148	7,729,448	8,217,148	8,096,224	8,801,424
Surplus/(Deficiency)	(\$164,833)	(\$13,748)	\$105,552	(\$289,448)	(\$76,024)	(\$683,424)

[1] Obtained from Table 8.

[2] Obtained from Table 13.

The sewer system is also forecast to be deficient for the majority of the Forecast Period. The annual deficiency significantly increases in FY 2028 due to the increased annual debt service requirements associated with the proposed Clean Water SRF Loans, as discussed further in the body of this report. Due to the projected deficiencies expected, inflationary sewer rate adjustments are needed as shown in Table ES- 4 below.

Sufficiency of Projected Utility Rate Revenues

As previously discussed, the existing rates are projected to not be sufficient to support the net revenue requirements forecast. Additionally, if these rates are not sufficient to support the net revenue requirements, then the fund balances and funding available to complete the CIP will not be sufficient. Based on conversations with staff, consumer price index (CPI) level adjustments are being considered for the monthly water and sewer rates over the Forecast Period. The table below illustrates these rate adjustments:

Table ES- 4: Annual Rate Adjustments

Fiscal Year	Water [1]	Sewer [1]
2023	0.0%	0.0%
2024	3.0%	3.0%
2025	2.5%	2.5%
2026	2.5%	2.5%
2027	2.5%	2.5%
2028	2.5%	2.5%

[1] Overall rate revenues to increase by percentages shown above.

Assuming the rate adjustments as shown on Table ES- 4 are implemented beginning October 1, 2023, and then each ensuing October 1, the following tables provide an illustration of the projected revenue sufficiency for each of the utility systems during the Forecast Period.

Table ES- 5: Water Revenue Sufficiency Forecast under Projected Rate Adjustments

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Projected Rates	\$4,248,400	\$4,440,000	\$4,616,200	\$4,800,300	\$4,990,700	\$5,190,200
Net Revenue Requirements	4,987,970	4,866,870	5,289,070	5,265,870	5,143,380	5,348,680
Surplus/(Deficiency)	(\$739,570)	(\$426,870)	(\$672,870)	(\$465,570)	(\$152,680)	(\$158,480)

[1] The detailed projected revenue sufficiency for the water system over the Forecast Period can be found in Exhibit 10.

Table ES- 6: Sewer Revenue Sufficiency Forecast under Projected Rate Adjustments

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Projected Rates	\$7,649,800	\$7,974,700	\$8,271,900	\$8,578,900	\$8,896,000	\$9,229,600
Net Revenue Requirements	7,814,633	7,756,148	7,729,448	8,217,148	8,096,224	8,801,424
Surplus/(Deficiency)	(\$164,833)	\$218,552	\$542,452	\$361,752	\$799,776	\$428,176

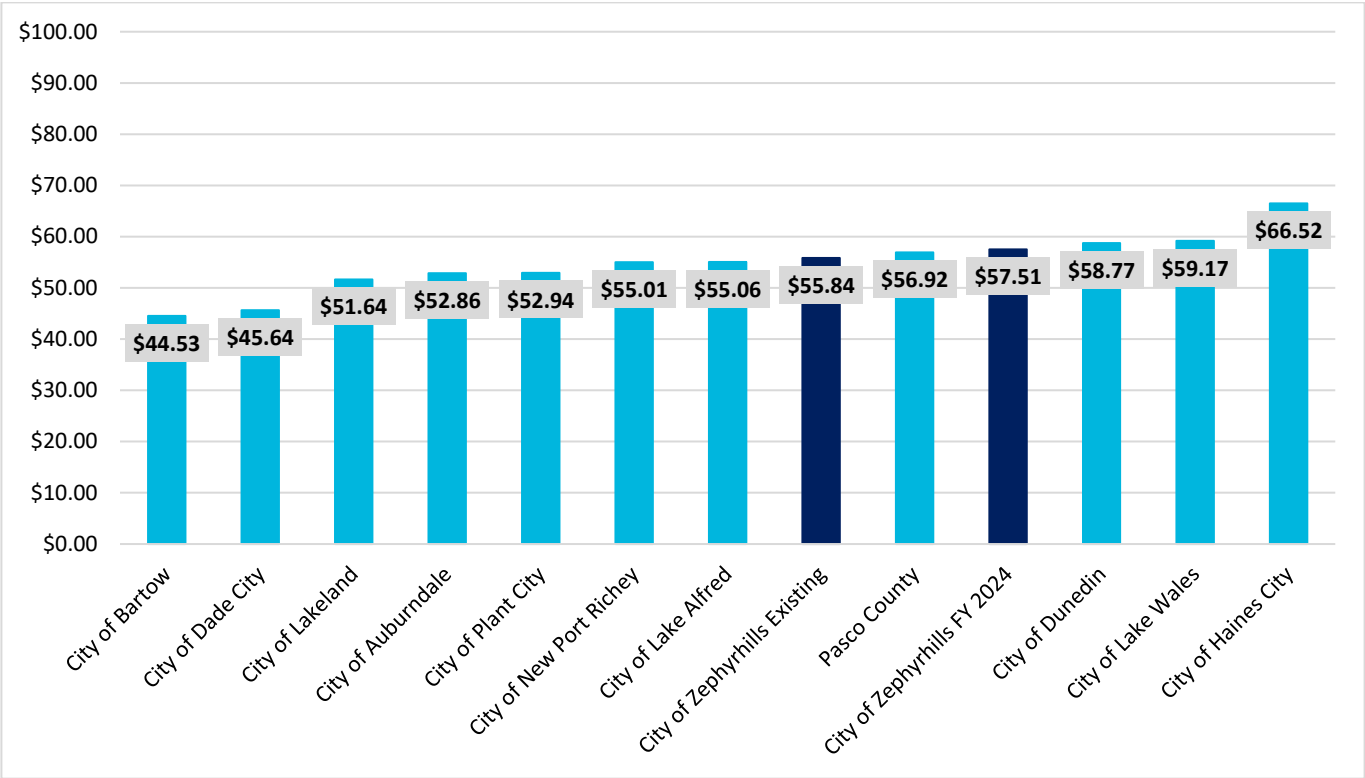
[1] The detailed projected revenue sufficiency for the sewer system over the Forecast Period can be found in Exhibit 11.

Comparison to Other Utility Providers

The figure below provides an illustration of the City's existing and proposed FY 2024 water and sewer bill at 3,000 gallons compared to that of other neighboring utilities. Since the inside City 3/4-inch single family residential customer class represents a majority of the City's customer base, the comparison below will focus on this class. As shown below, a single family residential customer using 3,000 gallons will see an increase in their combined water

and sewer monthly bill of \$1.67 from \$55.84 to \$57.51. The City’s combined bills are slightly higher than the average bill (\$54.46) of the other neighboring utilities surveyed.

**Figure ES- 1: 3/4-Inch Inside City Single Family Residential Water & Sewer Rate Comparison
(3,000 Gallons)**



Findings and Conclusions

As set forth herein, our findings and conclusions are summarized below:

1. The CPI-level adjustments to the monthly water and sewer rates over the Forecast Period should provide the City with adequate funding for the operating expenses, debt service, and planned capital improvements while maintaining adequate reserves during this period.
2. The projected rate adjustments, identified on Table ES- 4, are designed to fund approximately \$53.6 million in capital projects through FY 2028. Significant projects include water main extensions, new wells, construction of a new building for the water department, major lift station and force main improvements, water quality improvements, and other capital improvements.
3. Under the proposed FY 2024 rates, the combined water and sewer bill for a single family residential customer using 3,000 gallons a month is slightly higher than the average bill of the other nearby utilities surveyed.
4. The City should consider reviewing its utility rates and adequacy during or before Fiscal Year 2026 to verify that the projected CPI-level rate adjustments will be sufficient through the next five-year period.

Section 1. Introduction

Background

The City of Zephyrhills (City) provides water and sewer service to properties located within the City limits and certain unincorporated areas in Pasco County. As of Fiscal Year (FY) 2022, utility service was provided to approximately 12,900 water customers and 9,300 sewer customers throughout the City's service area. The City accounts for its utility operations through an Enterprise Fund where the revenues, expenditures, and other financial information are maintained as a separate business enterprise supported by the user rates and fees charged for utility services.

Scope of Services

In an effort to ensure adequate funding for utility operations and capital improvements necessary to continue the provision of adequate service to existing customers and meet the requirements of growth, regulatory requirements, and utility system replacement and upgrades, the City has engaged Raftelis Financial Consultants, Inc. (Raftelis) to perform a utility revenue sufficiency study (Study). The utility revenue sufficiency study will include an evaluation of revenue sufficiency by service based on an allocation of costs among each service. Costs include operating expenses, utility debt service, and the funding of future capital improvements including the renewal and replacement of existing assets. This report utilizes a model built by Raftelis which includes a financial forecast that includes the capability to model specific utility rate adjustments to achieve the City's financial objectives through Fiscal Year 2028.

Summary of Report

In addition to Section 1, this report is subdivided into two (2) other sections. The following is a brief discussion of the remaining sections included in this report.

Section 2: Customer, Sales, and Revenues from Existing Rates – This section summarizes the historical and projected water and sewer customers and sales. Projections are primarily based on recent historical trends and expected future sales with a conservative outlook. Also included are the revenue forecasts at existing user rates.

Section 3: Utility Revenue Sufficiency – This section summarizes the City Utility Fund's forecast of revenue requirements, which serves as the basis for the revenue sufficiency analysis. Included in this section is a discussion of the assumptions utilized in the forecast of utility operating expenditures, debt service, other operating revenues, capital improvement needs and reserve fund balances. In addition, this section provides a comparison of rates to other nearby utility providers.

Acknowledgements

This report was prepared with the cooperation and assistance of City staff. Raftelis would like to thank the following individuals in particular for their valuable assistance during the course of the study: Mr. John Bostic, Utilities Director, Mr. Ted Beason, Finance Director, and the rest of City staff that provided support during this project.

Section 2. Customer, Sales, and Revenues from Existing Rates

General

A major component to determine sustained revenue sufficiency for utility service is the development of a forecast of customers and sales. The City provided historical customer billing statistics which will serve as the basis for the recent historical trends and as the forecast of customers through FY 2028.

Historical Water Customer Statistics

The City provided detailed customer billing data for the 12 consecutive months ending February 28, 2022. The information contained in the detailed customer billing data included the account number, service address, service location (i.e., inside City, outside City), service type (i.e., water, sewer), customer type, meter size, number of dwelling units, the metered monthly usage, and the corresponding billed amount. A billing frequency analysis was performed on the customer billing data to substantiate the number of accounts, units, and the corresponding usage characteristics for each customer classification. To verify the results of the bill frequency analysis, revenues were first calculated based on the resulting customer data findings and the existing monthly user rates. This information was then compared to the revenues shown in the billing data itself. The calculated revenues from the bill frequency analysis were within 1% different from the revenues within the billing data. This revenue test validates the customer and characteristics of the data.

A review of the water customer data from the bill frequency analysis indicates that the City provides service to four distinctive customer groups as shown below:

- Single Family Residential;
- Master Metered Residential;
- Commercial; and
- Irrigation.

The following table provides a summary of the bill frequency analysis, including the number of customer accounts, units, annual metered consumption, and the average monthly consumption by customer group. The table also separates the customers by location.

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Table 1: FY 2022 Water Customer Statistics

Description [1]	Inside City	Outside City	Total
Single Family Residential			
Customer Accounts	7,147	2,902	10,049
Units/ERUs [2]	7,177	2,910	10,087
Annual Metered Gallons (1,000s)	253,332	99,984	353,316
Average Monthly Use (gallons)	2,900	2,900	2,900
Master Metered Residential			
Customer Accounts	41	18	59
Units/ERUs [2]	1,787	498	2,285
Annual Metered Gallons (1,000s)	62,399	12,620	75,019
Average Monthly Use (gallons)	2,900	2,100	2,700
Commercial			
Customer Accounts	811	61	872
Units/ERUs [2]	2,002	159	2,161
Annual Metered Gallons (1,000s)	248,338	11,433	259,771
Average Monthly Use (gallons)	10,300	6,000	10,000
Irrigation			
Customer Accounts	1,737	158	1,895
Units/ERUs [2]	2,178	180	2,358
Annual Metered Gallons (1,000s)	131,857	3,268	135,125
Average Monthly Use (gallons)	5,000	1,500	4,800
Total			
Customer Accounts	9,736	3,139	12,875
Units/ERUs [2]	13,144	3,747	16,891
Annual Metered Gallons (1,000s)	695,926	127,305	823,231
Average Monthly Use (gallons)	4,400	2,800	4,100

[1] Based on detailed customer billing data for the 12 consecutive months ending February 28, 2022.

[2] Amounts represent dwelling units for master metered residential customers and 3/4-inch meter equivalents for all other customers.

As shown on the table above, the City served over 12,800 customer accounts during FY 2022 with an average monthly consumption of 4,100 gallons per unit/equivalent residential unit (ERU). The single family residential class, which represents the largest number of customer accounts for the water system, had an average monthly consumption of just under 3,000 gallons. Commercial customers used significantly more than the other customer classes within the water system, with an average monthly use per ERU of 10,000 gallons.

In addition to the review of historical customer statistics, the existing water rates were applied to these customer statistics in order to calculate historical water revenue by customer class. The table below distinguishes between the monthly base charges and the volumetric portion of water revenues. The revenues derived from the base charges comprise approximately 29% of total water system revenues. The remaining 71% of water revenues are derived from metered usage which can vary month to month due to a variety of circumstances including seasonal demand, weather, economic conditions, and other factors. The City's largest customer class, single family residential, generated approximately \$1.8 million in annual water revenues during the period analyzed which is approximately 44% of the total water system rate revenues.

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Table 2: FY 2022 Water Rate Revenues

Description	Inside City	Outside City	Total
Single Family Residential			
Base Charges	\$490,900	\$249,000	\$739,900
Volumetric Charges	709,600	368,300	1,077,900
Total Charges	\$1,200,500	\$617,300	\$1,817,800
Master Metered Residential			
Base Charges	\$91,800	\$32,000	\$123,800
Volumetric Charges	159,100	40,300	199,400
Total Charges	\$250,900	\$72,300	\$323,200
Commercial			
Base Charges	\$136,900	\$13,600	\$150,500
Volumetric Charges	715,200	41,200	756,400
Total Charges	\$852,100	\$54,800	\$906,900
Irrigation			
Base Charges	\$149,000	\$15,400	\$164,400
Volumetric Charges	895,200	24,200	919,400
Total Charges	\$1,044,200	\$39,600	\$1,083,800
Total			
Base Charges	\$868,600	\$310,000	\$1,178,600
Volumetric Charges	2,479,100	474,000	2,953,100
Total Charges	\$3,347,700	\$784,000	\$4,131,700

Note: Based on detailed customer billing data for the 12 consecutive months ending February 28, 2022.

Historical Sewer Customer Statistics

For the sewer system, detailed customer billing data for the 12 consecutive months ending February 28, 2022 was also relied on to establish the foundation of customers and average consumption characteristics. Based on the results of the billing frequency analysis, the following customer groups were identified as the City's sewer customers:

- Single Family Residential;
- Master Metered Residential;
- RV Park; and
- Commercial.

The table below provides the number of customers, units/ERUs, consumption, and the average monthly consumption by customer group for the period analyzed.

(Remainder of page intentionally left blank)

Table 3: FY 2022 Sewer Customer Statistics

Description [1]	Inside City	Outside City	Total
Single Family Residential			
Customer Accounts	6,991	1,450	8,441
Units/ERUs [2]	6,999	1,454	8,453
Annual Metered Gallons (1,000s)	246,574	39,877	286,451
Average Monthly Use (gallons)	2,900	2,300	2,800
Master Metered Residential			
Customer Accounts	40	3	43
Units/ERUs [2]	1,964	95	2,059
Annual Metered Gallons (1,000s)	71,352	1,580	72,932
Average Monthly Use (gallons)	3,000	1,400	3,000
RV Park			
Customer Accounts	N/A	1	1
Units/ERUs [2]	N/A	358	358
Annual Metered Gallons (1,000s)	N/A	8,560	8,560
Average Monthly Use (gallons)	N/A	2,000	2,000
Commercial			
Customer Accounts	754	20	774
Units/ERUs [2]	1,823	61	1,884
Annual Metered Gallons (1,000s)	222,316	7,086	229,402
Average Monthly Use (gallons)	10,200	9,700	10,100
Total			
Customer Accounts	7,785	1,474	9,259
Units/ERUs [2]	10,786	1,968	12,754
Annual Metered Gallons (1,000s)	540,242	57,103	597,345
Average Monthly Use (gallons)	4,200	2,400	3,900

[1] Based on detailed customer billing data for the 12 consecutive months ending February 28, 2022.

[2] Amounts represent dwelling units for master metered residential customers and 3/4-inch meter equivalents for all other customers.

For the sewer system, the City provided service to approximately 9,300 customer accounts and the average monthly use per unit/ERU for the entire sewer system was 3,900 gallons. The single family residential class, which is also the largest customer class for the sewer system, comprises approximately 91% of the customer accounts, 48% of the annual consumption, and the class averaged 2,800 gallons on a monthly basis during the period analyzed. Master metered residential represented over 40 customers accounts and approximately 2,100 dwelling units. Their average monthly usage during FY 2022 was slightly higher, relative to single family residential, at 3,000 gallons per unit.

The table below provides the revenues that were calculated based on the resulting customer data findings from the billing frequency analysis and the existing sewer rates.

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Table 4: FY 2022 Sewer Rate Revenues

Description	Inside City	Outside City	Total
Single Family Residential			
Base Charges	\$1,852,800	\$481,200	\$2,334,000
Volumetric Charges	1,679,200	339,400	2,018,600
Total Charges	\$3,532,000	\$820,600	\$4,352,600
Master Metered Residential			
Base Charges	\$390,100	\$23,600	\$413,700
Volumetric Charges	485,900	13,400	499,300
Total Charges	\$876,000	\$37,000	\$913,000
RV Park			
Base Charges	N/A	\$59,200	\$59,200
Volumetric Charges	N/A	72,800	72,800
Total Charges	N/A	\$132,000	\$132,000
Commercial			
Base Charges	\$482,600	\$20,200	\$502,800
Volumetric Charges	1,514,000	60,300	1,574,300
Total Charges	\$1,996,600	\$80,500	\$2,077,100
Total			
Base Charges	\$2,725,500	\$584,200	\$3,309,700
Volumetric Charges	3,679,100	485,900	4,165,000
Total Charges	\$6,404,600	\$1,070,100	\$7,474,700

Note: Based on detailed customer billing data for the 12 consecutive months ending February 28, 2022.

As shown on the table above, approximately 44% of total sewer system rate revenues were derived from the monthly fixed base charges. The single family residential customer class generated approximately \$4.4 million in annual revenue during the period analyzed which represents 58% of the total annual sewer system rate revenue. Master metered residential sewer revenue was just under \$1 million, or 12% of the total sewer rate revenue.

Customer and Sales Forecast

The development of a forecast of sales, units/ERUs, and customers is necessary in the evaluation of the adequacy of water and sewer system rate levels. The billing frequency analysis provides historical actual data associated with the number of accounts and units together with the total metered consumption by customer class which will serve as the basis for the forecast of customers through FY 2028.

Pursuant to discussions with staff, reviewing historical growth, and maintaining a conservative approach to forecasting customer growth, an average annual growth rate of 2.2% is assumed for the water system through FY 2028. This growth rate equates to an average of 293 new customer accounts per year. A summary of the forecasted growth in customer accounts, units/ERUs, and total metered consumption for the water system is provided in Table 5 below with more detailed information provided in Exhibit 1.

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Table 5: Water Customer Forecast

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Customer Accounts	13,355	13,605	13,855	14,105	14,365	14,635
Units/ERUs	17,391	17,651	17,911	18,181	18,451	18,731
Annual Metered Consumption (1,000 gallons)	843,050	853,420	863,810	874,550	885,270	896,360
Avg. Monthly Consumption per Unit (gallons)	4,000	4,000	4,000	4,000	4,000	4,000

As shown in the table above, with an average annual increase of 2.2% per year, it is projected that the City will provide water service to over 14,600 customer accounts by FY 2028.

Table 6 below provides a summary of the forecast of customers and sales for the sewer system. Further detail on the sewer customer projections can be found in Exhibit 2 at the end of this report.

Table 6: Sewer Customer Forecast

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Customer Accounts	9,599	9,779	9,959	10,139	10,319	10,509
Units/ERUs	13,094	13,274	13,454	13,634	13,814	14,004
Annual Metered Consumption (1,000 gallons)	608,860	614,970	621,080	627,180	633,290	639,750
Avg. Monthly Consumption per Unit (gallons)	3,900	3,900	3,800	3,800	3,800	3,800

Revenue from Existing Rates

The projection of customers, units/ERUs and consumption discussed in this section serves as the basis for the water and sewer revenue forecast. By applying the adopted monthly user rates to the customer statistics, the expected operating revenue from existing rates for each year can be calculated. The forecast schedule of operating revenue from rates for the water and sewer systems are shown on Table 7 and Table 8 below.

Table 7: Water Revenue Forecast at Existing Rates

Fiscal Year [1]	Base Charge Revenue	Volumetric Charge Revenue	Total Revenue
2023	\$1,214,700	\$3,033,700	\$4,248,400
2024	\$1,233,700	\$3,077,000	\$4,310,700
2025	\$1,252,500	\$3,119,900	\$4,372,400
2026	\$1,271,900	\$3,164,000	\$4,435,900
2027	\$1,291,500	\$3,207,900	\$4,499,400
2028	\$1,311,800	\$3,253,300	\$4,565,100

[1] The revenue projections shown above are based on the existing water rates. Projected revenue under the proposed rates is summarized in Table 17 and Exhibit 10 at the end of this report.

Table 8: Sewer Revenue Forecast at Existing Rates

Fiscal Year [1]	Base Charge Revenue	Volumetric Charge Revenue	Total Revenue
2023	\$3,403,700	\$4,246,100	\$7,649,800
2024	\$3,453,300	\$4,289,100	\$7,742,400
2025	\$3,502,900	\$4,332,100	\$7,835,000
2026	\$3,552,600	\$4,375,100	\$7,927,700
2027	\$3,602,200	\$4,418,000	\$8,020,200
2028	\$3,654,500	\$4,463,500	\$8,118,000

[1] The revenue projections shown above are based on the existing sewer rates. Projected revenue under the proposed rates is summarized in Table 18 and Exhibit 11 at the end of this report.

Based on the forecasted customer growth and usage trends, the water and sewer revenues are projected to increase between 1.2 and 1.4% annually during the Forecast Period.

