

REGULAR CITY COUNCIL MEETING

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A Regular City Council Meeting was held on August 10, 2026 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Steven F. Spina, Ph.D., called the meeting to order at 6:11 PM

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

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Building Official Calvin Switzer, Code Enforcement Officer Joel Bacon, Code Enforcement Officer Stephen Page, Airport Manager Nathan Coleman, Library Director Peggy Panak, CRA Director Gail Hamilton, Human Resources & Risk Management Director Sandra Amerson, Utilities Director John Bostic III, Planning Director Rodney Corriveau, Historic Preservation Specialist Will McCaw, GIS/Community Planner Hansel Rodriguez, Finance Director Ted Beason, Assistant Finance Director Jessica Carter, Public Information Officer Kevin Weiss, Assistant City Clerk Eileen Mercado and City Clerk Ricardo Quiñones.

The Invocation was led by Brandon Bristow of Miracle Temple Community Church

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Nick Walton, 304 W. Haya Street, Tampa FL, representing the Sarah Vande Berg Tennis Foundation, requested consideration of \$30,000 in City funding to support youth development programming for Zephyrhills residents. He stated the proposed programming would serve approximately 120 students through out-of-school programs at Stewart Middle School, Woodland Elementary School, and West Zephyrhills Elementary School, while also expanding the City's 2027 Summer Recreation Program by an additional 90 students. He reported that the Foundation's partnership with the City and tennis center helped expand the 2026 Summer Recreation Program from approximately 120 to 155 participants and provided programming for middle and high school students. Mr. Walton also discussed outside funding secured by the Foundation and its long-term goal of eliminating Summer Recreation waiting lists. Council indicated the funding request could be considered during an upcoming budget workshop.

James Thornton, 37609 Miriam Lane, stated that he had been a City resident for approximately 26 years and raised concerns regarding enforcement of accessible parking requirements. He described an incident at Walmart involving a vehicle parked in an accessible space without a displayed placard and questioned why the responding officer did not issue a citation. Police Chief Derek Brewer explained that issuance of a traffic or parking citation is subject to officer discretion and noted that the officer had verified the driver was eligible for a disabled parking placard. Mr. Thornton also expressed concerns regarding increased traffic and roadway infrastructure associated with regional growth. Council discussed jurisdictional limitations involving state and county roads and ongoing efforts to coordinate roadway improvements with Pasco County and the State.

Rafael Trensado, 38114 7th Avenue, with translation assistance from Assistant City Clerk Eileen Mercado, addressed Council regarding recurring flooding at his residence on 7th Avenue. He stated that heavy rainfall caused water to flow onto his property and into the residence and that previous recommendations had not resolved the issue. Public Works Director Shane LeBlanc stated that Staff was familiar with the location adjacent to a City retention pond and would inspect the area, including the associated drainage pipes, and determine what assistance could be provided.

MAYOR

1. Proclamation - Rocky Castro

Mayor Melonie Bahr Monson presented a proclamation recognizing Rocky Castro for his generosity and volunteer service to residents of Zephyrhills.

2 Update on Education in Pasco County - John Legg

Mrs. Kuhn & Dr. Ilse, Deputy Superintendents from Pasco County Schools, provided an update regarding academic achievement, enrollment, facility investments, and the November 2026 salary referendum renewal. Representatives reported academic improvement at West Zephyrhills Elementary, Woodland Elementary, Stewart Middle, and Zephyrhills High School, with all four schools currently receiving a "C" rating. They also reported that Pasco County Schools achieved an "A" district rating for the first time since 2008 and eliminated all "D" and "F" rated schools.

The presentation included an overview of Penny for Pasco-funded projects, including improvements at Woodland Elementary, Zephyrhills High School, and the recently completed West Zephyrhills Elementary School project. Representatives stated that enrollment within the Zephyrhills schools was projected to increase slightly overall, despite declining enrollment elsewhere in the district. They also discussed the proposed renewal of the voter-approved salary referendum, noting its role in teacher and staff compensation and reductions in employee vacancies.

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Council also discussed potential future uses of the existing building at West Zephyrhills Elementary School. District representatives stated that potential uses included transportation operations, classroom space, and community resources, and indicated that the district was open to discussing potential City use of the facility.

3 Satisfaction Survey Results

Public Information Officer Kevin Weiss presented an overview of the City's 2026 Citizen Satisfaction Survey developed and facilitated by former City intern David Brownell. He reported that the Sanitation Division, Water Division, and Zephyrhills Public Library received strong ratings and that the survey's open-ended responses provided additional insight into residents' priorities and concerns.

Council discussed comments regarding growth, transportation, residential development, roadway jurisdiction, sidewalks, homelessness, parks, recycling, and City services. Council noted that respondents did not always distinguish between City, County, and State jurisdiction but agreed that the feedback remained useful in identifying community concerns. Council also discussed positive feedback concerning City staff, Hercules Park, new playground equipment, and other City improvements.

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

Council President Spina reported that the Tampa Bay Regional Planning Council had unanimously accepted the City of Zephyrhills as its 30th member. He discussed the potential benefits of regional cooperation on issues including planning, drainage, and data centers.

Jodi Wilkeson motioned to Council President Steven Spina to be the City's liaison to the Tampa Bay Regional Planning Council and to serve as MPO Alternative. Seconded by Charles Proctor. Motion passed unanimously.

5 City Manager Evaluation - Review

Mayor Monson presented the results of the City Manager's annual evaluation and reported an overall average score of 3.4. She thanked Council for completing the evaluations and encouraged individual discussions with City Manager Poe regarding their comments. Council expressed appreciation for Mr. Poe's service and discussed the value of providing constructive feedback regarding his performance.

1. CONSENT ITEMS

Council voted to pull Items 1.3 and 1.5 from the Consent Agenda for separate discussion.

Charles Proctor motioned to pull Consent Item 1.5 for discussion. Seconded by Kenneth Burgess. Motion passed unanimously.

Charles Proctor motioned to pull Consent Item 1.3 for discussion. Seconded by Kenneth Burgess. Motion passed unanimously.

1.1 City Council Meeting Minutes - July 27, 2026

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

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

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

1.7 2026 FDEP Drinking Fee Waiver