Section 3. Utility Revenue Sufficiency

General

The various components of cost associated with operating and maintaining a utility system, as well as the cost of financing the renewal and replacement of facilities and capital improvements for upgrades and expansion, are generally referred to as the utility revenue requirements and are accounted for on a cash basis. The sum of these cost components, after adjusting for other income and miscellaneous utility revenues, represents the net revenue requirements that must be funded from the utility rates. The projected revenue requirements include the various generalized cost components described below:

- Operating Expenses: These expenses include the cost of labor, insurance, electricity, chemicals, materials, supplies, administration, and other items necessary for the operation and maintenance of the utility system.
- Debt Service: Debt service includes the principal and interest on the City's current outstanding BB&T loan, state revolving fund (SRF) loans, and any other debt obligations payable from the net operating revenues of the utility system. As discussed further below, the projected revenue requirements also include the assumption that the City will issue additional debt during the six-year period to fund certain capital improvements.
- Other Revenue Requirements: This component of cost includes, in general, any ongoing capital improvements to be funded from rate revenue, transfers to reserves for future infrastructure rehabilitation, funding of certain capital projects on a pay-as-you-go basis, transfers to the City's General Fund, and other revenue requirements.

Principal Assumptions and Considerations

The projected revenue requirements are summarized in this section and are provided in more detail in the exhibits at the end of this report. The major assumptions, considerations and analyses that are included in the development of the projected revenue requirements are as follows:

1. The City Utility Fund's operating budget for FY 2023, and the actual historical expenditures from prior fiscal years served as the basis for expenditure projections. The various divisions in the budget are allocated between the water and sewer system based on a variety of factors including direct allocations to water and sewer, number and type of personnel, and allocations based on the number of customer accounts in each system. Unless otherwise noted, the underlying assumptions and expenditure amounts included therein are assumed to be reasonable and reflect anticipated operations. Such budgetary amounts are incorporated into the revenue requirements component of the study, except for adjustments and assumptions as noted below.
2. The operating and maintenance expenditures budgeted for FY 2023 are projected for the remaining five years of the Forecast Period (i.e., through September 30, 2028). Non-operating expenditures have been adjusted to account for operating and other capital, debt service, and other expenditures separately. Schedules providing budget line-item detail of projected operating expenses are shown on Exhibits 7 and 8 at the end of this report. The primary assumptions associated with the projected operating expenses as developed for the Forecast Period are as follows:
 - a. Salaries and wages for existing budgeted positions are increased above budgeted amounts by 3.0% annually to reflect wage adjustments resulting from promotions and merit increases as well as cost

of living adjustments due to inflationary pressures. Health care expenditures (i.e., group health) are projected to increase by 5.0% annually, much faster than salaries and taxes due to recent trends in the industry.

- b. There are two additional personnel assumed to be hired in FY 2024: Distribution Operator and Collections Technician. The salaries and benefits for the new personnel have been factored into the forecast of operating and maintenance expenses. By FY 2028, these additional employees account for a total budget impact of approximately \$122,000. For forecast purposes, the costs for the Distribution Operator have been allocated to the water system, and the costs for the Collections Technician have been allocated to the sewer system.
 - c. Operating expenditures such as purchased power (electricity) and chemicals that generally correlate to water and wastewater flow levels are projected using a factor that accounts for both increases in annual flows as well as unit cost increases. The objective of this factor is to account for increases in demand, in addition to inflationary cost adjustments, that are the primary cost drivers for expenditures of this nature. During the Forecast Period, these expenditures are escalated between 3.5 – 4.3% per year.
 - d. Repair and maintenance related expenses are projected to increase above the budgeted levels by 3.0% per year. This factor is based on the historical annual increases derived from the Engineering News Record (ENR) construction cost index. The ENR index provides an annual average index of construction and material costs which can be measured year after year. The five and ten-year historical annual compound growth rate, based on the ENR index, was 4.0% and 3.5%, respectively.
 - e. Other expenditures such as professional services, supplies, telephone, uniforms, miscellaneous tools and equipment, and other operating costs are projected to increase above the budgeted levels by 2.5-3.0% per year to reflect anticipated general inflation. Assumptions for inflation were based on the Consumer Price Index as projected by the Congressional Budget Office as contained in *The Budget and Economic Outlook: 2023 to 2033* report published in February 2023 (the most recent update published at the time of this analysis).
 - f. The FY 2023 budget included \$500,000 of professional services within the Sewer Division. According to information obtained from the budget, these services are related to manhole geolocating and renewal of a wastewater treatment plant operating permit. Based on discussions with staff, some of the services are more one-time in nature and non-recurring. Therefore, the projected costs for this line item have been reduced to historical levels beyond FY 2023.
3. The Utility Fund transfers a portion of rate revenues to the City's General Fund which represents a financial return to the City's general government for the operation of the utility enterprise. Currently, the Utility Fund transfers 10.0% of annual rate revenues to the General Fund. For the forecast, these appropriations to the General Fund will continue at this same percentage. The total transfer from the water and sewer systems ranges between \$1.2 million - \$1.4 million per year over the Forecast Period. The transfer from each individual utility system is summarized on Exhibits 7 and 8.
 4. The capital expenditures planned over the next six years are based on the City Utility Fund's capital improvement program (CIP) provided by staff. The CIP identifies \$53.6 million in project expenditures through FY 2028 and comprises a variety of major additions, extensions, improvements, and rehabilitations of the utility systems. The costs of the CIP, as provided by staff, were reflected in today's dollar value for all six years of the plan. For the purposes of this analysis, the capital costs after FY 2023 were escalated by approximately 2.5% per year to account for rising costs and inflation. As shown in Exhibit 9 at the end of this report, the inflated CIP totals \$55.8 million in project expenditures through FY 2028.

With average expenditures of over \$9.3 million per year, a variety of funding sources will be needed for the CIP as the yearly average exceeds the revenues available from user rates after paying for operating expenses and existing debt service. There are several large projects in the CIP including water main extensions, new wells, construction of a new building for the water department, major lift station and force main improvements, water quality improvements, and other capital improvements. Table 9 below illustrates the

anticipated funding sources for the CIP, which is fully funded from a combination of rate revenues (pay-as-you-go capital) and reserves, capacity fees, grants, and the issuance of new debt.

Table 9: Projected Six-Year CIP Funding Sources

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Water Revenues	\$1,213,000	\$927,000	\$1,108,700	\$973,900	\$1,164,600	\$1,250,700	\$6,637,900
Sewer Revenues	1,295,000	1,488,500	1,499,300	1,347,200	1,386,500	1,421,200	8,437,700
Utility Operating Reserves	1,450,000	154,500	316,700	0	0	284,200	2,205,400
Capacity Fees	5,100,000	257,500	2,111,500	0	0	0	7,469,000
Water SRF Debt	0	5,459,000	0	0	0	0	5,459,000
Sewer SRF Debt [2]	1,650,000	4,995,500	1,055,800	4,328,600	2,218,400	1,136,900	15,385,200
Grants	8,150,000	1,030,000	1,055,800	0	0	0	10,235,800
Total Funding Sources	\$18,858,000	\$14,312,000	\$7,147,800	\$6,649,700	\$4,769,500	\$4,093,000	\$55,830,000

[1] Full 6-year CIP with project descriptions shown on Exhibit 9.

[2] Sewer SRF debt includes the issuance of two separate loans as detailed in the assumptions below.

5. As of September 30, 2022, the City had five outstanding debt obligations payable from the net revenues of the utility system. The Clean Water SRF Loan WW805020 (SRF Loan WW805020) and the Clean Water SRF Loan WW805030 (SRF Loan WW805030) relate to the 2008 expansion of the wastewater treatment plant. Both debt issuances are set to mature in FY 2028. The Series 2016 BB&T Lease (Series 2016 Lease) is related to the upgrade of the City's AMI metering system and is set to mature in FY 2026. The City recently issued the Clean Water SRF Loan WW510531 (SRF Loan WW510531) and the Clean Water SRF Loan WW510550 (SRF Loan WW510550). The SRF Loan WW510531 funded advanced wastewater treatment plant upgrades and the SRF Loan WW510550 funded a reclaimed water main extension. The total annual debt service requirement on the outstanding debt is approximately \$2.3 million through FY 2026, and approximately \$1.6 million annually through the end of the Forecast Period. Each of the outstanding debt obligations is allocated between water and sewer for forecasting purposes. The SRF loans are allocated entirely to the sewer system, while the Series 2016 Lease is allocated based on the number of water and sewer customer accounts.
6. A portion of the six-year CIP is assumed to be funded from proceeds obtained from the issuance of additional debt. Debt funding can provide significant advantages by spreading out the cost of major capital programs over ten or more years, which reduces the burden on existing customers and shares the debt repayment on future customers that benefit from such improvements or expansions. This study assumes one Drinking Water SRF loan and two Clean Water SRF loans. The loan costs, funding assumptions and annual debt service requirements are provided on the table below. To accurately review the revenue sufficiency for the water and sewer systems separately, each of the new debt obligations have been allocated based on the use of project funds for each obligation.

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Table 10: New Debt Assumptions

Description	2023 Clean Water SRF Loan	2024 Drinking Water SRF Loan	2026 Clean Water SRF Loan
Project Funds Available from Loan Proceeds	\$7,701,300	\$5,459,000	\$7,683,900
Issuance Cost [1]	158,600	110,700	157,400
Capitalized Interest [2]	228,900	75,700	186,900
Total Loan Principal	\$8,088,800	\$5,645,400	\$8,028,200
Term of Issue (Years)	20	20	20
Interest Rate	2.00%	3.00%	2.50%
Assumed Issue Date	April 1, 2023	October 1, 2023	October 1, 2025
Assumed First Payment Date	October 1, 2025	October 1, 2024	October 1, 2027
Annual Debt Service Requirement	\$494,700	\$379,500	\$515,000

[1] Issuance costs calculated as 2.0% of Project Funds plus Capitalized Interest.

[2] Three years of capitalized interest is assumed on the 2023 Clean Water SRF Loan, one year of capitalized interest is assumed on the 2024 Drinking Water SRF Loan, and two years of capitalized interest is assumed on the 2026 Clean Water SRF Loan. Capitalized interest delays the date of the first debt service payment.

- An important component of the evaluation of the utility system is the resulting liquidity and cash reserve balance of the utility. Available operating reserves represent the cash that is considered unrestricted and available to meet day-to-day funding needs as well as to be able to provide funds to meet any unexpected emergencies requiring immediate financial resources. Based on prudent utility business principles and discussions with City staff, the equivalent of six months (180 days) of operation and maintenance expenses is targeted as the minimum levels of unrestricted utility operating reserves to be maintained during the Forecast Period. As shown on the table below, the unrestricted utility operating reserves are slightly below the minimum target balance by the end of the Forecast Period. The water and sewer capacity fee fund fluctuates throughout the six-year period as they are being increased by new growth paying capacity fees and decreased as it is being used to fund certain growth-related CIP projects.

Table 11: Projected Fund Balances

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Utility Operating Reserve [2]	\$4,532,079	\$4,169,260	\$3,722,141	\$3,618,323	\$4,265,419	\$4,250,914
<i>Minimum Target Balance (6 months O&M)</i>	<i>\$4,044,100</i>	<i>\$4,000,600</i>	<i>\$3,912,300</i>	<i>\$4,040,700</i>	<i>\$4,172,900</i>	<i>\$4,310,300</i>
Water & Sewer Utility Capacity Fees [3]	\$1,989,655	\$2,413,555	\$983,455	\$1,664,855	\$2,357,655	\$3,085,855

[1] Detailed utility fund balance projections provided on Exhibit 13.

[2] Amounts represent balance at the end of each fiscal year and include revenues from projected rate increases discussed further below.

[3] Amounts represent balance at the end of each fiscal year.

- The City collects other operating revenues from miscellaneous charges for specific customer services such as reclaimed water charges, scrap sales, and other miscellaneous revenues. These miscellaneous revenues are available to reduce the amount of revenue requirements needed to be collected from the monthly water and sewer user rates. The miscellaneous revenues are projected to remain constant at the FY 2023 budget level for the remainder of the Forecast Period. Interest income is also recognized as an available revenue source to fund utility expenditures. These miscellaneous utility revenues are provided in the FY 2023 budget and are projected to remain at the 2023 budget level for the remainder of the Forecast Period.
- Capacity fees are a one-time charge to new development for growth-related capital investment. The residential water capacity fee is currently \$1,140 and the residential sewer capacity fee is \$2,400. Revenue from capacity fees is typically used to directly fund capital expansion related to growth or to fund the debt

service for growth-related capital projects. Based on the customer forecast outlined in Section 2 of this report, the collection of water and sewer capacity fees during the Forecast Period is anticipated to average approximately \$783,000 per year. Since such revenues are not recurring, the utility system should not be too reliant on these fees to meet its capital expansion costs.

Revenue Requirements Summary

The projected net revenue requirements for the water system during the Forecast Period, less miscellaneous revenues, are summarized on the following table.

Table 12: Projected Water Net Revenue Requirements

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Operating Expenses	\$3,374,100	\$3,539,000	\$3,400,000	\$3,511,600	\$3,626,400	\$3,745,600
Debt Service	427,990	427,990	807,490	807,490	379,500	379,500
Capital from Rates	1,213,000	927,000	1,108,700	973,900	1,164,600	1,250,700
Gross Revenue Requirements	\$5,015,090	\$4,893,990	\$5,316,190	\$5,292,990	\$5,170,500	\$5,375,800
Less: Miscellaneous Revenues	27,120	27,120	27,120	27,120	27,120	27,120
Net Revenue Requirements	\$4,987,970	\$4,866,870	\$5,289,070	\$5,265,870	\$5,143,380	\$5,348,680

[1] The projected revenue requirements for the water system over the Forecast Period is detailed on Exhibit 10 at the end of this report.

As can be seen on the table above, the water net revenue requirements fluctuate throughout the Forecast Period. Operating expenses are increasing primarily due to inflationary pressures and additional staffing. Existing annual debt service requirements allocated to the water system are reduced after FY 2026 with the maturity of the Series 2016 Lease. The remaining debt service is related to the projection of new debt from the 2024 Drinking Water SRF Loan. Water pay-as-you-go for capital improvements (i.e., Capital from Rates) depend on the timing and costs of the CIP.

The projected net revenue requirements for the sewer system, net of miscellaneous revenue sources, are summarized on the table below:

Table 13: Projected Sewer Net Revenue Requirements

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Operating Expenses	\$4,714,100	\$4,462,100	\$4,424,600	\$4,569,700	\$4,719,400	\$4,874,900
Debt Service	1,871,628	1,871,628	1,871,628	2,366,328	2,056,404	2,571,404
Capital from Rates	1,295,000	1,488,500	1,499,300	1,347,200	1,386,500	1,421,200
Gross Revenue Requirements	\$7,880,728	\$7,822,228	\$7,795,528	\$8,283,228	\$8,162,304	\$8,867,504
Less: Miscellaneous Revenues	66,095	66,080	66,080	66,080	66,080	66,080
Net Revenue Requirements	\$7,814,633	\$7,756,148	\$7,729,448	\$8,217,148	\$8,096,224	\$8,801,424

[1] The projected revenue requirements for the sewer system over the Forecast Period is detailed on Exhibit 11 at the end of this report.

In similar context to the operating expenses for the water system, the sewer system is also anticipated to experience cost escalations due to inflationary pressures. The decrease shown in FY 2024 is primarily due to the reduction in professional services costs within the Sewer Division. Annual debt service on the sewer system includes both existing and projected new debt. Sewer pay-as-you-go for capital improvements (i.e., Capital from Rates) depend on the timing and costs of the CIP.

Sufficiency of Existing Utility Rate Revenues

As shown in the table below, the projected revenues from existing water rates calculated in Section 2 above are compared to the water net revenue requirements outlined on Table 12. Under existing water rate levels, the revenues

generated are anticipated to not meet the net revenue requirements throughout the Forecast Period. As a result of the deficiencies, water rate adjustments are projected as shown later in this section.

Table 14: Water Revenue Sufficiency Forecast at Existing Rates

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Existing Rates [1]	\$4,248,400	\$4,310,700	\$4,372,400	\$4,435,900	\$4,499,400	\$4,565,100
Net Revenue Requirements [2]	4,987,970	4,866,870	5,289,070	5,265,870	5,143,380	5,348,680
Surplus/(Deficiency)	(\$739,570)	(\$556,170)	(\$916,670)	(\$829,970)	(\$643,980)	(\$783,580)

[1] Obtained from Table 7.

[2] Obtained from Table 12.

The existing sewer rates are also forecast to be deficient for the majority of the Forecast Period. The annual deficiency ranges from approximately \$13,000 to over \$600,000 during the forecast. As a result of these deficiencies, sewer rate adjustments are projected as shown in Table 16 below.

Table 15: Sewer Revenue Sufficiency Forecast at Existing Rates

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Existing Rates [1]	\$7,649,800	\$7,742,400	\$7,835,000	\$7,927,700	\$8,020,200	\$8,118,000
Net Revenue Requirements [2]	7,814,633	7,756,148	7,729,448	8,217,148	8,096,224	8,801,424
Surplus/(Deficiency)	(\$164,833)	(\$13,748)	\$105,552	(\$289,448)	(\$76,024)	(\$683,424)

[1] Obtained from Table 8.

[2] Obtained from Table 13.

Sufficiency of Projected Utility Rate Revenues

As previously discussed, the existing rates will not be sufficient to support the net revenue requirements forecast. Additionally, if the rates are not sufficient to support the net revenue requirements, then the fund balances and funding available to complete the CIP will not be sufficient. Based on conversations with staff, consumer price index (CPI) level adjustments are being considered for the monthly water and sewer rates. The table below illustrates the projected CPI percentages that are based on data provided in *The Budget and Economic Outlook: 2023 to 2033* report published by the Congressional Budget Office:

Table 16: Annual Rate Adjustments

Fiscal Year	Water [1]	Sewer [1]
2023	0.0%	0.0%
2024	3.0%	3.0%
2025	2.5%	2.5%
2026	2.5%	2.5%
2027	2.5%	2.5%
2028	2.5%	2.5%

[1] Overall rate revenues to increase by percentages shown above.

Assuming the rate adjustments as shown on Table 16 are implemented beginning October 1, 2023, and then each ensuing October 1, the following tables provide an illustration of the projected revenue sufficiency for each of the utility systems over the Forecast Period.

Table 17: Water Revenue Sufficiency Forecast under Projected Rate Adjustments

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Projected Rates	\$4,248,400	\$4,440,000	\$4,616,200	\$4,800,300	\$4,990,700	\$5,190,200
Net Revenue Requirements	4,987,970	4,866,870	5,289,070	5,265,870	5,143,380	5,348,680
Surplus/(Deficiency)	(\$739,570)	(\$426,870)	(\$672,870)	(\$465,570)	(\$152,680)	(\$158,480)

[1] The detailed projected revenue sufficiency for the water system over the Forecast Period can be found in Exhibit 10.

Table 18: Sewer Revenue Sufficiency Forecast under Projected Rate Adjustments

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Rate Revenue from Projected Rates	\$7,649,800	\$7,974,700	\$8,271,900	\$8,578,900	\$8,896,000	\$9,229,600
Net Revenue Requirements	7,814,633	7,756,148	7,729,448	8,217,148	8,096,224	8,801,424
Surplus/(Deficiency)	(\$164,833)	\$218,552	\$542,452	\$361,752	\$799,776	\$428,176

[1] The detailed projected revenue sufficiency for the sewer system over the Forecast Period can be found in Exhibit 11.

Debt Service Coverage

Financial indicators are useful tools and metrics that can be used by a utility system to evaluate operational performance, monitor trends, and can provide staff and management with decision-making tools. Many cash flow and liquidity ratios are generally used by bond rating agencies when evaluating a utility for a bond rating. It should be stressed that financial indicators do not tell the whole story when it comes to utility operations and performance but provide specific data points to be used in conjunction with many other factors. When reviewing utility statistics, it is prudent to also consider the age of a utility's assets, the major capital needs of the system, the stability of rate revenues, etc. The section below provides a brief discussion on the appropriate debt service coverage ratios required along with a review of the debt service coverage levels achieved during the Forecast Period.

Debt service coverage is a key financial indicator and a minimum ratio that is typically required as a covenant established with the issuance of utility debt. Most utilities have some form of borrowed money that they are required to repay at an agreed upon interest rate. To ensure that a system can handle the repayment amount with interest and continue to operate normally, a loan issuer will establish a coverage ratio whereby net revenue divided by annual debt service requirements will yield a number higher than 1.00 (usually ranging from 1.15 to 1.25). The minimum annual debt service coverage requirement set forth in the City's Clean Water SRF Loan agreements is 1.15x. As shown on the table below, and detailed on Exhibit 12, under the projected rate increases and the issuance of new debt outlined earlier in this section, the projected debt service coverages exceed the minimum requirement each year of the Forecast Period.

Table 19: Projected Debt Service Coverage

Description [1]	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Net Revenue	\$3,903,215	\$4,506,800	\$5,156,700	\$5,391,100	\$5,634,100	\$5,892,500
Capacity Fees	1,283,400	671,400	671,400	671,400	682,800	718,200
Available for Debt Service	\$5,186,615	\$5,178,200	\$5,828,100	\$6,062,500	\$6,316,900	\$6,610,700
Debt Service Requirement	\$1,561,704	\$1,561,704	\$1,941,204	\$2,435,904	\$2,435,904	\$2,950,904
Coverage Ratio Achieved (Min. Required = 1.15x)	3.32	3.32	3.00	2.49	2.59	2.24

[1] The detailed projected debt service coverage for the utility system over the Forecast Period can be found in Exhibit 12.

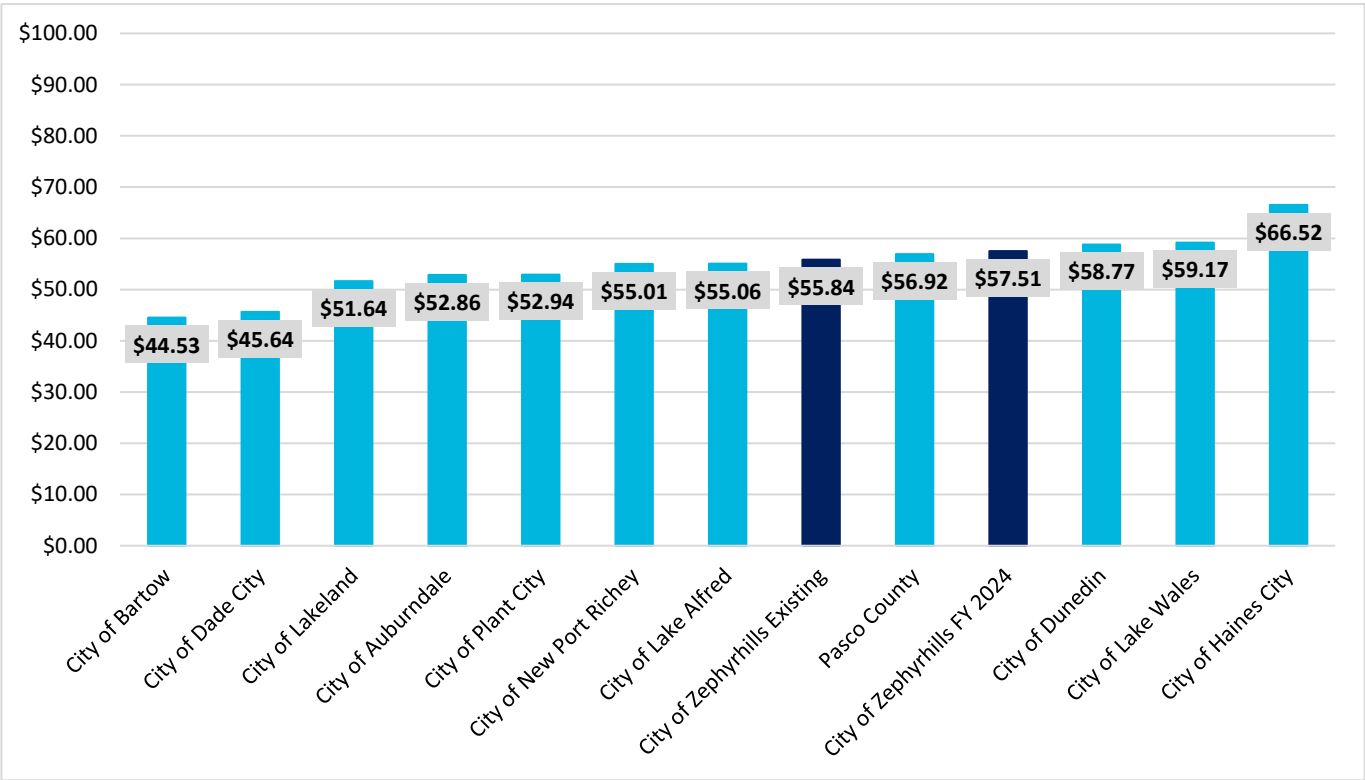
Comparison to Other Local Utilities

A common analysis reviewed by utility providers is how their rates compare to those of other neighboring utilities. The following figure compares the City’s existing and proposed FY 2024 water and sewer bill to that of other local utility providers. When making comparisons of rates between different utilities, several factors may influence the rate levels being charged. These factors include but are not limited to:

- Size of customer base or overall economies of scale with other utility services;
- Level of treatment and effluent disposal methods;
- Plant age, capacity utilization, grant and other outside funding sources;
- General fund and administrative fee transfers to municipal or County governments;
- Bond covenants and funding requirements of the rates; and
- Specific rate structure attributes for each customer class and usage level.

Since the inside City 3/4-inch single family residential customer class represents a majority of the City’s customer base, the comparison below will focus on this class. At 3,000 gallons of consumption, the City’s water and sewer bills for this customer class are slightly above the average of the other local communities’ bill of \$54.46. Under the proposed FY 2024 rates, the customer will see an increase of \$1.67 from \$55.84 to \$57.51.

Figure 1: 3/4-Inch Inside City Single Family Residential Water & Sewer Rate Comparison (3,000 Gallons)



EXHIBITS

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Water Customer Projections

Description	Estimated	Growth	Projected Fiscal Year					
	2022	Scenario	2023	2024	2025	2026	2027	2028
Single Family Residential (Inside City)								
Customer Growth		Normal	290	150	150	150	160	160
ERU Growth			290	150	150	160	160	160
Average Monthly Customers	7,147		7,437	7,587	7,737	7,887	8,047	8,207
Average Monthly ERUs	7,177		7,467	7,617	7,767	7,927	8,087	8,247
Annual Metered Gallons (000s)	253,332		263,570	268,860	274,160	279,810	285,450	291,100
Average Metered per Unit	2.9	Normal	2.9	2.9	2.9	2.9	2.9	2.9
Single Family Residential (Outside City)								
Customer Growth		Normal	120	60	60	60	60	70
ERU Growth			120	60	60	60	60	70
Average Monthly Customers	2,902		3,022	3,082	3,142	3,202	3,262	3,332
Average Monthly ERUs	2,910		3,030	3,090	3,150	3,210	3,270	3,340
Annual Metered Gallons (000s)	99,984		104,110	106,170	108,230	110,290	112,350	114,760
Average Metered per Unit	2.9	Normal	2.9	2.9	2.9	2.9	2.9	2.9
Master Metered Residential (Inside City)								
Customer Growth		No Growth	0	0	0	0	0	0
Unit Growth			0	0	0	0	0	0
Average Monthly Customers	41		41	41	41	41	41	41
Average Monthly Units	1,787		1,787	1,787	1,787	1,787	1,787	1,787
Annual Metered Gallons (000s)	62,399		62,400	62,400	62,400	62,400	62,400	62,400
Average Metered per Unit	2.9	Normal	2.9	2.9	2.9	2.9	2.9	2.9
Master Metered Residential (Outside City)								
Customer Growth		No Growth	0	0	0	0	0	0
Unit Growth			0	0	0	0	0	0
Average Monthly Customers	18		18	18	18	18	18	18
Average Monthly Units	498		498	498	498	498	498	498
Annual Metered Gallons (000s)	12,620		12,620	12,620	12,620	12,620	12,620	12,620
Average Metered per Unit	2.1	Normal	2.1	2.1	2.1	2.1	2.1	2.1
Commercial (Inside City)								
Customer Growth		No Growth	0	0	0	0	0	0
ERU Growth			0	0	0	0	0	0
Average Monthly Customers	811		811	811	811	811	811	811
Average Monthly ERUs	2,002		2,002	2,002	2,002	2,002	2,002	2,002
Annual Metered Gallons (000s)	248,338		248,340	248,340	248,340	248,340	248,340	248,340
Average Metered per Unit	10.3	Normal	10.3	10.3	10.3	10.3	10.3	10.3
Commercial (Outside City)								
Customer Growth		No Growth	0	0	0	0	0	0
ERU Growth			0	0	0	0	0	0
Average Monthly Customers	61		61	61	61	61	61	61
Average Monthly ERUs	159		159	159	159	159	159	159
Annual Metered Gallons (000s)	11,433		11,430	11,430	11,430	11,430	11,430	11,430
Average Metered per Unit	6.0	Normal	6.0	6.0	6.0	6.0	6.0	6.0
Subtotal Inside City Excluding Irrigation								
Customer Growth			290	150	150	150	160	160
Unit Growth			290	150	150	160	160	160
Average Monthly Customers	7,999		8,289	8,439	8,589	8,739	8,899	9,059
Average Monthly Units	10,966		11,256	11,406	11,556	11,716	11,876	12,036
Annual Metered Gallons (000s)	564,069		574,310	579,600	584,900	590,550	596,190	601,840
Average Metered per Unit	4.3		4.3	4.2	4.2	4.2	4.2	4.2

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Water Customer Projections

	Estimated	Growth	Projected Fiscal Year					
Description	2022	Scenario	2023	2024	2025	2026	2027	2028
Subtotal Outside City Excluding Irrigation								
Customer Growth			120	60	60	60	60	70
Unit Growth			120	60	60	60	60	70
Average Monthly Customers	2,981		3,101	3,161	3,221	3,281	3,341	3,411
Average Monthly Units	3,567		3,687	3,747	3,807	3,867	3,927	3,997
Annual Metered Gallons (000s)	124,037		128,160	130,220	132,280	134,340	136,400	138,810
Average Metered per Unit	2.9		2.9	2.9	2.9	2.9	2.9	2.9
Irrigation (Inside City)								
Customer Growth		Normal	70	40	40	40	40	40
ERU Growth			90	50	50	50	50	50
Average Monthly Customers	1,737		1,807	1,847	1,887	1,927	1,967	2,007
Average Monthly ERUs	2,178		2,268	2,318	2,368	2,418	2,468	2,518
Annual Metered Gallons (000s)	131,857		137,310	140,330	143,360	146,390	149,410	152,440
Average Metered per Unit	5.0	Normal	5.0	5.0	5.0	5.0	5.0	5.0
Irrigation (Outside City)								
Customer Growth		No Growth	0	0	0	0	0	0
ERU Growth			0	0	0	0	0	0
Average Monthly Customers	158		158	158	158	158	158	158
Average Monthly ERUs	180		180	180	180	180	180	180
Annual Metered Gallons (000s)	3,268		3,270	3,270	3,270	3,270	3,270	3,270
Average Metered per Unit	1.5	Normal	1.5	1.5	1.5	1.5	1.5	1.5
Total Water System								
Customer Growth			480	250	250	250	260	270
Unit Growth			500	260	260	270	270	280
Average Monthly Customers	12,875		13,355	13,605	13,855	14,105	14,365	14,635
Average Monthly Units	16,891		17,391	17,651	17,911	18,181	18,451	18,731
Annual Metered Gallons (000s)	823,231		843,050	853,420	863,810	874,550	885,270	896,360
Average Metered per Unit	4.1		4.0	4.0	4.0	4.0	4.0	4.0
Water Production								
Annual Water Production Gallons (000s)	880,347		902,000	913,000	924,000	935,000	947,000	959,000
Millions of Gallons per day (MGD)	2.412		2.471	2.501	2.532	2.562	2.595	2.627
Unbilled Annual Gallons (000s)	57,116		58,950	59,580	60,190	60,450	61,730	62,640
Unbilled Water Percentage	6.49%	Normal	6.49%	6.49%	6.49%	6.49%	6.49%	6.49%

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Sewer Customer Projections

Description	Estimated	Growth	Projected Fiscal Year					
	2022	Scenario	2023	2024	2025	2026	2027	2028
Single Family Residential (Inside City)								
Customer Growth		Normal	280	150	150	150	150	160
ERU Growth			280	150	150	150	150	160
Average Monthly Customers	6,991		7,271	7,421	7,571	7,721	7,871	8,031
Average Monthly ERUs	6,999		7,279	7,429	7,579	7,729	7,879	8,039
Annual Metered Gallons (000s)	246,574		256,440	261,720	267,010	272,290	277,580	283,210
Average Metered per Unit	2.9	Normal	2.9	2.9	2.9	2.9	2.9	2.9
Single Family Residential (Outside City)								
Customer Growth		Normal	60	30	30	30	30	30
ERU Growth			60	30	30	30	30	30
Average Monthly Customers	1,450		1,510	1,540	1,570	1,600	1,630	1,660
Average Monthly ERUs	1,454		1,514	1,544	1,574	1,604	1,634	1,664
Annual Metered Gallons (000s)	39,877		41,520	42,350	43,170	43,990	44,810	45,640
Average Metered per Unit	2.3	Normal	2.3	2.3	2.3	2.3	2.3	2.3
Master Metered Residential (Inside City)								
Customer Growth		No Growth	0	0	0	0	0	0
Unit Growth			0	0	0	0	0	0
Average Monthly Customers	40		40	40	40	40	40	40
Average Monthly Units	1,964		1,964	1,964	1,964	1,964	1,964	1,964
Annual Metered Gallons (000s)	71,352		71,350	71,350	71,350	71,350	71,350	71,350
Average Metered per Unit	3.0	Normal	3.0	3.0	3.0	3.0	3.0	3.0
Master Metered Residential (Outside City)								
Customer Growth		No Growth	0	0	0	0	0	0
Unit Growth			0	0	0	0	0	0
Average Monthly Customers	3		3	3	3	3	3	3
Average Monthly Units	95		95	95	95	95	95	95
Annual Metered Gallons (000s)	1,580		1,580	1,580	1,580	1,580	1,580	1,580
Average Metered per Unit	1.4	Normal	1.4	1.4	1.4	1.4	1.4	1.4
RV Park (Outside City)								
Customer Growth		No Growth	0	0	0	0	0	0
Unit Growth			0	0	0	0	0	0
Average Monthly Customers	1		1	1	1	1	1	1
Average Monthly Units	358		358	358	358	358	358	358
Annual Metered Gallons (000s)	8,560		8,560	8,560	8,560	8,560	8,560	8,560
Average Metered per Unit	2.0	Normal	2.0	2.0	2.0	2.0	2.0	2.0
Commercial (Inside City)								
Customer Growth		No Growth	0	0	0	0	0	0
ERU Growth			0	0	0	0	0	0
Average Monthly Customers	754		754	754	754	754	754	754
Average Monthly ERUs	1,823		1,823	1,823	1,823	1,823	1,823	1,823
Annual Metered Gallons (000s)	222,316		222,320	222,320	222,320	222,320	222,320	222,320
Average Metered per Unit	10.2	Normal	10.2	10.2	10.2	10.2	10.2	10.2
Commercial (Outside City)								
Customer Growth		No Growth	0	0	0	0	0	0
ERU Growth			0	0	0	0	0	0
Average Monthly Customers	20		20	20	20	20	20	20
Average Monthly ERUs	61		61	61	61	61	61	61
Annual Metered Gallons (000s)	7,086		7,090	7,090	7,090	7,090	7,090	7,090
Average Metered per Unit	9.7	Normal	9.7	9.7	9.7	9.7	9.7	9.7

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Sewer Customer Projections

	Estimated	Growth	Projected Fiscal Year					
Description	2022	Scenario	2023	2024	2025	2026	2027	2028
Subtotal Inside City								
Customer Growth			280	150	150	150	150	160
Unit Growth			280	150	150	150	150	160
Average Monthly Customers	7,785		8,065	8,215	8,365	8,515	8,665	8,825
Average Monthly Units	10,786		11,066	11,216	11,366	11,516	11,666	11,826
Annual Metered Gallons (000s)	540,242		550,110	555,390	560,680	565,960	571,250	576,880
Average Metered per Unit	4.2		4.1	4.1	4.1	4.1	4.1	4.1
Subtotal Outside City								
Customer Growth			60	30	30	30	30	30
Unit Growth			60	30	30	30	30	30
Average Monthly Customers	1,474		1,534	1,564	1,594	1,624	1,654	1,684
Average Monthly Units	1,968		2,028	2,058	2,088	2,118	2,148	2,178
Annual Metered Gallons (000s)	57,103		58,750	59,580	60,400	61,220	62,040	62,870
Average Metered per Unit	2.4		2.4	2.4	2.4	2.4	2.4	2.4
Total Sewer System								
Customer Growth			340	180	180	180	180	190
Unit Growth			340	180	180	180	180	190
Average Monthly Customers	9,259		9,599	9,779	9,959	10,139	10,319	10,509
Average Monthly Units	12,754		13,094	13,274	13,454	13,634	13,814	14,004
Annual Metered Gallons (000s)	597,345		608,860	614,970	621,080	627,180	633,290	639,750
Average Metered per Unit	3.9		3.9	3.9	3.8	3.8	3.8	3.8
Annual Treated Gallons at WRF (000s)	611,740		623,530	629,790	636,050	642,300	648,560	655,180
Million Gallons per Day	1.676		1.708	1.725	1.743	1.760	1.777	1.795

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Projected Water Revenue from Existing Rates

Description	Estimated	Projected Fiscal Year					
	2022	2023	2024	2025	2026	2027	2028
Base Charge Revenue							
Single Family - Inside City	\$490,900	\$510,700	\$521,000	\$531,300	\$542,200	\$553,200	\$564,100
Single Family - Outside City	249,000	259,200	264,400	269,500	274,600	279,800	285,800
Master Metered - Inside City	91,800	91,800	91,800	91,800	91,800	91,800	91,800
Master Metered - Outside City	32,000	32,000	32,000	32,000	32,000	32,000	32,000
Commercial - Inside City	136,900	136,900	136,900	136,900	136,900	136,900	136,900
Commercial - Outside City	13,600	13,600	13,600	13,600	13,600	13,600	13,600
Irrigation - Inside City	149,000	155,100	158,600	162,000	165,400	168,800	172,200
Irrigation - Outside City	15,400	15,400	15,400	15,400	15,400	15,400	15,400
Total Base Charge Revenue	\$1,178,600	\$1,214,700	\$1,233,700	\$1,252,500	\$1,271,900	\$1,291,500	\$1,311,800
Volumetric Revenue							
Block 1							
Single Family - Inside City	\$561,300	\$584,000	\$595,800	\$607,500	\$620,000	\$632,500	\$645,000
Single Family - Outside City	264,300	275,200	280,700	286,100	291,500	296,900	303,300
Master Metered - Inside City	159,100	159,100	159,100	159,100	159,100	159,100	159,100
Master Metered - Outside City	40,300	40,300	40,300	40,300	40,300	40,300	40,300
Commercial - Inside City	715,200	715,200	715,200	715,200	715,200	715,200	715,200
Commercial - Outside City	41,200	41,100	41,100	41,100	41,100	41,100	41,100
Irrigation - Inside City	522,300	543,900	555,900	567,900	580,000	591,900	604,000
Irrigation - Outside City	20,100	20,200	20,200	20,200	20,200	20,200	20,200
Total Block 1	\$2,323,800	\$2,379,000	\$2,408,300	\$2,437,400	\$2,467,400	\$2,497,200	\$2,528,200
Block 2							
Single Family - Inside City	\$102,700	\$106,800	\$109,000	\$111,100	\$113,400	\$115,700	\$118,000
Single Family - Outside City	58,300	60,800	62,000	63,200	64,400	65,600	67,000
Master Metered - Inside City	0	0	0	0	0	0	0
Master Metered - Outside City	0	0	0	0	0	0	0
Commercial - Inside City	0	0	0	0	0	0	0
Commercial - Outside City	0	0	0	0	0	0	0
Irrigation - Inside City	69,000	71,800	73,400	75,000	76,600	78,200	79,800
Irrigation - Outside City	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Total Block 2	\$231,200	\$240,600	\$245,600	\$250,500	\$255,600	\$260,700	\$266,000
Block 3							
Single Family - Inside City	\$22,400	\$23,300	\$23,800	\$24,300	\$24,800	\$25,300	\$25,800
Single Family - Outside City	18,900	19,700	20,100	20,500	20,900	21,300	21,800
Master Metered - Inside City	0	0	0	0	0	0	0
Master Metered - Outside City	0	0	0	0	0	0	0
Commercial - Inside City	0	0	0	0	0	0	0
Commercial - Outside City	0	0	0	0	0	0	0
Irrigation - Inside City	303,900	316,400	323,300	330,300	337,200	344,200	351,100
Irrigation - Outside City	2,900	2,800	2,800	2,800	2,800	2,800	2,800
Total Block 3	\$348,100	\$362,200	\$370,000	\$377,900	\$385,700	\$393,600	\$401,500
Block 4							
Single Family - Inside City	\$9,200	\$9,500	\$9,700	\$9,800	\$10,100	\$10,300	\$10,500
Single Family - Outside City	10,000	10,400	10,600	10,800	11,000	11,200	11,400
Master Metered - Inside City	0	0	0	0	0	0	0
Master Metered - Outside City	0	0	0	0	0	0	0
Commercial - Inside City	0	0	0	0	0	0	0
Commercial - Outside City	0	0	0	0	0	0	0
Irrigation - Inside City	0	0	0	0	0	0	0
Irrigation - Outside City	0	0	0	0	0	0	0
Total Block 4	\$19,200	\$19,900	\$20,300	\$20,600	\$21,100	\$21,500	\$21,900

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Projected Water Revenue from Existing Rates

Description	Estimated	Projected Fiscal Year					
	2022	2023	2024	2025	2026	2027	2028
Block 5							
Single Family - Inside City	\$14,000	\$14,500	\$14,900	\$15,200	\$15,500	\$15,800	\$16,200
Single Family - Outside City	16,800	17,500	17,900	18,300	18,700	19,100	19,500
Master Metered - Inside City	0	0	0	0	0	0	0
Master Metered - Outside City	0	0	0	0	0	0	0
Commercial - Inside City	0	0	0	0	0	0	0
Commercial - Outside City	0	0	0	0	0	0	0
Irrigation - Inside City	0	0	0	0	0	0	0
Irrigation - Outside City	0	0	0	0	0	0	0
Total Block 5	\$30,800	\$32,000	\$32,800	\$33,500	\$34,200	\$34,900	\$35,700
Total Volumetric Revenue by Class							
Single Family - Inside City	\$709,600	\$738,100	\$753,200	\$767,900	\$783,800	\$799,600	\$815,500
Single Family - Outside City	368,300	383,600	391,300	398,900	406,500	414,100	423,000
Master Metered - Inside City	159,100	159,100	159,100	159,100	159,100	159,100	159,100
Master Metered - Outside City	40,300	40,300	40,300	40,300	40,300	40,300	40,300
Commercial - Inside City	715,200	715,200	715,200	715,200	715,200	715,200	715,200
Commercial - Outside City	41,200	41,100	41,100	41,100	41,100	41,100	41,100
Irrigation - Inside City	895,200	932,100	952,600	973,200	993,800	1,014,300	1,034,900
Irrigation - Outside City	24,200	24,200	24,200	24,200	24,200	24,200	24,200
Total Volumetric Revenue	\$2,953,100	\$3,033,700	\$3,077,000	\$3,119,900	\$3,164,000	\$3,207,900	\$3,253,300
Total Water Revenue by Class							
Single Family - Inside City	\$1,200,500	\$1,248,800	\$1,274,200	\$1,299,200	\$1,326,000	\$1,352,800	\$1,379,600
Single Family - Outside City	617,300	642,800	655,700	668,400	681,100	693,900	708,800
Master Metered - Inside City	250,900	250,900	250,900	250,900	250,900	250,900	250,900
Master Metered - Outside City	72,300	72,300	72,300	72,300	72,300	72,300	72,300
Commercial - Inside City	852,100	852,100	852,100	852,100	852,100	852,100	852,100
Commercial - Outside City	54,800	54,700	54,700	54,700	54,700	54,700	54,700
Irrigation - Inside City	1,044,200	1,087,200	1,111,200	1,135,200	1,159,200	1,183,100	1,207,100
Irrigation - Outside City	39,600	39,600	39,600	39,600	39,600	39,600	39,600
Total Water Revenue	\$4,131,700	\$4,248,400	\$4,310,700	\$4,372,400	\$4,435,900	\$4,499,400	\$4,565,100

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Projected Sewer Revenue from Existing Rates

Description	Estimated	Projected Fiscal Year					
	2022	2023	2024	2025	2026	2027	2028
Base Charge Revenue							
Single Family - Inside City	\$1,852,800	\$1,926,900	\$1,966,600	\$2,006,300	\$2,046,000	\$2,085,700	\$2,128,100
Single Family - Outside City	481,200	501,100	511,000	520,900	530,900	540,800	550,700
Master Metered - Inside City	390,100	390,100	390,100	390,100	390,100	390,100	390,100
Master Metered - Outside City	23,600	23,600	23,600	23,600	23,600	23,600	23,600
RV Park - Outside City	59,200	59,200	59,200	59,200	59,200	59,200	59,200
Commercial - Inside City	482,600	482,600	482,600	482,600	482,600	482,600	482,600
Commercial - Outside City	20,200	20,200	20,200	20,200	20,200	20,200	20,200
Total Base Charge Revenue	\$3,309,700	\$3,403,700	\$3,453,300	\$3,502,900	\$3,552,600	\$3,602,200	\$3,654,500
Volumetric Revenue							
Block 1							
Single Family - Inside City	\$1,679,200	\$1,746,400	\$1,782,300	\$1,818,300	\$1,854,300	\$1,890,300	\$1,928,700
Single Family - Outside City	339,400	353,300	360,400	367,400	374,400	381,300	388,400
Master Metered - Inside City	485,900	485,900	485,900	485,900	485,900	485,900	485,900
Master Metered - Outside City	13,400	13,400	13,400	13,400	13,400	13,400	13,400
RV Park - Outside City	72,800	72,800	72,800	72,800	72,800	72,800	72,800
Commercial - Inside City	1,514,000	1,514,000	1,514,000	1,514,000	1,514,000	1,514,000	1,514,000
Commercial - Outside City	60,300	60,300	60,300	60,300	60,300	60,300	60,300
Total Block 1	\$4,165,000	\$4,246,100	\$4,289,100	\$4,332,100	\$4,375,100	\$4,418,000	\$4,463,500
Total Volumetric Revenue by Class							
Single Family - Inside City	\$1,679,200	\$1,746,400	\$1,782,300	\$1,818,300	\$1,854,300	\$1,890,300	\$1,928,700
Single Family - Outside City	339,400	353,300	360,400	367,400	374,400	381,300	388,400
Master Metered - Inside City	485,900	485,900	485,900	485,900	485,900	485,900	485,900
Master Metered - Outside City	13,400	13,400	13,400	13,400	13,400	13,400	13,400
RV Park - Outside City	72,800	72,800	72,800	72,800	72,800	72,800	72,800
Commercial - Inside City	1,514,000	1,514,000	1,514,000	1,514,000	1,514,000	1,514,000	1,514,000
Commercial - Outside City	60,300	60,300	60,300	60,300	60,300	60,300	60,300
Total Volumetric Revenue	\$4,165,000	\$4,246,100	\$4,289,100	\$4,332,100	\$4,375,100	\$4,418,000	\$4,463,500
Total Sewer Revenue by Class							
Single Family - Inside City	\$3,532,000	\$3,673,300	\$3,748,900	\$3,824,600	\$3,900,300	\$3,976,000	\$4,056,800
Single Family - Outside City	820,600	854,400	871,400	888,300	905,300	922,100	939,100
Master Metered - Inside City	876,000	876,000	876,000	876,000	876,000	876,000	876,000
Master Metered - Outside City	37,000	37,000	37,000	37,000	37,000	37,000	37,000
RV Park - Outside City	132,000	132,000	132,000	132,000	132,000	132,000	132,000
Commercial - Inside City	1,996,600	1,996,600	1,996,600	1,996,600	1,996,600	1,996,600	1,996,600
Commercial - Outside City	80,500	80,500	80,500	80,500	80,500	80,500	80,500
Total Sewer Revenue	\$7,474,700	\$7,649,800	\$7,742,400	\$7,835,000	\$7,927,700	\$8,020,200	\$8,118,000

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Miscellaneous Revenue Projections

Description	Actual		Budgeted FY		Adjustments	Adjusted FY	Escalation	Projected FY						% Allocated To Water
	2020	2021	2022	2023		2023		2024	2025	2026	2027	2028	2029	
Water Meter Installation	\$244,368	\$419,918	\$0	\$0	\$0	\$0	Constant	\$0	\$0	\$0	\$0	\$0	\$0	100.0%
Water Connection Fees	0	0	0	0	0	0	Constant	0	0	0	0	0	0	100.0%
Water Extension Charges	0	0	0	0	0	0	Constant	0	0	0	0	0	0	100.0%
Sewer Connection Fees	0	0	0	0	0	0	Constant	0	0	0	0	0	0	0.0%
Sewer Extension Charges	0	0	0	0	0	0	Constant	0	0	0	0	0	0	0.0%
Reclaimed Water Charges	0	0	0	0	20,215	20,215	Constant	20,200	20,200	20,200	20,200	20,200	20,200	0.0%
Outside Services	0	0	0	0	0	0	Constant	0	0	0	0	0	0	50.0%
Interest Income Utility	27,991	9,459	20,000	10,000	0	10,000	Constant	10,000	10,000	10,000	10,000	10,000	10,000	36.0%
Interest Income Wa Conn	0	0	0	0	0	0	Constant	0	0	0	0	0	0	100.0%
Interest Income Sewer Conn	0	0	0	0	0	0	Constant	0	0	0	0	0	0	0.0%
Gain (Loss) On Fixed Assets	14,902	6,615	0	0	0	0	Constant	0	0	0	0	0	0	50.0%
Surplus Property Sales	10,530	12,871	10,000	10,000	(10,000)	0	Constant	0	0	0	0	0	0	50.0%
SCRAP Sales - Utility	5,957	4,462	6,000	6,000	0	6,000	Constant	6,000	6,000	6,000	6,000	6,000	6,000	50.0%
Contributions Fr Priv Sources	0	0	0	0	0	0	Constant	0	0	0	0	0	0	50.0%
Gain (Loss) Sale Of Investment	0	0	0	0	0	0	Constant	0	0	0	0	0	0	50.0%
Miscellaneous Revenue	193,015	63,168	57,000	57,000	0	57,000	Constant	57,000	57,000	57,000	57,000	57,000	57,000	36.0%
State Revolving Fund Proceeds	0	0	314,563	1,224,530	(1,224,530)	0	Constant	0	0	0	0	0	0	50.0%
Nestle Waters Settlement Agmt.	2,132,578	138,000	130,000	0	0	0	Constant	0	0	0	0	0	0	0.0%
Federal-Other Physical Env.	2,620,067	0	4,000,000	0	0	0	Constant	0	0	0	0	0	0	50.0%
Total	\$5,249,408	\$654,493	\$4,537,563	\$1,307,530	(\$1,214,315)	\$93,215		\$93,200	\$93,200	\$93,200	\$93,200	\$93,200	\$93,200	

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Operating Budget

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Adjustments	FY 2023	Allocation Percentage			FY 2023 Allocation Amount	
	Actual	Actual	Actual	Amended Budget	Budget Amount		Adjusted	Method	Water	Sewer	Water	Sewer
Utility Administration												
Personnel Services												
Salaries	\$125,838	\$136,084	\$135,501	\$137,666	\$148,682	\$0	\$148,682	Personnel	45.0%	55.0%	\$66,900	\$81,800
Fica Taxes	7,235	7,207	7,443	8,535	9,218	0	9,218	Personnel	45.0%	55.0%	4,100	5,100
Medicare Taxes	1,692	1,685	1,741	1,996	2,156	0	2,156	Personnel	45.0%	55.0%	1,000	1,200
Retirement Contributions	33,832	37,384	43,282	31,255	36,504	0	36,504	Personnel	45.0%	55.0%	16,400	20,100
Group Health	29,630	31,021	32,652	32,966	33,956	0	33,956	Personnel	45.0%	55.0%	15,300	18,700
Worker's Compensation	0	0	0	7,838	2,415	0	2,415	Personnel	45.0%	55.0%	1,100	1,300
E10 Sub Totals:	\$198,227	\$213,381	\$220,619	\$220,256	\$232,931	\$0	\$232,931				\$104,800	\$128,200
Operating Expenditures												
Professional Services	\$12,569	\$38,289	\$73,904	\$132,431	\$75,000	\$0	\$75,000	Personnel	45.0%	55.0%	\$33,800	\$41,300
Pro. Svcs. - Software & Support	0	0	46,660	90,140	104,339	0	104,339	Personnel	45.0%	55.0%	47,000	57,400
Contractual Services	1,974	1,409	25,078	127,474	120,000	0	120,000	Personnel	45.0%	55.0%	54,000	66,000
Telephone	646	658	690	1,000	1,000	0	1,000	Personnel	45.0%	55.0%	500	600
Freight and Postage Services	152	90	71	200	200	0	200	Personnel	45.0%	55.0%	100	100
Copy Machine Leases	1,200	1,200	1,278	1,200	1,400	0	1,400	Personnel	45.0%	55.0%	600	800
Property and Casualty Insurance	0	0	0	0	19,654	0	19,654	Personnel	45.0%	55.0%	8,800	10,800
Repair & Maint Vehicles	394	281	280	500	500	0	500	Personnel	45.0%	55.0%	200	300
Office Supplies	68	365	489	700	700	0	700	Personnel	45.0%	55.0%	300	400
Operating Supplies	128	857	484	1,000	1,000	0	1,000	Personnel	45.0%	55.0%	500	600
Gas & Oil	1,160	32,034	222	500	500	0	500	Personnel	45.0%	55.0%	200	300
Memberships/Dues	978	523	715	1,000	1,000	0	1,000	Personnel	45.0%	55.0%	500	600
Training	7,101	2,271	2,017	5,000	5,000	0	5,000	Personnel	45.0%	55.0%	2,300	2,800
Depreciation Expense	4,277	4,270	2,135	0	0	0	0	Personnel	45.0%	55.0%	0	0
E20 Sub Totals:	\$30,647	\$82,247	\$154,023	\$361,145	\$330,293	\$0	\$330,293				\$148,800	\$182,000
Capital Outlay												
Machinery and Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Personnel	45.0%	55.0%	\$0	\$0
E40 Sub Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0	\$0
Debt Service												
Loan Principal/Int Wwtp	\$215,437	\$195,322	\$174,778	\$1,317,076	\$1,427,352	(\$1,427,352)	\$0	Personnel	45.0%	55.0%	\$0	\$0
Loan Suntrust Bond Refinance	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
Loan Wwtp Expan/Upgde	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
BB&T Fathom Loan	54,283	98,510	84,816	737,915	737,915	(737,915)	0	Personnel	45.0%	55.0%	0	0
Defer Bond Issue Cost/Loss	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
Bond Issuance Cost	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
E50 Sub Totals:	\$269,720	\$293,832	\$259,594	\$2,054,991	\$2,165,267	(\$2,165,267)	\$0				\$0	\$0
Transfers												
Administrative Transfer Gf	\$1,001,200	\$1,037,026	\$1,237,898	\$1,372,755	\$1,203,481	\$0	\$1,203,481	Revenue	36.0%	64.0%	\$433,300	\$770,200
Admin Transfer-GF Special	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
Adminstrative Transfer Af	176,850	176,850	176,850	234,850	234,850	0	234,850	Equal	50.0%	50.0%	117,400	117,400
Trf To Water Reuse Reserve	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
Trf To Wa/Sw Connection Fees	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
PILOT	216,000	0	0	0	0	0	0	Revenue	36.0%	64.0%	0	0
E70 Sub Totals:	\$1,394,050	\$1,213,876	\$1,414,748	\$1,607,605	\$1,438,331	\$0	\$1,438,331				\$550,700	\$887,600
Reserves & Non-Operating Exp												
Undesigned Wwtp Loan Proc	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Equal	50.0%	50.0%	\$0	\$0
Contingency	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
Reserve for Grant Match	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
Reserve Accumulated Hours	0	0	0	0	0	0	0	Personnel	45.0%	55.0%	0	0
Reserve for CBF	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
Reserve-Water Reuse	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
Reserve-Water Connection Fees	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
Reserve-Sewer Connection Fees	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
Reserve-Other Restricted Funds	0	0	0	0	0	0	0	Equal	50.0%	50.0%	0	0
E90 Sub Totals:	\$0	\$0	\$0	\$0	\$0	\$0	\$0				\$0	\$0

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Operating Budget

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Adjustments	FY 2023	Allocation Percentage			FY 2023 Allocation Amount	
	Actual	Actual	Actual	Amended Budget	Budget Amount		Adjusted	Method	Water	Sewer	Water	Sewer
Dept 3000 Sub Totals:	\$1,892,644	\$1,803,336	\$2,048,984	\$4,243,997	\$4,166,822	(\$2,165,267)	\$2,001,555				\$804,300	\$1,197,800
Utility Billing												
Personnel Services												
Salaries	\$128,358	\$158,394	\$169,954	\$193,655	\$186,131	\$0	\$186,131	Accounts	58.0%	42.0%	\$108,000	\$78,200
Overtime	405	306	321	500	500	0	500	Accounts	58.0%	42.0%	300	200
Fica Taxes	7,440	8,906	9,427	12,007	11,540	0	11,540	Accounts	58.0%	42.0%	6,700	4,800
Medicare Taxes	1,740	2,083	2,205	2,808	2,699	0	2,699	Accounts	58.0%	42.0%	1,600	1,100
Retirement Contributions	10,224	13,963	17,267	20,954	21,931	0	21,931	Accounts	58.0%	42.0%	12,700	9,200
Group Health	20,721	34,455	48,656	54,444	44,335	0	44,335	Accounts	58.0%	42.0%	25,700	18,600
Worker's Compensation	0	0	0	668	313	0	313	Accounts	58.0%	42.0%	200	100
E10 Sub Totals:	\$168,888	\$218,107	\$247,830	\$285,036	\$267,449	\$0	\$267,449				\$155,200	\$112,200
Operating Expenditures												
Medical Services	\$65	\$65	\$1,158	\$150	\$300	\$0	\$300	Accounts	58.0%	42.0%	\$200	\$100
Professional Services	5,381	8,081	0	0	10,000	0	10,000	Accounts	58.0%	42.0%	5,800	4,200
Contractual Services	651,758	1,008,762	758,883	750,000	650,000	0	650,000	Accounts	58.0%	42.0%	377,000	273,000
Processing Fees Credit Cards	120,820	108,658	116,622	130,000	135,000	0	135,000	Accounts	58.0%	42.0%	78,300	56,700
Telephone	760	1,708	1,152	1,500	2,500	0	2,500	Accounts	58.0%	42.0%	1,500	1,100
Freight and Postage Services	65	469	847	1,100	90,000	0	90,000	Accounts	58.0%	42.0%	52,200	37,800
Property and Casualty Insurance	0	0	0	0	10,993	0	10,993	Accounts	58.0%	42.0%	6,400	4,600
Copy Machine Leases	1,163	1,392	1,294	1,400	1,320	0	1,320	Accounts	58.0%	42.0%	800	600
Office Supplies	1,842	1,640	600	800	600	0	600	Accounts	58.0%	42.0%	300	300
Operating Supplies	786	654	392	600	600	0	600	Accounts	58.0%	42.0%	300	300
Software	0	0	0	100,000	0	0	0	Accounts	58.0%	42.0%	0	0
Training	0	0	0	1,700	3,000	0	3,000	Accounts	58.0%	42.0%	1,700	1,300
E20 Sub Totals:	\$782,640	\$1,131,429	\$880,948	\$987,250	\$904,313	\$0	\$904,313				\$524,500	\$380,000
Capital Outlay												
Machinery and Equipment	\$0	\$2,419	\$5,174	\$3,000	\$200,000	(\$200,000)	\$0	Accounts	58.0%	42.0%	\$0	\$0
E40 Sub Totals:	\$0	\$2,419	\$5,174	\$3,000	\$200,000	(\$200,000)	\$0				\$0	\$0
Dept 1300 Sub Totals:	\$951,528	\$1,351,955	\$1,133,952	\$1,275,286	\$1,371,762	(\$200,000)	\$1,171,762				\$679,700	\$492,200
Water												
Personnel Services												
Salaries	\$393,969	\$431,249	\$437,549	\$550,917	\$591,299	\$0	\$591,299	Water	100.0%	0.0%	\$591,300	\$0
Overtime	31,648	29,405	34,553	30,000	30,000	0	30,000	Water	100.0%	0.0%	30,000	0
Fica Taxes	26,216	26,727	27,857	34,157	36,661	0	36,661	Water	100.0%	0.0%	36,700	0
Medicare Taxes	6,131	6,251	6,515	7,988	8,574	0	8,574	Water	100.0%	0.0%	8,600	0
Retirement Contributions	138,719	152,963	194,349	58,853	68,791	0	68,791	Water	100.0%	0.0%	68,800	0
Group Health	170,701	190,975	215,464	250,154	232,217	0	232,217	Water	100.0%	0.0%	232,200	0
Worker's Compensation	0	0	0	19,792	20,677	0	20,677	Water	100.0%	0.0%	20,700	0
E10 Sub Totals:	\$767,384	\$837,570	\$916,287	\$951,861	\$988,219	\$0	\$988,219				\$988,300	\$0
Operating Expenditures												
Medical Services	\$262	\$88	\$332	\$200	\$200	\$0	\$200	Water	100.0%	0.0%	\$200	\$0
Laboratory Analysis	7,745	11,905	8,178	10,000	50,000	0	50,000	Water	100.0%	0.0%	50,000	0
Professional Services	69,241	114,906	89,321	165,088	150,000	0	150,000	Water	100.0%	0.0%	150,000	0
Contractual Services	48,162	8,676	52,468	60,000	95,000	0	95,000	Water	100.0%	0.0%	95,000	0
Water Tank Maintenance	22,590	22,590	23,832	30,000	40,000	0	40,000	Water	100.0%	0.0%	40,000	0
Property Tax	0	73	78	0	200	0	200	Water	100.0%	0.0%	200	0
Telephone	11,853	14,239	15,104	20,000	25,000	0	25,000	Water	100.0%	0.0%	25,000	0
Freight and Postage Services	124	158	71	500	500	0	500	Water	100.0%	0.0%	500	0
Electricity	115,407	110,206	118,810	140,000	140,000	0	140,000	Water	100.0%	0.0%	140,000	0
Water & Sewer Expense	152	2,405	1,845	200	200	0	200	Water	100.0%	0.0%	200	0
Refuse Removal	73	0	0	0	0	0	0	Water	100.0%	0.0%	0	0
Leases & Rentals	0	0	0	1,000	1,000	0	1,000	Water	100.0%	0.0%	1,000	0
Copy Machine Leases	269	518	385	500	500	0	500	Water	100.0%	0.0%	500	0
Property and Casualty Insurance	0	0	0	0	40,176	0	40,176	Water	100.0%	0.0%	40,200	0
Repair & Maint-Buildings	7,753	5,971	1,945	4,000	4,000	0	4,000	Water	100.0%	0.0%	4,000	0
Repair & Maint-Equipment	22,303	20,220	5,692	39,761	45,000	0	45,000	Water	100.0%	0.0%	45,000	0
Repair & Maint Vehicles	6,853	15,910	13,190	14,000	18,000	0	18,000	Water	100.0%	0.0%	18,000	0

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Operating Budget

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Adjustments	FY 2023	Allocation Percentage			FY 2023 Allocation Amount	
	Actual	Actual	Actual	Amended Budget	Budget Amount		Adjusted	Method	Water	Sewer	Water	Sewer
Repair & Maint-Water Lines	0	0	0	0	150,000	0	150,000	Water	100.0%	0.0%	150,000	0
Licenses and Permits	103,136	100	450	1,000	2,000	0	2,000	Water	100.0%	0.0%	2,000	0
Office Supplies	441	134	1,640	3,040	3,000	0	3,000	Water	100.0%	0.0%	3,000	0
Operating Supplies	17,652	29,531	34,008	35,000	48,000	0	48,000	Water	100.0%	0.0%	48,000	0
Uniforms	3,725	2,434	2,944	4,000	4,000	0	4,000	Water	100.0%	0.0%	4,000	0
Tools, Small Equipment	4,645	9,438	5,490	8,000	8,000	0	8,000	Water	100.0%	0.0%	8,000	0
Chemicals & Chlorine Gas	20,890	18,262	16,340	20,000	25,000	0	25,000	Water	100.0%	0.0%	25,000	0
Gas & Oil	21,004	22,047	29,498	25,000	35,000	0	35,000	Water	100.0%	0.0%	35,000	0
Memberships/Dues	1,095	1,650	1,695	2,000	2,000	0	2,000	Water	100.0%	0.0%	2,000	0
Training	8,456	6,275	4,071	12,000	15,000	0	15,000	Water	100.0%	0.0%	15,000	0
E20 Sub Totals:	\$493,831	\$417,736	\$427,387	\$595,289	\$901,776	\$0	\$901,776				\$901,800	\$0
Capital Outlay												
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Water	100.0%	0.0%	\$0	\$0
Buildings/Bldg Improvements	0	0	0	350,000	3,000,000	(3,000,000)	0	Water	100.0%	0.0%	0	0
Infrastructure	732,108	183,873	486,147	4,245,149	2,270,000	(2,270,000)	0	Water	100.0%	0.0%	0	0
Machinery and Equipment	78,223	220,136	91,339	133,414	235,000	(235,000)	0	Water	100.0%	0.0%	0	0
Inventory Purchases	200,936	292,443	377,488	354,618	500,000	(500,000)	0	Water	100.0%	0.0%	0	0
E40 Sub Totals:	\$1,011,267	\$696,452	\$954,974	\$5,083,181	\$6,005,000	(\$6,005,000)	\$0				\$0	\$0
Dept 3300 Sub Totals:	\$2,272,482	\$1,951,758	\$2,298,648	\$6,630,331	\$7,894,995	(\$6,005,000)	\$1,889,995				\$1,890,100	\$0
Wastewater												
Personnel Services												
Salaries	\$566,071	\$537,179	\$504,492	\$681,490	\$719,025	\$0	\$719,025	Sewer	0.0%	100.0%	\$0	\$719,000
Overtime	57,606	58,785	80,069	50,000	50,000	0	50,000	Sewer	0.0%	100.0%	0	50,000
Fica Taxes	36,068	32,941	32,597	42,252	44,580	0	44,580	Sewer	0.0%	100.0%	0	44,600
Medicare Taxes	8,435	7,704	7,623	9,882	10,426	0	10,426	Sewer	0.0%	100.0%	0	10,400
Retirement Contributions	150,363	165,681	200,546	64,668	77,458	0	77,458	Sewer	0.0%	100.0%	0	77,500
Group Health	154,229	147,495	170,604	192,878	170,693	0	170,693	Sewer	0.0%	100.0%	0	170,700
Worker's Compensation	0	0	0	35,054	17,445	0	17,445	Sewer	0.0%	100.0%	0	17,400
E10 Sub Totals:	\$972,772	\$949,785	\$995,931	\$1,076,224	\$1,089,627	\$0	\$1,089,627				\$0	\$1,089,600
Operating Expenditures												
Medical Services	\$466	\$239	\$1,899	\$500	\$500	\$0	\$500	Sewer	0.0%	100.0%	\$0	\$500
Professional Services	8,555	15,700	18,425	535,000	500,000	0	500,000	Sewer	0.0%	100.0%	0	500,000
Contractual Services	1,061	462	126	500	500	0	500	Sewer	0.0%	100.0%	0	500
Contractual Hauling	80,968	92,504	85,659	85,000	95,000	0	95,000	Sewer	0.0%	100.0%	0	95,000
Property Tax	127	34	86	0	50	0	50	Sewer	0.0%	100.0%	0	100
Telephone	8,746	11,546	11,391	10,000	12,000	0	12,000	Sewer	0.0%	100.0%	0	12,000
Freight and Postage Services	211	396	335	500	500	0	500	Sewer	0.0%	100.0%	0	500
Electricity	361,004	336,933	348,839	300,000	400,000	0	400,000	Sewer	0.0%	100.0%	0	400,000
Water & Sewer Expense	4,187	4,061	5,035	5,000	12,000	0	12,000	Sewer	0.0%	100.0%	0	12,000
Refuse Removal	3,981	4,249	4,527	5,000	6,000	0	6,000	Sewer	0.0%	100.0%	0	6,000
Copy Machine Leases	231	0	42	0	0	0	0	Sewer	0.0%	100.0%	0	0
Property and Casualty Insurance	0	0	0	0	264,420	0	264,420	Sewer	0.0%	100.0%	0	264,400
Repair & Maint-Buildings	16,324	9,116	5,281	13,000	28,000	0	28,000	Sewer	0.0%	100.0%	0	28,000
Repair & Maint-Equipment	115,085	112,015	73,619	90,000	90,000	0	90,000	Sewer	0.0%	100.0%	0	90,000
Repair & Maint Vehicles	15,678	15,370	13,278	25,000	25,000	0	25,000	Sewer	0.0%	100.0%	0	25,000
Repair & Maint-Infrastructure	0	35,321	73,397	100,000	125,000	0	125,000	Sewer	0.0%	100.0%	0	125,000
Licenses and Permits	1,596	400	929	1,000	1,500	0	1,500	Sewer	0.0%	100.0%	0	1,500
Office Supplies	922	545	961	2,560	1,200	0	1,200	Sewer	0.0%	100.0%	0	1,200
Operating Supplies	26,435	28,540	29,935	30,462	35,000	0	35,000	Sewer	0.0%	100.0%	0	35,000
Uniforms	5,034	2,753	3,633	5,000	5,000	0	5,000	Sewer	0.0%	100.0%	0	5,000
Tools, Small Equipment	3,367	5,806	3,252	6,000	6,000	0	6,000	Sewer	0.0%	100.0%	0	6,000
Chemicals & Chlorine Gas	120,293	146,143	178,520	225,000	250,000	0	250,000	Sewer	0.0%	100.0%	0	250,000
Laboratory Analysis	15,696	18,735	18,431	20,000	25,000	0	25,000	Sewer	0.0%	100.0%	0	25,000
Gas & Oil	20,463	19,956	25,701	25,000	35,000	0	35,000	Sewer	0.0%	100.0%	0	35,000

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Operating Budget

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Adjustments	FY 2023	Allocation Percentage			FY 2023 Allocation Amount	
	Actual	Actual	Actual	Amended Budget	Budget Amount		Adjusted	Method	Water	Sewer	Water	Sewer
Memberships/Dues	1,050	1,620	1,590	1,600	1,800	0	1,800	Sewer	0.0%	100.0%	0	1,800
Training	8,697	5,131	5,651	10,000	15,000	0	15,000	Sewer	0.0%	100.0%	0	15,000
Depreciation Expense	1,584,024	1,611,851	1,998,055	0	0	0	0	Sewer	0.0%	100.0%	0	0
E20 Sub Totals:	\$2,404,201	\$2,479,426	\$2,908,597	\$1,496,122	\$1,934,470	\$0	\$1,934,470				\$0	\$1,934,500
Capital Outlay												
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Sewer	0.0%	100.0%	\$0	\$0
Buildings/Bldg Improvements	0	0	0	0	0	0	0	Sewer	0.0%	100.0%	0	0
Machinery and Equipment	125,126	136,419	347,092	131,153	20,000	(20,000)	0	Sewer	0.0%	100.0%	0	0
Capital Purchases Inventory	10,989	4,550	12,013	23,326	20,000	(20,000)	0	Sewer	0.0%	100.0%	0	0
Infrastructure	3,608,870	2,379,135	6,147,898	10,433,547	13,530,000	(13,530,000)	0	Sewer	0.0%	100.0%	0	0
E40 Sub Totals:	\$3,744,985	\$2,520,104	\$6,507,003	\$10,588,026	\$13,570,000	(\$13,570,000)	\$0				\$0	\$0
Dept 3500 Sub Totals:	\$7,121,958	\$5,949,315	\$10,411,531	\$13,160,372	\$16,594,097	(\$13,570,000)	\$3,024,097				\$0	\$3,024,100
Expense Totals:	\$12,238,612	\$11,056,364	\$15,893,115	\$25,309,986	\$30,027,676	(\$21,940,267)	\$8,087,409				\$3,374,100	\$4,714,100

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Water Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Utility Administration							
Personnel Services							
Salaries	\$66,900	Labor	\$69,000	\$71,100	\$73,300	\$75,500	\$77,800
Fica Taxes	4,100	Labor	4,300	4,500	4,700	4,900	5,100
Medicare Taxes	1,000	Labor	1,100	1,200	1,300	1,400	1,500
Retirement Contributions	16,400	Labor	16,900	17,500	18,100	18,700	19,300
Group Health	15,300	Ins-Health	16,100	17,000	17,900	18,800	19,800
Worker's Compensation	1,100	Labor	1,200	1,300	1,400	1,500	1,600
E10 Sub Totals:	\$104,800		\$108,600	\$112,600	\$116,700	\$120,800	\$125,100
Operating Expenditures							
Professional Services	\$33,800	Inflation	\$34,900	\$35,800	\$36,700	\$37,700	\$38,700
Pro. Svcs. - Software & Support	47,000	Inflation	48,500	49,800	51,100	52,400	53,800
Contractual Services	54,000	Inflation	55,700	57,100	58,600	60,100	61,700
Telephone	500	Inflation	600	700	800	900	1,000
Freight and Postage Services	100	Inflation	200	300	400	500	600
Copy Machine Leases	600	Inflation	700	800	900	1,000	1,100
Property and Casualty Insurance	8,800	Inflation	9,100	9,400	9,700	10,000	10,300
Repair & Maint Vehicles	200	Maintenance	300	400	500	600	700
Office Supplies	300	Inflation	400	500	600	700	800
Operating Supplies	500	Inflation	600	700	800	900	1,000
Gas & Oil	200	Inflation	300	400	500	600	700
Memberships/Dues	500	Inflation	600	700	800	900	1,000
Training	2,300	Inflation	2,400	2,500	2,600	2,700	2,800
Depreciation Expense	0	Inflation	0	0	0	0	0
E20 Sub Totals:	\$148,800		\$154,300	\$159,100	\$164,000	\$169,000	\$174,200
Capital Outlay							
Machinery and Equipment	\$0	Inflation	\$0	\$0	\$0	\$0	\$0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Debt Service							
Loan Principal/Int Wwtp	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Loan Suntrust Bond Refinance	0	N/A	0	0	0	0	0
Loan Wwtp Expan/Upd	0	N/A	0	0	0	0	0
BB&T Fathom Loan	0	N/A	0	0	0	0	0
Defer Bond Issue Cost/Loss	0	N/A	0	0	0	0	0
Bond Issuance Cost	0	N/A	0	0	0	0	0
E50 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Transfers							
Administrative Transfer Gf	\$433,300	Input	\$444,000	\$461,700	\$480,100	\$499,100	\$519,100
Admin Transfer-GF Special	0	Inflation	0	0	0	0	0
Adminstrative Transfer Af	117,400	Inflation	121,000	124,100	127,300	130,500	133,800
Trf To Water Reuse Reserve	0	Inflation	0	0	0	0	0
Trf To Wa/Sw Connection Fees	0	Inflation	0	0	0	0	0
PILOT	0	Inflation	0	0	0	0	0
E70 Sub Totals:	\$550,700		\$565,000	\$585,800	\$607,400	\$629,600	\$652,900
Reserves & Non-Operating Exp							
Undesigned Wwtp Loan Proc	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Contingency	0	N/A	0	0	0	0	0
Reserve for Grant Match	0	N/A	0	0	0	0	0
Reserve Accumulated Hours	0	N/A	0	0	0	0	0
Reserve for CBF	0	N/A	0	0	0	0	0
Reserve-Water Reuse	0	N/A	0	0	0	0	0
Reserve-Water Connection Fees	0	N/A	0	0	0	0	0
Reserve-Sewer Connection Fees	0	N/A	0	0	0	0	0

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Water Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Reserve-Other Restricted Funds	0	N/A	0	0	0	0	0
E90 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 3000 Sub Totals:	\$804,300		\$827,900	\$857,500	\$888,100	\$919,400	\$952,200
Utility Billing							
Personnel Services							
Salaries	\$108,000	Labor	\$111,300	\$114,700	\$118,200	\$121,800	\$125,500
Overtime	300	Labor	400	500	600	700	800
Additional Personnel	0	Input	0	0	0	0	0
Fica Taxes	6,700	Labor	7,000	7,300	7,600	7,900	8,200
Medicare Taxes	1,600	Labor	1,700	1,800	1,900	2,000	2,100
Retirement Contributions	12,700	Labor	13,100	13,500	14,000	14,500	15,000
Group Health	25,700	Ins-Health	27,000	28,400	29,900	31,400	33,000
Worker's Compensation	200	Labor	300	400	500	600	700
E10 Sub Totals:	\$155,200		\$160,800	\$166,600	\$172,700	\$178,900	\$185,300
Operating Expenditures							
Medical Services	\$200	Inflation	\$300	\$400	\$500	\$600	\$700
Professional Services	5,800	Inflation	6,000	6,200	6,400	6,600	6,800
Contractual Services	377,000	Inflation	388,400	145,000	148,700	152,500	156,400
Processing Fees Credit Cards	78,300	Inflation	80,700	82,800	84,900	87,100	89,300
Telephone	1,500	Inflation	1,600	1,700	1,800	1,900	2,000
Freight and Postage Services	52,200	Constant	52,200	52,200	52,200	52,200	52,200
Property and Casualty Insurance	6,400	Inflation	6,600	6,800	7,000	7,200	7,400
Copy Machine Leases	800	Inflation	900	1,000	1,100	1,200	1,300
Office Supplies	300	Inflation	400	500	600	700	800
Operating Supplies	300	Inflation	400	500	600	700	800
Software	0	Inflation	0	0	0	0	0
Training	1,700	Inflation	1,800	1,900	2,000	2,100	2,200
E20 Sub Totals:	\$524,500		\$539,300	\$299,000	\$305,800	\$312,800	\$319,900
Capital Outlay							
Machinery and Equipment	\$0	Inflation	\$0	\$0	\$0	\$0	\$0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 1300 Sub Totals:	\$679,700		\$700,100	\$465,600	\$478,500	\$491,700	\$505,200
Water							
Personnel Services							
Salaries	\$591,300	Labor	\$609,100	\$627,400	\$646,300	\$665,700	\$685,700
Additional Personnel	0	Input	55,700	57,400	59,200	61,000	62,900
Overtime	30,000	Labor	30,900	31,900	32,900	33,900	35,000
Fica Taxes	36,700	Labor	37,900	39,100	40,300	41,600	42,900
Medicare Taxes	8,600	Labor	8,900	9,200	9,500	9,800	10,100
Retirement Contributions	68,800	Labor	70,900	73,100	75,300	77,600	80,000
Group Health	232,200	Ins-Health	243,900	256,100	269,000	282,500	296,700
Worker's Compensation	20,700	Labor	21,400	22,100	22,800	23,500	24,300
E10 Sub Totals:	\$988,300		\$1,078,700	\$1,116,300	\$1,155,300	\$1,195,600	\$1,237,600
Operating Expenditures							
Medical Services	\$200	Inflation	\$300	\$400	\$500	\$600	\$700
Laboratory Analysis	50,000	Inflation	51,500	52,800	54,200	55,600	57,000
Professional Services	150,000	Inflation	154,500	158,400	162,400	166,500	170,700
Contractual Services	95,000	Inflation	97,900	100,400	103,000	105,600	108,300
Water Tank Maintenance	40,000	Maintenance	41,200	42,500	43,800	45,200	46,600
Property Tax	200	Inflation	300	400	500	600	700
Telephone	25,000	Inflation	25,800	26,500	27,200	27,900	28,600
Freight and Postage Services	500	Inflation	600	700	800	900	1,000

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Water Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Electricity	140,000	W Prod	146,000	151,500	157,200	163,200	169,400
Water & Sewer Expense	200	Inflation	300	400	500	600	700
Refuse Removal	0	Inflation	0	0	0	0	0
Leases & Rentals	1,000	Inflation	1,100	1,200	1,300	1,400	1,500
Copy Machine Leases	500	Inflation	600	700	800	900	1,000
Property and Casualty Insurance	40,200	Inflation	41,500	42,600	43,700	44,800	46,000
Repair & Maint-Buildings	4,000	Maintenance	4,200	4,400	4,600	4,800	5,000
Repair & Maint-Equipment	45,000	Maintenance	46,400	47,800	49,300	50,800	52,400
Repair & Maint Vehicles	18,000	Maintenance	18,600	19,200	19,800	20,400	21,100
Repair & Maint-Water Lines	150,000	Maintenance	154,500	159,200	164,000	169,000	174,100
Licenses and Permits	2,000	Inflation	2,100	2,200	2,300	2,400	2,500
Office Supplies	3,000	Inflation	3,100	3,200	3,300	3,400	3,500
Operating Supplies	48,000	Inflation	49,500	50,800	52,100	53,500	54,900
Uniforms	4,000	Inflation	4,200	4,400	4,600	4,800	5,000
Tools, Small Equipment	8,000	Inflation	8,300	8,600	8,900	9,200	9,500
Chemicals & Chlorine Gas	25,000	W Prod	26,100	27,100	28,200	29,300	30,500
Gas & Oil	35,000	Inflation	36,100	37,100	38,100	39,100	40,100
Memberships/Dues	2,000	Inflation	2,100	2,200	2,300	2,400	2,500
Training	15,000	Inflation	15,500	15,900	16,300	16,800	17,300
E20 Sub Totals:	\$901,800		\$932,300	\$960,600	\$989,700	\$1,019,700	\$1,050,600
Capital Outlay							
Land Acquisition	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Buildings/Bldg Improvements	0	N/A	0	0	0	0	0
Infrastructure	0	N/A	0	0	0	0	0
Machinery and Equipment	0	N/A	0	0	0	0	0
Inventory Purchases	0	N/A	0	0	0	0	0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 3300 Sub Totals:	\$1,890,100		\$2,011,000	\$2,076,900	\$2,145,000	\$2,215,300	\$2,288,200
Wastewater							
Personnel Services							
Salaries	\$0	Labor	\$0	\$0	\$0	\$0	\$0
Overtime	0	Labor	0	0	0	0	0
Fica Taxes	0	Labor	0	0	0	0	0
Medicare Taxes	0	Labor	0	0	0	0	0
Retirement Contributions	0	Labor	0	0	0	0	0
Group Health	0	Ins-Health	0	0	0	0	0
Worker's Compensation	0	Labor	0	0	0	0	0
E10 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Operating Expenditures							
Medical Services	\$0	Inflation	\$0	\$0	\$0	\$0	\$0
Professional Services	0	Inflation	0	0	0	0	0
Contractual Services	0	Inflation	0	0	0	0	0
Contractual Hauling	0	WW Flow	0	0	0	0	0
Property Tax	0	Inflation	0	0	0	0	0
Telephone	0	Inflation	0	0	0	0	0
Freight and Postage Services	0	Inflation	0	0	0	0	0
Electricity	0	WW Flow	0	0	0	0	0
Water & Sewer Expense	0	Inflation	0	0	0	0	0
Refuse Removal	0	Inflation	0	0	0	0	0
Copy Machine Leases	0	Inflation	0	0	0	0	0
Property and Casualty Insurance	0	Inflation	0	0	0	0	0
Repair & Maint-Buildings	0	Maintenance	0	0	0	0	0
Repair & Maint-Equipment	0	Maintenance	0	0	0	0	0
Repair & Maint Vehicles	0	Maintenance	0	0	0	0	0

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Water Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Repair & Maint-Infrastructure	0	Maintenance	0	0	0	0	0
Licenses and Permits	0	Inflation	0	0	0	0	0
Office Supplies	0	Inflation	0	0	0	0	0
Operating Supplies	0	Inflation	0	0	0	0	0
Uniforms	0	Inflation	0	0	0	0	0
Tools, Small Equipment	0	Inflation	0	0	0	0	0
Chemicals & Chlorine Gas	0	WW Flow	0	0	0	0	0
Laboratory Analysis	0	Inflation	0	0	0	0	0
Gas & Oil	0	Inflation	0	0	0	0	0
Memberships/Dues	0	Inflation	0	0	0	0	0
Training	0	Inflation	0	0	0	0	0
Depreciation Expense	0	Inflation	0	0	0	0	0
E20 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Capital Outlay							
Land Acquisition	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Buildings/Bldg Improvements	0	N/A	0	0	0	0	0
Machinery and Equipment	0	N/A	0	0	0	0	0
Capital Purchases Inventory	0	N/A	0	0	0	0	0
Infrastructure	0	N/A	0	0	0	0	0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 3500 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Expense Totals:	\$3,374,100		\$3,539,000	\$3,400,000	\$3,511,600	\$3,626,400	\$3,745,600

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Sewer Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Utility Administration							
Personnel Services							
Salaries	\$81,800	Labor	\$84,300	\$86,900	\$89,600	\$92,300	\$95,100
Fica Taxes	5,100	Labor	5,300	5,500	5,700	5,900	6,100
Medicare Taxes	1,200	Labor	1,300	1,400	1,500	1,600	1,700
Retirement Contributions	20,100	Labor	20,800	21,500	22,200	22,900	23,600
Group Health	18,700	Ins-Health	19,700	20,700	21,800	22,900	24,100
Worker's Compensation	1,300	Labor	1,400	1,500	1,600	1,700	1,800
E10 Sub Totals:	\$128,200		\$132,800	\$137,500	\$142,400	\$147,300	\$152,400
Operating Expenditures							
Professional Services	\$41,300	Inflation	\$42,600	\$43,700	\$44,800	\$46,000	\$47,200
Pro. Svcs. - Software & Support	57,400	Inflation	59,200	60,700	62,300	63,900	65,500
Contractual Services	66,000	Inflation	68,000	69,700	71,500	73,300	75,200
Telephone	600	Inflation	700	800	900	1,000	1,100
Freight and Postage Services	100	Inflation	200	300	400	500	600
Copy Machine Leases	800	Inflation	900	1,000	1,100	1,200	1,300
Property and Casualty Insurance	10,800	Inflation	11,200	11,500	11,800	12,100	12,500
Repair & Maint Vehicles	300	Maintenance	400	500	600	700	800
Office Supplies	400	Inflation	500	600	700	800	900
Operating Supplies	600	Inflation	700	800	900	1,000	1,100
Gas & Oil	300	Inflation	400	500	600	700	800
Memberships/Dues	600	Inflation	700	800	900	1,000	1,100
Training	2,800	Inflation	2,900	3,000	3,100	3,200	3,300
Depreciation Expense	0	Inflation	0	0	0	0	0
E20 Sub Totals:	\$182,000		\$188,400	\$193,900	\$199,600	\$205,400	\$211,400
Capital Outlay							
Machinery and Equipment	\$0	Inflation	\$0	\$0	\$0	\$0	\$0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Debt Service							
Loan Principal/Int Wwtp	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Loan Suntrust Bond Refinance	0	N/A	0	0	0	0	0
Loan Wwtp Expan/Upd	0	N/A	0	0	0	0	0
BB&T Fathom Loan	0	N/A	0	0	0	0	0
Defer Bond Issue Cost/Loss	0	N/A	0	0	0	0	0
Bond Issuance Cost	0	N/A	0	0	0	0	0
E50 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Transfers							
Administrative Transfer Gf	\$770,200	Input	\$797,500	\$827,200	\$857,900	\$889,600	\$923,000
Admin Transfer-GF Special	0	Inflation	0	0	0	0	0
Administrative Transfer Af	117,400	Inflation	121,000	124,100	127,300	130,500	133,800
Trf To Water Reuse Reserve	0	Inflation	0	0	0	0	0
Trf To Wa/Sw Connection Fees	0	Inflation	0	0	0	0	0
PILOT	0	Inflation	0	0	0	0	0
E70 Sub Totals:	\$887,600		\$918,500	\$951,300	\$985,200	\$1,020,100	\$1,056,800
Reserves & Non-Operating Exp							
Undesigned Wwtp Loan Proc	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Contingency	0	N/A	0	0	0	0	0
Reserve for Grant Match	0	N/A	0	0	0	0	0
Reserve Accumulated Hours	0	N/A	0	0	0	0	0
Reserve for CBF	0	N/A	0	0	0	0	0
Reserve-Water Reuse	0	N/A	0	0	0	0	0
Reserve-Water Connection Fees	0	N/A	0	0	0	0	0
Reserve-Sewer Connection Fees	0	N/A	0	0	0	0	0

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Sewer Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Reserve-Other Restricted Funds	0	N/A	0	0	0	0	0
E90 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 3000 Sub Totals:	\$1,197,800		\$1,239,700	\$1,282,700	\$1,327,200	\$1,372,800	\$1,420,600
Utility Billing							
Personnel Services							
Salaries	\$78,200	Labor	\$80,600	\$83,100	\$85,600	\$88,200	\$90,900
Overtime	200	Labor	300	400	500	600	700
Additional Personnel	0	Input	0	0	0	0	0
Fica Taxes	4,800	Labor	5,000	5,200	5,400	5,600	5,800
Medicare Taxes	1,100	Labor	1,200	1,300	1,400	1,500	1,600
Retirement Contributions	9,200	Labor	9,500	9,800	10,100	10,500	10,900
Group Health	18,600	Ins-Health	19,600	20,600	21,700	22,800	24,000
Worker's Compensation	100	Labor	200	300	400	500	600
E10 Sub Totals:	\$112,200		\$116,400	\$120,700	\$125,100	\$129,700	\$134,500
Operating Expenditures							
Medical Services	\$100	Inflation	\$200	\$300	\$400	\$500	\$600
Professional Services	4,200	Inflation	4,400	4,600	4,800	5,000	5,200
Contractual Services	273,000	Inflation	281,200	105,000	107,700	110,400	113,200
Processing Fees Credit Cards	56,700	Inflation	58,500	60,000	61,500	63,100	64,700
Telephone	1,100	Inflation	1,200	1,300	1,400	1,500	1,600
Freight and Postage Services	37,800	Constant	37,800	37,800	37,800	37,800	37,800
Property and Casualty Insurance	4,600	Inflation	4,800	5,000	5,200	5,400	5,600
Copy Machine Leases	600	Inflation	700	800	900	1,000	1,100
Office Supplies	300	Inflation	400	500	600	700	800
Operating Supplies	300	Inflation	400	500	600	700	800
Software	0	Inflation	0	0	0	0	0
Training	1,300	Inflation	1,400	1,500	1,600	1,700	1,800
E20 Sub Totals:	\$380,000		\$391,000	\$217,300	\$222,500	\$227,800	\$233,200
Capital Outlay							
Machinery and Equipment	\$0	Inflation	\$0	\$0	\$0	\$0	\$0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 1300 Sub Totals:	\$492,200		\$507,400	\$338,000	\$347,600	\$357,500	\$367,700
Water							
Personnel Services							
Salaries	\$0	Labor	\$0	\$0	\$0	\$0	\$0
Overtime	0	Labor	0	0	0	0	0
Fica Taxes	0	Labor	0	0	0	0	0
Medicare Taxes	0	Labor	0	0	0	0	0
Retirement Contributions	0	Labor	0	0	0	0	0
Group Health	0	Ins-Health	0	0	0	0	0
Worker's Compensation	0	Labor	0	0	0	0	0
E10 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Operating Expenditures							
Medical Services	\$0	Inflation	\$0	\$0	\$0	\$0	\$0
Laboratory Analysis	0	Inflation	0	0	0	0	0
Professional Services	0	Inflation	0	0	0	0	0
Contractual Services	0	Inflation	0	0	0	0	0
Water Tank Maintenance	0	Maintenance	0	0	0	0	0
Property Tax	0	Inflation	0	0	0	0	0
Telephone	0	Inflation	0	0	0	0	0
Freight and Postage Services	0	Inflation	0	0	0	0	0
Electricity	0	W Prod	0	0	0	0	0

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Sewer Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Water & Sewer Expense	0	Inflation	0	0	0	0	0
Refuse Removal	0	Inflation	0	0	0	0	0
Leases & Rentals	0	Inflation	0	0	0	0	0
Copy Machine Leases	0	Inflation	0	0	0	0	0
Property and Casualty Insurance	0	Inflation	0	0	0	0	0
Repair & Maint-Buildings	0	Maintenance	0	0	0	0	0
Repair & Maint-Equipment	0	Maintenance	0	0	0	0	0
Repair & Maint Vehicles	0	Maintenance	0	0	0	0	0
Repair & Maint-Water Lines	0	Maintenance	0	0	0	0	0
Licenses and Permits	0	Inflation	0	0	0	0	0
Office Supplies	0	Inflation	0	0	0	0	0
Operating Supplies	0	Inflation	0	0	0	0	0
Uniforms	0	Inflation	0	0	0	0	0
Tools, Small Equipment	0	Inflation	0	0	0	0	0
Chemicals & Chlorine Gas	0	W Prod	0	0	0	0	0
Gas & Oil	0	Inflation	0	0	0	0	0
Memberships/Dues	0	Inflation	0	0	0	0	0
Training	0	Inflation	0	0	0	0	0
E20 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Capital Outlay							
Land Acquisition	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Buildings/Bldg Improvements	0	N/A	0	0	0	0	0
Infrastructure	0	N/A	0	0	0	0	0
Machinery and Equipment	0	N/A	0	0	0	0	0
Inventory Purchases	0	N/A	0	0	0	0	0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 3300 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Wastewater							
Personnel Services							
Salaries	\$719,000	Labor	\$740,600	\$762,900	\$785,800	\$809,400	\$833,700
Additional Personnel	0	Input	52,400	54,000	55,700	57,400	59,200
Overtime	50,000	Labor	51,500	53,100	54,700	56,400	58,100
Fica Taxes	44,600	Labor	46,000	47,400	48,900	50,400	52,000
Medicare Taxes	10,400	Labor	10,800	11,200	11,600	12,000	12,400
Retirement Contributions	77,500	Labor	79,900	82,300	84,800	87,400	90,100
Group Health	170,700	Ins-Health	179,300	188,300	197,800	207,700	218,100
Worker's Compensation	17,400	Labor	18,000	18,600	19,200	19,800	20,400
E10 Sub Totals:	\$1,089,600		\$1,178,500	\$1,217,800	\$1,258,500	\$1,300,500	\$1,344,000
Operating Expenditures							
Medical Services	\$500	Inflation	\$600	\$700	\$800	\$900	\$1,000
Professional Services	500,000	Inflation	50,000	51,300	52,600	54,000	55,400
Contractual Services	500	Inflation	600	700	800	900	1,000
Contractual Hauling	95,000	WW Flow	98,900	102,500	106,100	109,900	113,800
Property Tax	100	Inflation	200	300	400	500	600
Telephone	12,000	Inflation	12,400	12,800	13,200	13,600	14,000
Freight and Postage Services	500	Inflation	600	700	800	900	1,000
Electricity	400,000	WW Flow	416,200	431,100	446,200	461,800	478,200
Water & Sewer Expense	12,000	Inflation	12,400	12,800	13,200	13,600	14,000
Refuse Removal	6,000	Inflation	6,200	6,400	6,600	6,800	7,000
Copy Machine Leases	0	Inflation	0	0	0	0	0
Property and Casualty Insurance	264,400	Inflation	272,400	279,300	286,300	293,500	300,900
Repair & Maint-Buildings	28,000	Maintenance	28,900	29,800	30,700	31,700	32,700
Repair & Maint-Equipment	90,000	Maintenance	92,700	95,500	98,400	101,400	104,500
Repair & Maint Vehicles	25,000	Maintenance	25,800	26,600	27,400	28,300	29,200

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Sewer Operating Budget Projections

Description	Adjusted FY	Escalation	Fiscal Year Ending September 30,				
	2023	Factor	2024	2025	2026	2027	2028
Repair & Maint-Infrastructure	125,000	Maintenance	128,800	132,700	136,700	140,900	145,200
Licenses and Permits	1,500	Inflation	1,600	1,700	1,800	1,900	2,000
Office Supplies	1,200	Inflation	1,300	1,400	1,500	1,600	1,700
Operating Supplies	35,000	Inflation	36,100	37,100	38,100	39,100	40,100
Uniforms	5,000	Inflation	5,200	5,400	5,600	5,800	6,000
Tools, Small Equipment	6,000	Inflation	6,200	6,400	6,600	6,800	7,000
Chemicals & Chlorine Gas	250,000	WW Flow	260,100	269,400	278,900	288,700	299,000
Laboratory Analysis	25,000	Inflation	25,800	26,500	27,200	27,900	28,600
Gas & Oil	35,000	Inflation	36,100	37,100	38,100	39,100	40,100
Memberships/Dues	1,800	Inflation	1,900	2,000	2,100	2,200	2,300
Training	15,000	Inflation	15,500	15,900	16,300	16,800	17,300
Depreciation Expense	0	Inflation	0	0	0	0	0
E20 Sub Totals:	\$1,934,500		\$1,536,500	\$1,586,100	\$1,636,400	\$1,688,600	\$1,742,600
Capital Outlay							
Land Acquisition	\$0	N/A	\$0	\$0	\$0	\$0	\$0
Buildings/Bldg Improvements	0	N/A	0	0	0	0	0
Machinery and Equipment	0	N/A	0	0	0	0	0
Capital Purchases Inventory	0	N/A	0	0	0	0	0
Infrastructure	0	N/A	0	0	0	0	0
E40 Sub Totals:	\$0		\$0	\$0	\$0	\$0	\$0
Dept 3500 Sub Totals:	\$3,024,100		\$2,715,000	\$2,803,900	\$2,894,900	\$2,989,100	\$3,086,600
Expense Totals:	\$4,714,100		\$4,462,100	\$4,424,600	\$4,569,700	\$4,719,400	\$4,874,900

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Capital Improvement Program - Inflated

Project Description	Funding	Fiscal Year						TOTAL
	Source	2023	2024	2025	2026	2027	2028	
Annual CIP Inflation Percentage		0.0%	3.0%	2.5%	2.5%	2.5%	2.5%	
Cumulative CIP Inflation Percentage		0.0%	3.0%	5.6%	8.2%	10.9%	13.7%	

Water Projects

New Well Construction	W_Capacity Fees	\$0	\$257,500	\$1,583,600	\$0	\$0	\$0	\$1,841,100
12" Water, Chancey/CR39 Copeland to Tucker	W_Capacity Fees	2,000,000	0	0	0	0	0	2,000,000
8" Water Main Extension, Alston Ave to Tucker Road along Gall Blvd	W_Capacity Fees	800,000	0	0	0	0	0	800,000
8" Water Main Extension, Eiland Blvd./ Massey Rd. to Fort King Rd.	W_Capacity Fees	800,000	0	0	0	0	0	800,000
Hidden River Tie in	Reserves	0	0	316,700	0	0	0	316,700
Sunburst Water System	W_SRF_2024	0	1,030,000	0	0	0	0	1,030,000
Pressure issues north	Reserves	0	0	0	0	0	0	0
Water Line Renewals & Replacement	W_Pay-Go	200,000	206,000	211,200	216,400	221,800	227,400	1,282,800
FDOT One-way Pairs Utility Relocation	W_Pay-Go	0	0	0	0	0	0	0
8" Water Main Extension Palm Grove Dr./Autumn Palm Dr. to 301	W_Capacity Fees	0	0	527,900	0	0	0	527,900
SWFWMD Permit Mod's	W_Pay-Go	100,000	0	158,400	0	166,400	227,400	652,200
Well Rehab	W_Pay-Go	70,000	103,000	105,600	108,200	110,900	113,700	611,400
New Water Department, Design, Engineering, Buildings, Construction, etc	W_SRF_2024	0	3,605,000	0	0	0	0	3,605,000
Well Building Rehab/Replacement	W_SRF_2024	0	824,000	0	0	0	0	824,000
Well Building Evaluation	W_Pay-Go	100,000	0	0	0	0	0	100,000
Equipment, Vehicles	W_Pay-Go	243,000	103,000	105,600	108,200	110,900	113,700	784,400
Inventory Purchases from the Operating Budget	W_Pay-Go	500,000	515,000	527,900	541,100	554,600	568,500	3,207,100

Utility Billing Projects

Capital Outlay from the Operating Budget	Reserves	200,000	0	0	0	0	0	200,000
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Sewer Projects

12" Reclaimed Water Interconnect with Pasco County. CR54/Dairy to Simons Rd. Along Eiland Blvd.	Reserves	1,000,000	0	0	0	0	0	1,000,000
12" Reclaimed Water Interconnect with Pasco County. CR54/Dairy to Simons Rd. Along Eiland Blvd. (Grant)	Grant	1,000,000	0	0	0	0	0	1,000,000
12" Reclaimed Water Main Wire Rd and Otis Allen to Scotland Yards Golf Course	S_SRF_2026	0	0	0	0	2,218,400	0	2,218,400
Major LS and Force Main, 23rd/Otis Allen to CR35 to Chancey/CR54	S_Capacity Fees	1,500,000	0	0	0	0	0	1,500,000
Major LS and Force Main, 23rd/Otis Allen to CR35 to Chancey/CR54 (Grant)	Grant	6,500,000	0	0	0	0	0	6,500,000
Main Force Main to the WWTP	S_SRF_2023	0	3,090,000	0	0	0	0	3,090,000
Effluent Pump Station Upgrade	S_SRF_2023	1,000,000	0	0	0	0	0	1,000,000
Lift Station at WWTP	Reserves	0	154,500	0	0	0	0	154,500
Force Main from Pretty Pond and 23rd St, east to Forbes, south to CR54, and east to LS 63	S_SRF_2026	0	0	0	0	0	1,136,900	1,136,900
Crystal Springs Water Quality Improvement	S_SRF_2026	0	0	0	4,328,600	0	0	4,328,600
Crystal Springs Water Quality Improvement (Grant)	Grant	0	0	0	0	0	0	0
WWTP SCADA System Upgrade	S_Pay-Go	25,000	25,800	26,400	27,100	27,700	28,400	160,400
Septic to Sewer Projects	S_SRF_2023	650,000	1,030,000	1,055,800	0	0	0	2,735,800
Septic to Sewer Projects (Grant)	Grant	650,000	1,030,000	1,055,800	0	0	0	2,735,800
WWTP Permit Renewal Exp 2022	S_Pay-Go	75,000	0	0	0	0	0	75,000
System Evaluation and Mapping	S_Pay-Go	100,000	103,000	105,600	108,200	110,900	113,700	641,400
Sewer Line Renewal and Replacement	S_Pay-Go	300,000	309,000	316,700	324,600	332,800	341,100	1,924,200
Sewer Manhole Major Rehabilitation	S_Pay-Go	200,000	206,000	211,200	216,400	221,800	227,400	1,282,800
Lift Station Alarm Upgrades	S_Pay-Go	70,000	72,100	73,900	75,800	83,200	85,300	460,300
Lift Station Major Rehabilitation	S_Pay-Go	300,000	309,000	316,700	324,600	332,800	341,100	1,924,200
Lift Station Generators	S_Pay-Go	125,000	128,800	132,000	162,300	166,400	170,500	885,000
Digester Rehab	S_Pay-Go	0	0	211,200	0	0	0	211,200
WWTP Generator Replacement & Building A under generator power	S_SRF_2023	0	875,500	0	0	0	0	875,500
Master Plan Update	Reserves	250,000	0	0	0	0	284,200	534,200
New gearbox & shaft for SHT #1	S_Pay-Go	0	154,500	0	0	0	0	154,500
Pole Barn (cover) for equip	S_Pay-Go	0	77,300	0	0	0	0	77,300
Machinery, Equipment, Vehicles	S_Pay-Go	100,000	103,000	105,600	108,200	110,900	113,700	641,400
TOTALS		\$18,858,000	\$14,312,000	\$7,147,800	\$6,649,700	\$4,769,500	\$4,093,000	\$55,830,000

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Capital Improvement Program - Inflated

Project Description	Funding	Fiscal Year						TOTAL
	Source	2023	2024	2025	2026	2027	2028	
Annual Project Funding Analysis								
Water Revenues	W_Pay-Go	\$1,213,000	\$927,000	\$1,108,700	\$973,900	\$1,164,600	\$1,250,700	\$6,637,900
Sewer Revenues	S_Pay-Go	1,295,000	1,488,500	1,499,300	1,347,200	1,386,500	1,421,200	8,437,700
Utility Operating Reserves	Reserves	1,450,000	154,500	316,700	0	0	284,200	2,205,400
Unfunded Projects	Unfunded	0	0	0	0	0	0	0
Water Capacity Fees	W_Capacity Fees	3,600,000	257,500	2,111,500	0	0	0	5,969,000
Sewer Capacity Fees	S_Capacity Fees	1,500,000	0	0	0	0	0	1,500,000
Clean Water SRF Loan WW510550	2022 SRF Loan	0	0	0	0	0	0	0
2023 Drinking Water SRF Loan	W_SRF_2023	0	0	0	0	0	0	0
2023 Clean Water SRF Loan	S_SRF_2023	1,650,000	4,995,500	1,055,800	0	0	0	7,701,300
2024 Drinking Water SRF Loan	W_SRF_2024	0	5,459,000	0	0	0	0	5,459,000
2026 Clean Water SRF Loan	S_SRF_2026	0	0	0	4,328,600	2,218,400	1,136,900	7,683,900
2024 Revenue Bond Issue	2024 Rev Bond	0	0	0	0	0	0	0
Other	Other	0	0	0	0	0	0	0
Grant	Grant	8,150,000	1,030,000	1,055,800	0	0	0	10,235,800
Total Funding Sources		\$18,858,000	\$14,312,000	\$7,147,800	\$6,649,700	\$4,769,500	\$4,093,000	\$55,830,000

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Projected Water Revenue Requirements

Description	Projected Fiscal Year Ending September 30,					
	2023	2024	2025	2026	2027	2028
Operating Expenses	\$3,374,100	\$3,539,000	\$3,400,000	\$3,511,600	\$3,626,400	\$3,745,600
Debt Service						
Clean Water SRF Loan WW805020	\$0	\$0	\$0	\$0	\$0	\$0
Clean Water SRF Loan WW805030	0	0	0	0	0	0
Clean Water SRF Loan WW510531	0	0	0	0	0	0
Clean Water SRF Loan WW510550	0	0	0	0	0	0
Proposed Debt Service	0	0	379,500	379,500	379,500	379,500
Total Debt Service	\$0	\$0	\$379,500	\$379,500	\$379,500	\$379,500
Other Expenditures						
Series 2016 BB&T Lease	\$427,990	\$427,990	\$427,990	\$427,990	\$0	\$0
CIP Funding	1,213,000	927,000	1,108,700	973,900	1,164,600	1,250,700
Placeholder for other expenditures	0	0	0	0	0	0
Total Other Expenditures	\$1,640,990	\$1,354,990	\$1,536,690	\$1,401,890	\$1,164,600	\$1,250,700
Total Gross Water Revenue Requirements	\$5,015,090	\$4,893,990	\$5,316,190	\$5,292,990	\$5,170,500	\$5,375,800
Less Revenues from Other Sources						
Miscellaneous Revenues	\$27,120	\$27,120	\$27,120	\$27,120	\$27,120	\$27,120
Placeholder for revenues from other sources	0	0	0	0	0	0
Transfer from Utility Operating Reserve	0	0	0	0	0	0
Net Water Revenue Requirements	\$4,987,970	\$4,866,870	\$5,289,070	\$5,265,870	\$5,143,380	\$5,348,680
Sales Revenues from Rates						
Projected Revenue from Existing Rates	\$4,248,400	\$4,310,700	\$4,372,400	\$4,435,900	\$4,499,400	\$4,565,100
Total Revenue from Prior Increase	0	0	131,200	247,300	369,600	498,500
Total Revenue Before Current Year Adjustment	\$4,248,400	\$4,310,700	\$4,503,600	\$4,683,200	\$4,869,000	\$5,063,600
Current Year Rate Adjustments						
Current Year Rate Adjustment	0.00%	3.00%	2.50%	2.50%	2.50%	2.50%
Effective Month	Jan.	Oct.	Oct.	Oct.	Oct.	Oct.
% of Current Year Effective	75%	100%	100%	100%	100%	100%
Total Revenue from Current Year Adjustments	\$0	\$129,300	\$112,600	\$117,100	\$121,700	\$126,600
Annual Water Rate Revenue	\$4,248,400	\$4,440,000	\$4,616,200	\$4,800,300	\$4,990,700	\$5,190,200
Net Revenue Surplus/(Deficiency)	(\$739,570)	(\$426,870)	(\$672,870)	(\$465,570)	(\$152,680)	(\$158,480)

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Projected Sewer Revenue Requirements

Description	Projected Fiscal Year Ending September 30,					
	2023	2024	2025	2026	2027	2028
Operating Expenses	\$4,714,100	\$4,462,100	\$4,424,600	\$4,569,700	\$4,719,400	\$4,874,900
Debt Service						
Clean Water SRF Loan WW805020	\$653,179	\$653,179	\$653,179	\$653,179	\$653,179	\$653,179
Clean Water SRF Loan WW805030	506,081	506,081	506,081	506,081	506,081	506,081
Clean Water SRF Loan WW510531	339,993	339,993	339,993	339,993	339,993	339,993
Clean Water SRF Loan WW510550	62,451	62,451	62,451	62,451	62,451	62,451
Proposed Debt Service	0	0	0	494,700	494,700	1,009,700
Total Debt Service	\$1,561,704	\$1,561,704	\$1,561,704	\$2,056,404	\$2,056,404	\$2,571,404
Other Expenditures						
Series 2016 BB&T Lease	\$309,924	\$309,924	\$309,924	\$309,924	\$0	\$0
CIP Funding	1,295,000	1,488,500	1,499,300	1,347,200	1,386,500	1,421,200
Placeholder for other expenditures	0	0	0	0	0	0
Total Other Expenditures	\$1,604,924	\$1,798,424	\$1,809,224	\$1,657,124	\$1,386,500	\$1,421,200
Total Gross Sewer Revenue Requirements	\$7,880,728	\$7,822,228	\$7,795,528	\$8,283,228	\$8,162,304	\$8,867,504
Less Revenues from Other Sources						
Miscellaneous Revenues	\$66,095	\$66,080	\$66,080	\$66,080	\$66,080	\$66,080
Placeholder for revenues from other sources	0	0	0	0	0	0
Transfer from Utility Operating Reserve	0	0	0	0	0	0
Net Sewer Revenue Requirements	\$7,814,633	\$7,756,148	\$7,729,448	\$8,217,148	\$8,096,224	\$8,801,424
Sales Revenues from Rates						
Projected Revenue from Existing Rates	\$7,649,800	\$7,742,400	\$7,835,000	\$7,927,700	\$8,020,200	\$8,118,000
Total Revenue from Prior Increase	0	0	235,100	442,000	658,800	886,500
Total Revenue Before Current Year Adjustment	\$7,649,800	\$7,742,400	\$8,070,100	\$8,369,700	\$8,679,000	\$9,004,500
Current Year Rate Adjustments						
Current Year Rate Adjustment	0.00%	3.00%	2.50%	2.50%	2.50%	2.50%
Effective Month	Jan.	Oct.	Oct.	Oct.	Oct.	Oct.
% of Current Year Effective	75%	100%	100%	100%	100%	100%
Total Revenue from Current Year Adjustments	\$0	\$232,300	\$201,800	\$209,200	\$217,000	\$225,100
Annual Sewer Rate Revenue	\$7,649,800	\$7,974,700	\$8,271,900	\$8,578,900	\$8,896,000	\$9,229,600
Net Revenue Surplus/(Deficiency)	(\$164,833)	\$218,552	\$542,452	\$361,752	\$799,776	\$428,176

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Combined System Projected Debt Service Coverage

Description	Projected Fiscal Year Ending September 30,					
	2023	2024	2025	2026	2027	2028
System Revenues						
Total Water Rate Revenue	\$4,248,400	\$4,440,000	\$4,616,200	\$4,800,300	\$4,990,700	\$5,190,200
Total Sewer Rate Revenue	7,649,800	7,974,700	8,271,900	8,578,900	8,896,000	9,229,600
Total Rate Revenue	\$11,898,200	\$12,414,700	\$12,888,100	\$13,379,200	\$13,886,700	\$14,419,800
Other Operating Revenues	\$93,215	\$93,200	\$93,200	\$93,200	\$93,200	\$93,200
Placeholder for other operating revenues	0	0	0	0	0	0
Total System Revenues	\$11,991,415	\$12,507,900	\$12,981,300	\$13,472,400	\$13,979,900	\$14,513,000
Operating Expenses						
Water Operating Expenses	\$3,374,100	\$3,539,000	\$3,400,000	\$3,511,600	\$3,626,400	\$3,745,600
Sewer Operating Expenses	4,714,100	4,462,100	4,424,600	4,569,700	4,719,400	4,874,900
Total Operating Expenses	\$8,088,200	\$8,001,100	\$7,824,600	\$8,081,300	\$8,345,800	\$8,620,500
Net Operating Revenue	\$3,903,215	\$4,506,800	\$5,156,700	\$5,391,100	\$5,634,100	\$5,892,500
Debt Service						
Clean Water SRF Loan WW805020	\$653,179	\$653,179	\$653,179	\$653,179	\$653,179	\$653,179
Clean Water SRF Loan WW805030	506,081	506,081	506,081	506,081	506,081	506,081
Clean Water SRF Loan WW510531	339,993	339,993	339,993	339,993	339,993	339,993
Clean Water SRF Loan WW510550	62,451	62,451	62,451	62,451	62,451	62,451
Proposed Debt Service	0	0	379,500	874,200	874,200	1,389,200
Total Debt Service	\$1,561,704	\$1,561,704	\$1,941,204	\$2,435,904	\$2,435,904	\$2,950,904
Debt Service Coverage						
Net Revenue (Excludes Capacity Fees)	\$3,903,215	\$4,506,800	\$5,156,700	\$5,391,100	\$5,634,100	\$5,892,500
Capacity Fees	1,283,400	671,400	671,400	671,400	682,800	718,200
Available for Debt Service	\$5,186,615	\$5,178,200	\$5,828,100	\$6,062,500	\$6,316,900	\$6,610,700
Coverage Ratio Calculated	3.32	3.32	3.00	2.49	2.59	2.24
Coverage Ratio Required	1.15	1.15	1.15	1.15	1.15	1.15
Net Revenues Less Debt Service	\$2,341,511	\$2,945,096	\$3,215,496	\$2,955,196	\$3,198,196	\$2,941,596
Other Expenses/Transfers:						
Series 2016 BB&T Lease	\$737,915	\$737,915	\$737,915	\$737,915	\$0	\$0
CIP Funding	2,508,000	2,415,500	2,608,000	2,321,100	2,551,100	2,671,900
Placeholder for other expenditures	0	0	0	0	0	0
Total Other Expenses/Transfers	\$3,245,915	\$3,153,415	\$3,345,915	\$3,059,015	\$2,551,100	\$2,671,900
Net Surplus/(Deficit)	(\$904,404)	(\$208,319)	(\$130,419)	(\$103,819)	\$647,096	\$269,696

City of Zephyrhills
2023 Utility Revenue Sufficiency Study
Utility Fund Balance Projections

Description	Projected Fiscal Year Ending September 30,					
	2023	2024	2025	2026	2027	2028
Utility Operating Reserve						
Beginning Balance	\$6,886,482	\$4,532,079	\$4,169,260	\$3,722,141	\$3,618,323	\$4,265,419
Operating Surplus/(Deficit)	(904,404)	(208,319)	(130,419)	(103,819)	647,096	269,696
Other Transfers In	0	0	0	0	0	0
CIP Expenditures	(1,450,000)	(154,500)	(316,700)	0	0	(284,200)
Transfer to Operations	0	0	0	0	0	0
Other Transfers Out	0	0	0	0	0	0
Ending Balance	\$4,532,079	\$4,169,260	\$3,722,141	\$3,618,323	\$4,265,419	\$4,250,914
Min Target Balance (6 Months O&M Exp.)	\$4,044,100	\$4,000,600	\$3,912,300	\$4,040,700	\$4,172,900	\$4,310,300
Water & Sewer Utility Capacity Fees						
Beginning Balance	\$5,796,255	\$1,989,655	\$2,413,555	\$983,455	\$1,664,855	\$2,357,655
From New Customers	1,283,400	671,400	671,400	671,400	682,800	718,200
Interest Income	10,000	10,000	10,000	10,000	10,000	10,000
CIP Expenditures	(5,100,000)	(257,500)	(2,111,500)	0	0	0
Ending Balance	\$1,989,655	\$2,413,555	\$983,455	\$1,664,855	\$2,357,655	\$3,085,855

PUBLIC HEARING 2.3

Sanitation Rates

First Reading **ORDINANCE NO. 1528-26 " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS REPEALING AND REPLACING SECTION 50.40 OF THE ZEPHYRHILLS CITY CODE TO UPDATE THE RATES AND CHARGES ESTABLISHED FOR THE CITY OF ZEPHYRHILLS SANITATION DIVISION OF THE PUBLIC WORKS DEPARTMENT; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE. "**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1528-26 on the First Reading

Issue:

The City has a responsibility to provide for the health and safety of its citizens, which includes providing for prompt and component removal of trash and garbage. Insuring the financial viability of the Sanitation Fund is an important part of providing such a service.

Background:

It has been at least eight years since sanitation rates have been evaluated. Kessler Consulting Inc. has reviewed the City's operational data — number of customers, routes, fuel, equipment and capital expenditures. Kessler will present their recommendations at the council meeting, which includes a 25% residential and commercial rate increase in Fiscal Year, 2027.

It is evident that raising our rates by just the increase in CPI has not kept pace with sanitation expenses. Another major contributor factor is newly applied OPEB allocation. This allocation is the cost of providing retiree health benefits to current and future retirees, which stands at \$622,000.

The 25% increase will result in an increase in residential rate from \$15.03 to \$18.79, a \$3.76 increase. Future rate increases would be 5% in 2028 and 2.5% increase in 2029 and 2030

Attachment(s):

1. Kessler Sanitation Rate Study -v260715
2. Ordinance 1528-26 Garbage and Refuse Rates (Sanitation) (40309937v2)

Fiscal Impact:

The increase will generate \$550,000 in sanitation revenue Fiscal Year 2027.

Staff Recommendation:

Staff recommends approval of the rate increases.



City of Zephyrhills, FL Solid Waste Rate Study

Kessler Consulting, Inc
July 2026

Agenda

- Review Zephyrhills waste & recycling services
- Compare Zephyrhills waste & recycling rates with other communities
- Summarize financial performance
- Present potential rate scenarios to meet 25% reserve target
- Address questions and receive input from Council

Comprehensive Collection Services

- Residential/Commercial Carts
 - Garbage: 2/week, 95-gal cart
 - Recyclables: every other week, 65-gal cart
 - Yard Waste and Bulk Waste: 4x/year
- Commercial Dumpsters
 - 2 to 5/week, 2- to 8-yard container
- Roll-Offs & Compactors
 - Scheduled & on-call, 20- to 40-yard container



Municipal Solid Waste Rate Comparisons

Population

Demographics

Customer Base

Funding Methods

Local Policies

Materials Collected

Services Provided

Financing Methods

Level of Service

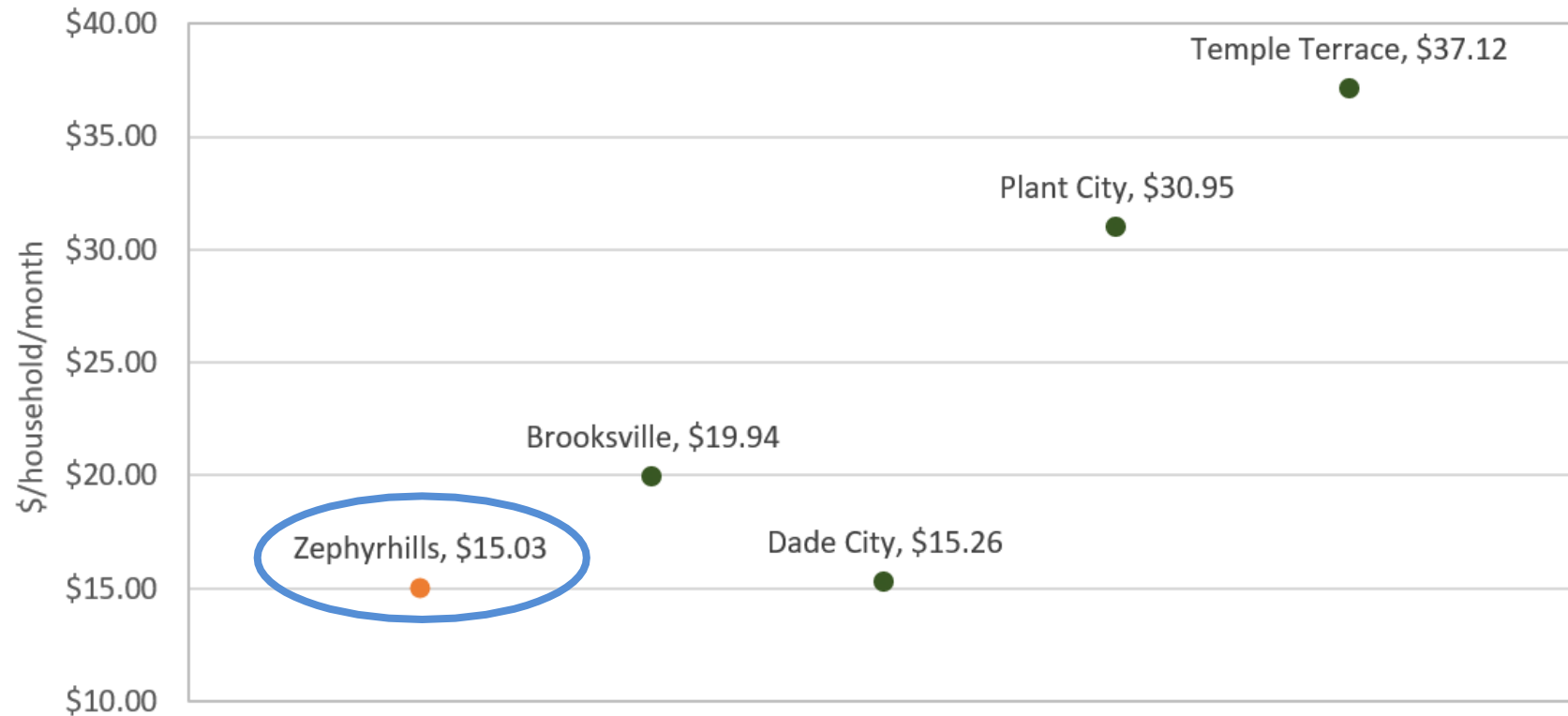
Hauling & Tip Fees

Economies of Scale

- “All waste is local”
- Rates are based on many factors and rarely equal actual costs
- Direct comparison of rates is cautioned



Rate Comparison: Residential



Note: Direct comparison is cautioned due to community-specific factors, rates for one class may subsidize other classes, & rates do not necessarily reflect actual cost.

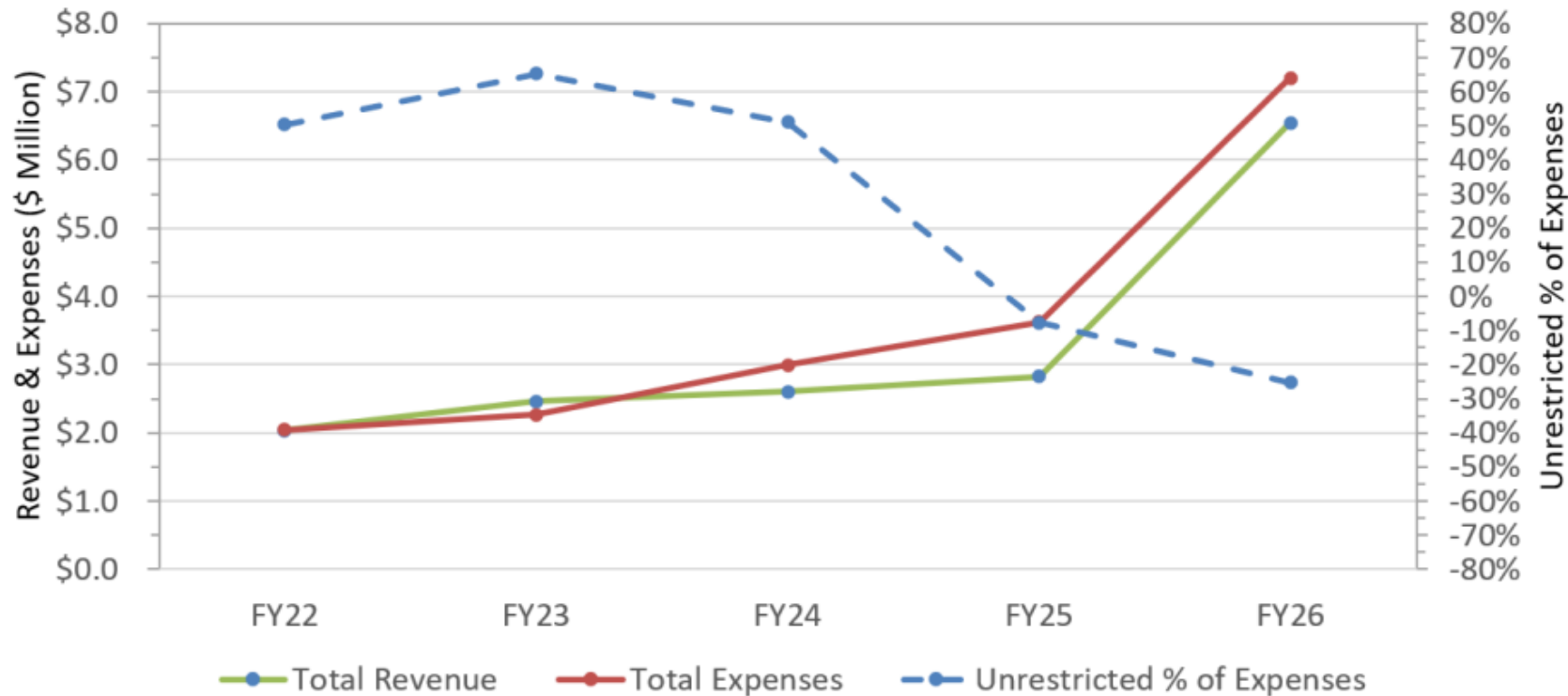
Rate Comparison: Commercial



Note: Direct comparison is cautioned due to community-specific factors, rates for one class may subsidize other classes, & rates do not necessarily reflect actual cost.

Recent Financial Performance

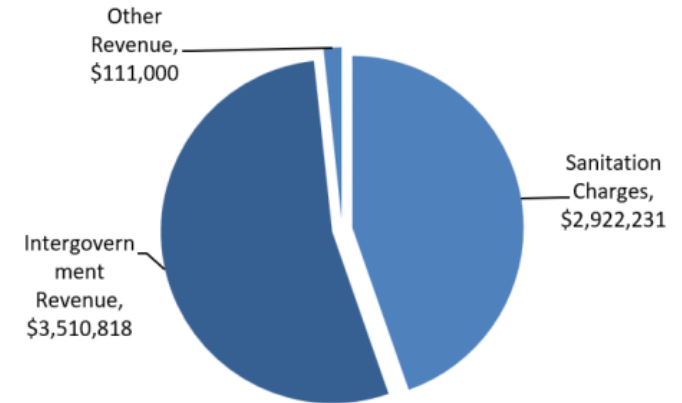
Fund Summary



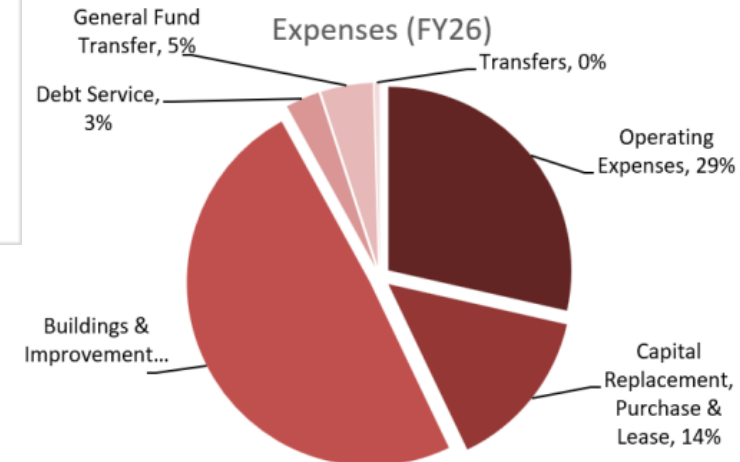
FY25: Restatement for OPEB reduced Net Fund Position by \$1,358,660 (36% of expenses)

FY26: Large, one-time increase in revenue & expense for new PW facility

Revenue (FY26)



Expenses (FY26)



Financial Projections: Key Parameters

Growth & inflation:

- 5-6% per year residential/carted customer growth
- 2% per year customer growth for dumpsters and roll-offs
- Operating cost increases: 5% per year S&B; 7% per year fleet M&R, 4% per year vehicle capital cost, 2.5% general CPI

Operational:

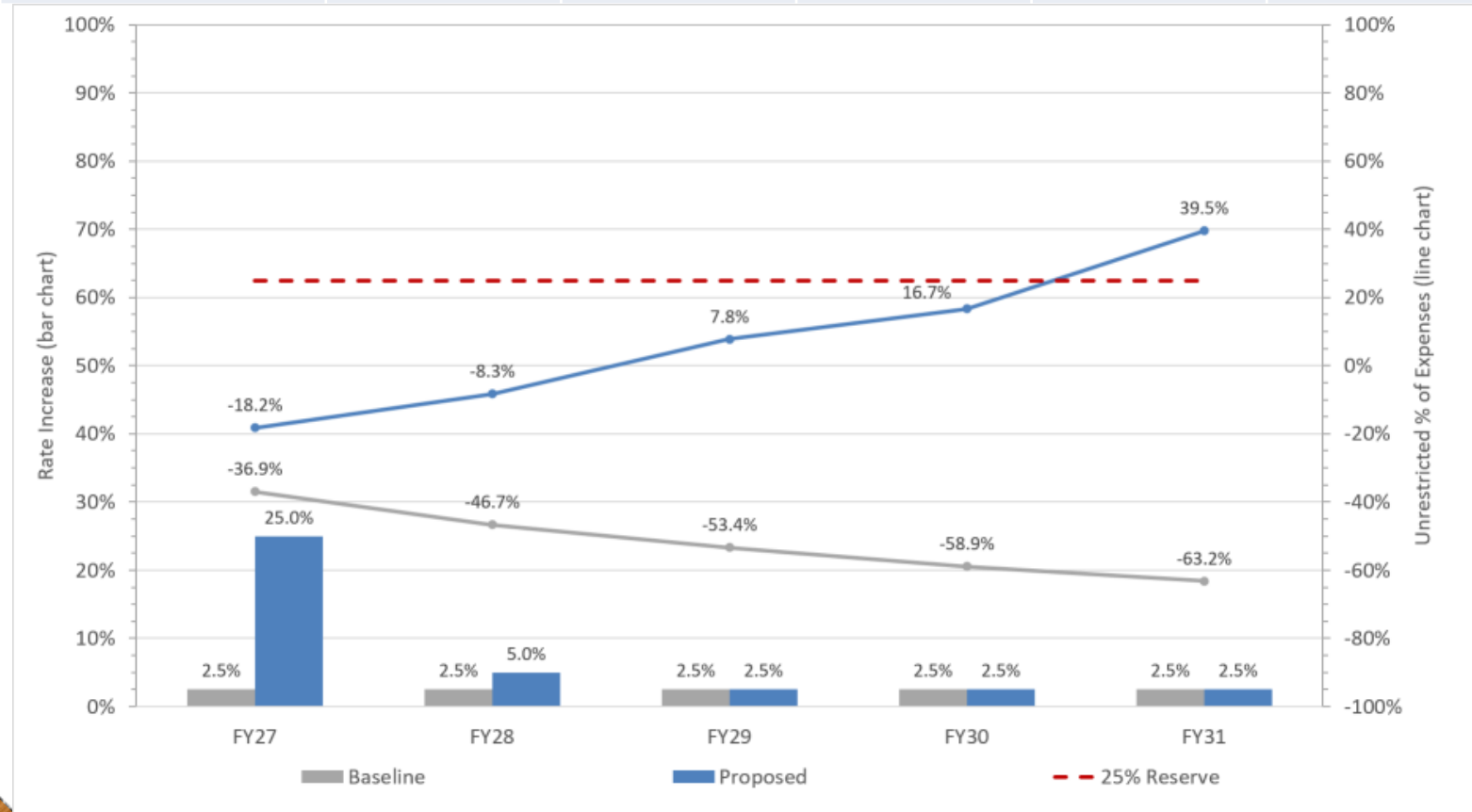
- Switched to EOW automated recycling collection in FY26

Fleet Replacement:

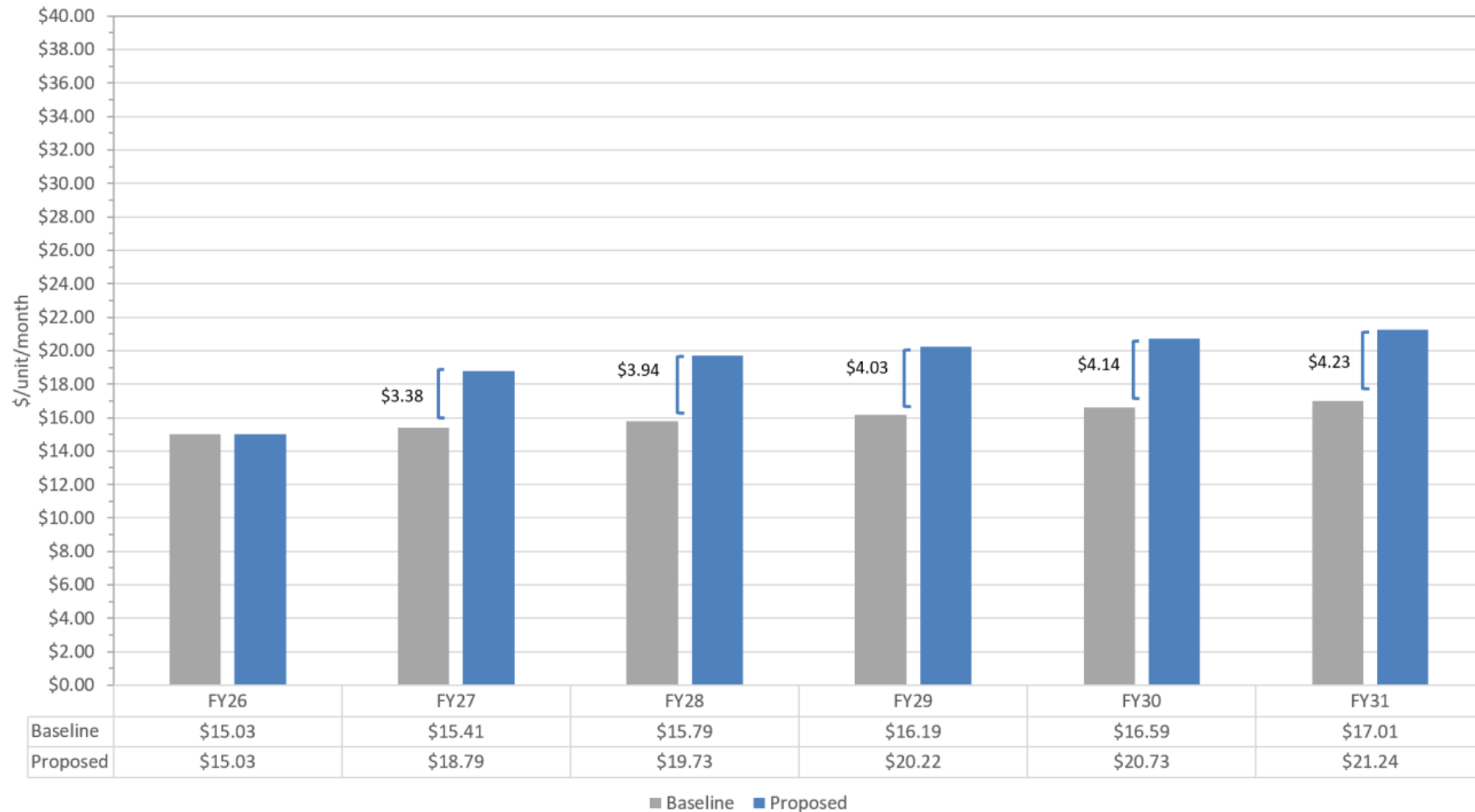
- Total \$2.2 million for FY27 through FY30

Proposed Rate Change & Projected Fund Performance

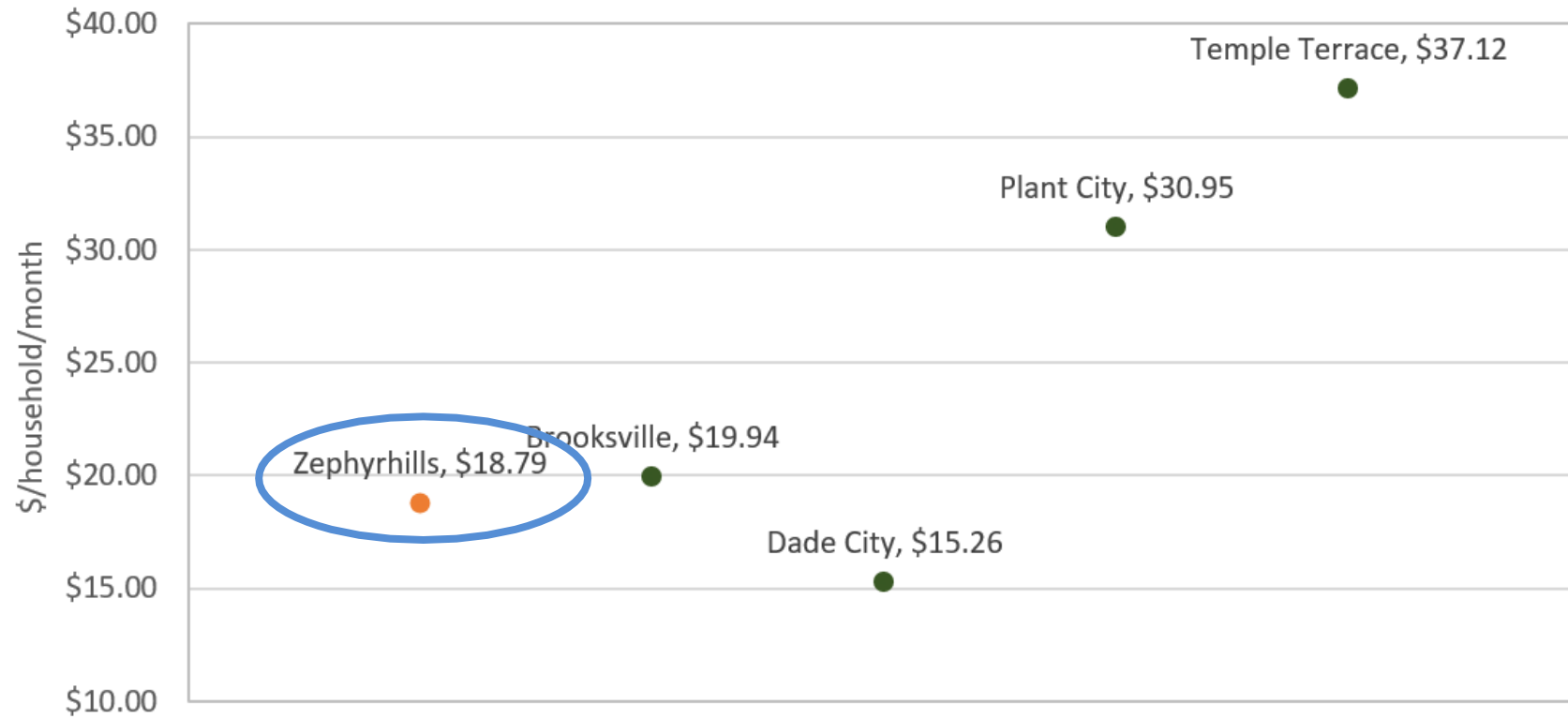
	FY27	FY28	FY29	FY30	FY31
Baseline (CPI only)	2.5%	2.5%	2.5%	2.5%	2.5%
Proposed	25.0%	5.0%	2.5%	2.5%	2.5%



Proposed Residential Rates



Proposed Residential Rate Comparison



Proposed Commercial Rates

8 cubic yard dumpster twice weekly



Proposed Commercial Rate Comparison



Proposed Roll-Off Rental Charges



Summary

Current Services and Financials

- Zephyrhills provides a service at rates lower than most peers.
- FY25 Restatement of financial position yielded negative Unrestricted fund position.

Rate Analysis

- At current rates, costs are already exceeding revenue.
- Rate increases are needed to reestablish and maintain financial health of Sanitation Fund.
- Four rate scenarios presented reestablish unrestricted of 25% of expenses by FY31.

Questions ... Discussion



ORDINANCE NO.: 1528-26

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS
REPEALING AND REPLACING SECTION 50.40 OF THE ZEPHYRHILLS
CITY CODE TO UPDATE THE RATES AND CHARGES ESTABLISHED
FOR THE CITY OF ZEPHYRHILLS SANITATION DIVISION OF THE
PUBLIC WORKS DEPARTMENT; PROVIDING FOR SEVERABILITY,
AND AN EFFECTIVE DATE.**

WHEREAS, the City of Zephyrhills is a duly constituted municipality of the State of Florida, with all powers granted by Chapter 166, Florida Statutes, and the City Charter, including the authority to fix rates and charges for municipal utility services;

WHEREAS, providing reliable refuse removal provides for the health and safety of the City's residents; and

WHEREAS, Kessler Consulting, a consulting firm specializing in sanitation rates, has studied the City's sanitation operational and financial performance and has recommended that the city increase its sanitation rates, stated in Exhibit A;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Zephyrhills, Florida, sitting in regular session that:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. Amended Sanitation Rates. The sanitation rates as outlined in Section 50.40 of the Code of Ordinances of the City of Zephyrhills shall be repealed and replaced for utility bills rendered on or after October 1, 2026, with the rates set forth in Exhibit "A" attached hereto. The City Council hereby authorizes the full multi-year rate schedule set forth in Exhibit "A," including annual rate adjustments for Fiscal Years 2027 through 2030, without the need for additional Council action or public hearing for each annual adjustment. The rates for each subsequent fiscal year shall become effective automatically on October 1 of that fiscal year.

Section 3. Repealer. All ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 4. Severability. It is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall be construed as not having continued the said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

Section 5. Inclusion into the Code. It is the intent of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Zephyrhills code, and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," "regulation," or such other appropriate word or phrase in order to accomplish such intentions.

Section 6. Effective Date. This Ordinance shall become effective on October 1, 2026.

The foregoing Ordinance No. 1528-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of August, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina, Ph.D.
Council President

The foregoing Ordinance No. 1528-26 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 24th day of August, 2026.

Attest:

Ricardo Quiñones, City Clerk

Steven F. Spina, Ph.D.
Council President

The foregoing Ordinance No. 1528-26 was approved by me on this 24th day of August, 2026.

Melonie Bahr Monson, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

EXHIBIT A

GARBAGE AND REFUSE RATE SCHEDULE

The Department is operated as an enterprise fund. There are hereby fixed and prescribed monthly rates and charges (herein sometimes called the service charges) for the service and facilities furnished and to be furnished by the department for collection and disposal of solid waste to be paid by the owner, tenant, or occupant of each premise or parcel of land which shall use or be served by such services and facilities, which rates and charges shall be payable monthly for services rendered as follows:

Percent increase		25%	5%	2.5%	2.5%
Fiscal Year		2027	2028	2029	2030
Residential Pickup					
Twice a Week					
Per 95 gallon Z-Cart		18.79	19.73	20.22	20.73
Commercial Pickup					
Twice a Week					
Per 95 gallon Z-Cart		21.69	22.77	23.34	23.92
Dumpster		FY2027	FY2028	FY2029	FY2030
Size	Number				
Cubic	of Pickups				
Yards	per Week				
2	2	\$ 97.16	\$102.02	\$104.57	\$107.18
2	3	\$147.76	\$155.15	\$159.03	\$163.01
2	4	\$196.33	\$206.15	\$211.30	\$216.58
2	5	\$244.85	\$257.09	\$263.52	\$270.11
3	2	\$147.76	\$155.15	\$159.03	\$163.01
3	3	\$220.59	\$231.62	\$237.41	\$243.35
3	4	\$293.39	\$308.06	\$315.76	\$323.65
3	5	\$368.30	\$386.72	\$396.39	\$406.30
4	2	\$196.33	\$206.15	\$211.30	\$216.58
4	3	\$293.39	\$308.06	\$315.76	\$323.65
4	4	\$392.60	\$412.23	\$422.54	\$433.10
4	5	\$489.74	\$514.23	\$527.09	\$540.27
6	2	\$293.39	\$308.06	\$315.76	\$323.65
6	3	\$441.16	\$463.22	\$474.80	\$486.67
6	4	\$588.90	\$618.35	\$633.81	\$649.66
6	5	\$736.61	\$773.44	\$792.78	\$812.60
8	2	\$354.14	\$371.85	\$381.15	\$390.68
8	3	\$530.16	\$556.67	\$570.59	\$584.85
8	4	\$706.28	\$741.59	\$760.13	\$779.13
8	5	\$882.33	\$926.45	\$949.61	\$973.35
Dumpster Installation (Delivery)		\$ 31.25	\$ 32.81	\$ 33.63	\$ 34.47
Extra Trips		\$ 15.00	\$ 15.75	\$ 16.14	\$ 16.54
Master Metered		\$ 13.20	\$ 13.86	\$ 14.21	\$ 14.56

(a) Residential dwellings.

(1) For residential units where solid waste is collected curbside in individual containers (95-gallon Z-Carts), twice per week, the monthly rate shall be as set forth in the rate schedule incorporated herein.

(2) Missing containers / carts or severely damaged beyond repair shall be replaced at the owner's / occupant's expense. The occupant / owner shall incur a Sixty Dollar (\$60.00) replacement fee to cover the cost of the container, delivery and processing. This applies to both residential and commercial customers.

(3) Stolen carts shall require the owner to submit a stolen cart form to the Zephyrhills Police Department for investigation and assignment of a case number. The Zephyrhills Police Department will then forward the complete form to the sanitation department for cart replacement at the City's expense. This applies to both residential and commercial customers.

(b) Commercial.

(1) For commercial premises where solid waste is collected curbside in individual containers (95-gallon Z-Carts), twice per week, the monthly rate shall be as set forth in the rate schedule incorporated herein. For commercial premises served by refuse bins or dumpsters, the monthly rate shall be the greater of the commercial curbside rate per business unit served, or a monthly rate based on the volume of the refuse bin in cubic yards and the frequency of collection per week as set forth in the rate schedule incorporated herein.

(2) The City may require the use of dumpsters in lieu of conventional garbage cans for other than single family residential use.

(3) The number of pickups required by users, together with requirement as to container size and capacity for dumpsters, shall be determined by the director.

(4) For installation of new containers, it is the responsibility of the customer to provide adequate access and dumpster enclosure approved by the director, as set forth in Section 50.26(B).

(5) Refunds. There shall be no refund of any service charge prescribed herein on account of partial vacancy.

(6) There may be a refund of service charges, not to exceed charges assessed for a one-year period, for total vacancy of the premises provided that the owner of the premises requests the refund from the department in writing and the department determines that no service has been rendered from the premises for the period for which the refund is requested. No refunds or credits are authorized for partial vacancies for sixty (60) days or less.

(7) Free service. There shall be no free services rendered by the department for the collection, transportation or disposal of solid waste.

(8) Deposit: For commercial accounts, a deposit for solid waste services will be charged equal to two times the monthly service charge. That deposit level must be maintained at all times. The deposit amount shall adjust automatically on October 1 of each fiscal year to reflect the then-current monthly service charge.

(9) Extra trips or pick-ups, or return trips due to over-spillage, shall be charged at a rate of Fifteen Dollars (\$15.00) per cubic yard times the size of the refuse bin for Fiscal Year 2027, with said rate increasing to Fifteen Dollars and Seventy-Five Cents (\$15.75) per cubic yard for Fiscal Year 2028, Sixteen Dollars and Fourteen Cents (\$16.14) per cubic yard for Fiscal Year 2029, and Sixteen Dollars and Fifty-Four Cents (\$16.54) per cubic yard for Fiscal Year 2030.

(10) Turn-on/turn-off fees. A fee shall be charged when residential or commercial service is initiated or terminated. The turn-on and turn-off fee shall be Eighteen Dollars and Seventy-Five Cents (\$18.75) for Fiscal Year 2027, Nineteen Dollars and Sixty-Nine Cents (\$19.69) for Fiscal Year 2028, Twenty Dollars and Eighteen Cents (\$20.18) for Fiscal Year 2029, and Twenty Dollars and Sixty-Eight Cents (\$20.68) for Fiscal Year 2030.

(c) Special Services.

(1) The term “special services” shall include but not be limited to the collection of yard trash in excess of six (6) cubic yards per month; the collection of junk, bulky waste, white goods, or rubbish not placed within containers or refuse bins; or the collection of yard trash, junk, bulky waste, white goods, or rubbish from lots, or property not paying a monthly fee for collection services.

(2) The additional charge for special services shall be Two Hundred Dollars (\$200.00) per hour, billed in quarter hour increments, plus the actual disposal charge.

CITY MANAGER'S REPORT 3.1

Property Tax Education

Issue:

Efforts to educate residents regarding property taxes and the city services they support.

Background:

The City Manager and Public Information Office are working collaboratively to develop educational resources that help residents better understand municipal property taxes, local government finances, and the wide range of services provided by the City of Zephyrhills.

As part of this ongoing initiative, staff are reviewing educational materials, communication strategies, and best practices utilized by municipalities throughout Florida. Staff are also utilizing resources and guidance from the Florida League of Cities (FLC) and the Florida City and County Management Association (FCCMA) to help ensure all public communications are factual, educational, and consistent with accepted local government best practices.

The objective of this effort is to improve public understanding of how municipal revenues - including property taxes - support essential City services and capital investments. These revenues help fund public safety, parks, roadway and infrastructure improvements, public facilities, stormwater management, and numerous other services that enhance the quality of life for residents and businesses in Zephyrhills.

Educational Efforts Completed to Date

To date, the City has implemented the following to increase public awareness of how local tax dollars are invested in the community, including:

- National Media Coverage: City Manager Billy Poe participated in a New York Times interview, alongside other Pasco County leaders, discussing the importance of property taxes in funding essential municipal services and supporting growing communities.
- "Tax Contributions at Work" Project Signage: Highly visible educational signage has been installed at major City capital improvement projects, including the City Yard Maintenance Complex and the Train Depot Parking Lot Improvement Project. Similar signage is planned for upcoming projects, including the Zephyr Park improvements, Clock Plaza and Stormwater Pond Expansions, allowing residents to directly connect tax revenues with tangible community investments.

Current/Possible Initiatives

- A social media campaign explaining municipal property taxes, City revenues, and the essential services they fund.
- A letter from the City Manager outlining the purpose of municipal property taxes and how those revenues are invested back into the Zephyrhills community. This letter can be publicized on the city's website, social media channels, and emailed directly to city residents/water customers.

Attachment(s):

None

Fiscal Impact:

The initiative is being conducted utilizing existing staff and communication resources.

Staff Recommendation:

NOTED ITEMS 4.1

cgi Digital Community Showcase Video Program

Issue:

Community showcase video for the City of Zephyrhills, produced by CGI Digital in partnership with the National League of Cities.

Background:

CGI Digital is a production company that works in partnership with the National League of Cities (NLC) to produce the official cost-free Community Showcase Video Program.

The company selected Zephyrhills to be one of its "featured communities" in its initiative this year for the state of Florida; other communities the company has partnered with include Tampa, Greenacres and Miami Gardens.

The Community Showcase Video Program provides a way for municipalities to effectively tell their story through the power of video and digital media tools. The program promotes the assets and attributes of cities through a series of customized videos. Designed to welcome new residents and visitors, recruit new business, and highlight quality of life, the videos feature many topics including economic development, education, real estate and relocation, and attractions.

The finished content will be placed on the City's official website and social media platforms as a high-quality promotional tool.

Attachment(s):

1. 41-2026-16 cgi Digital

Fiscal Impact:

No cost.

Staff Recommendation:

Informational

GET THE MOST OUT OF YOUR VIDEO TOUR!

WEBSITES

- Feature the Video Tour on the official community homepage
- Use our content for your website page headers
- Provide video tour for your:
 - Chamber of Commerce
 - Economic Development Agencies
 - Main Street Association
 - Convention and Visitor's Bureau
 - Other websites that aid in the promotion of the area

EMAIL/TEXT

- Embed video link into email signatures
- Send specific video chapters to residents, visitors and businesses

SOCIAL MEDIA

- Facebook
- YouTube
- Instagram
- Twitter
- LinkedIn
- Internal departments social media platforms

Pro-tip

Share your videos at least once a month on social media platforms to reach new audiences!

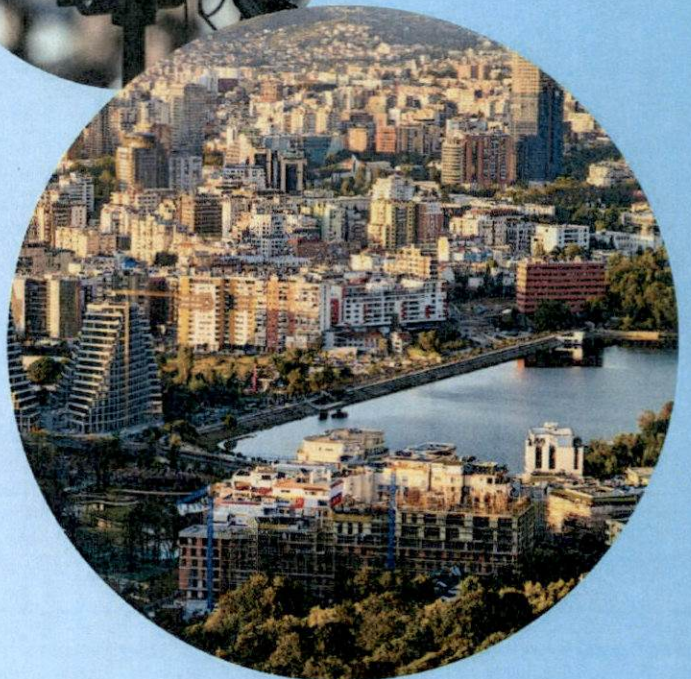
OTHER

- Play videos on your cable access channel
- Play videos prior to State of the City Address, meetings, and presentations
- Share Video Tour with real estate agencies and school districts
- Local businesses, non-profits, and organizations can also feature the Video Tour on their website and social media platforms
- Trailer for your local movie theater: [Example](#)



Video Tour Topics

Welcome
Education
Health & Wellness
Workforce Development
Municipal Services
Recruitment
Green Initiatives
Community Organizations
Entertainment & Attractions
Real Estate/Relocation
Quality of Life
Economic Development
Tourism
Business & Industry
Parks & Recreation
Recreation/Things to Do
Arts & Culture
History
Diversity & Inclusion
Agritourism/Agriculture
Shopping & Dining
Professional Services
Manufacturing
Technology
Hometown Heroes
Public Safety





Name: Kevin Weiss
Title: Public Information Officer
Address: 5335 Eighth Street
City, State, Zip: Zephyrhills, FL 33542
Phone number: 813-780-0205
Website: <https://www.zephyrhills.gov/>
Email: kweiss@zephyrhills.gov

This Agreement is between CGI Communications, Inc. D/B/A CGI Digital ("CGI") and the City of Zephyrhills (the "City") and shall remain in effect from the date it is signed by both parties until the third anniversary of the date that the completed and approved Community Video Program is made available for viewer access on different devices via a link on the <https://www.zephyrhills.gov/> homepage including any alternate versions of that homepage.

During the term of this Agreement, CGI shall:

- Produce up to 6 one-minute videos with subject matter that may include but is not limited to: Welcome, Education, Healthy Living, or Homes/Real Estate
- Multiple segments of aerial footage pending approval from FAA and any airports within a 5 mile radius of filming location(s)
- Provide script writing and video content consultation
- Send a videographer to City locations to shoot footage for the videos
- Reserve the right to use still images and photos for video production
- Create all aspects of video production which includes, storyboarding, shot lists, filming, graphics, color grading, music selection and audio mastering
- Provide our patented OneClick™ Technology and encode all videos into multiple streaming digital formats to play on all computer systems, browsers, and Internet connection speeds
- Provide access to the city's HelloNation Magazine through the Video Tour
- Store and stream all videos on CGI's dedicated server
- Afford businesses the opportunity to purchase various digital media products and services from CGI and its affiliates
- Feature business sponsors around the perimeter of video panels
- Be solely responsible for sponsorship fulfillment including all related aspects of marketing, production, printing, and distribution
- Facilitate viewer access of the Community Video Program from City website, including any alternate versions of City's homepage and additional devices, by providing HTML source code for a graphic link to be prominently displayed on the <https://www.zephyrhills.gov/> website homepage.
- Grant to City a license to use CGI's Line of Code to link to and/or stream the videos
- Own copyrights of the master Community Video Program
- Assume all costs for the Community Video Program

During the term of this Agreement, the City shall:

- Provide a letter of introduction for the program on City's letterhead
- Assist with the content and script for the Community Video Program
- Provide notice of any changes, revisions, requests or modifications to final video content within 30 days of its receipt
- Grant CGI the right to use City's name in connection with the preparation, production, and marketing of the Community Video Program
- Display the "Community Video Program" link prominently on its <https://www.zephyrhills.gov/> homepage, including any alternate versions of your home page, for viewer access on different devices for the entire term of this Agreement
- Ensure that this Agreement remains valid and in force until the agreed upon expiration date, regardless of change in administration
- Grant full and exclusive streaming video rights for CGI and its subsidiaries, affiliates, successors and assigns to stream all video content produced by CGI for the Community Video Program
- Agree that the City will not knowingly submit any photograph, video, or other content that infringes on any third party's copyright, trademark or other intellectual property, privacy or publicity right for use in any video or other display comprising this program. Submissions should be received by CGI by the agreed-upon primary filming date.

This Agreement constitutes the entire Agreement of the parties and supersedes any and all prior communications, understandings and Agreements, whether oral or written. No modification or claimed waiver of any provision shall be valid except by written amendment signed by the parties herein. The city warrants that it is a tax exempt entity. The undersigned, have read and understand the above information and have full authority to sign this Agreement.

City of Zephyrhills, FL

CGI Communications, Inc. D/B/A CGI Digital

Signature:

Name (printed):

William C. Poe, Sr.

Name (printed): Nicole Rongo

Title:

City Manager

Title: Vice President, Government Relations & Strategic Partnerships

Date:

8/6/2026

DATE: 1/21/26



130 East Main Street, 5th Floor
Rochester, NY 14604

Phone: 800.398.3029
cgidigital.com



7/29/2026

Dear Valued Business Owner,

The City of Zephyrhills is pleased to continue its partnership in 2026-2027 with CGI Digital (CGI) to produce a series of videos showcasing the people, places, businesses, and opportunities that make our community a great place to live, work, learn, and play.

Featured prominently on the City's official website, www.zephyrhills.gov, the Video Tour provides residents, visitors, and prospective businesses with an engaging look at our community, highlighting local attractions, quality of life, economic development, and more.

We know businesses play a critical role in our City's vitality. This program presents an opportunity for local businesses to enhance their online presence through various digital media technologies. In addition, our businesses will also have an exclusive first look at CGI's latest initiative, HelloNation, a powerful platform designed to enhance community engagement and business visibility through dynamic digital storytelling.

Participation in this program is completely voluntary.

Whether or not a business chooses to participate or purchase any services from CGI will have no impact on its relationship with the City, and the City does not require participation in any CGI products or services.

If you are interested in learning more about the opportunities available through CGI Digital or would like to schedule an informational meeting, please contact Nicole Rongo, Vice President, at nicoler@cgicompany.com

For additional questions about the City of Zephyrhills' upcoming video initiative, please contact the City's Public Information Office at pio@zephyrhills.gov

Thank you for your continued investment in the City of Zephyrhills and for helping make our community a great place to live, learn, work, and play.

Sincerely,

William C. Poe, Jr.
City Manager

City of Zephyrhills

5335 8th Street | Zephyrhills, FL 33542 | 813.780.0000 |
ci.zephyrhills.fl.us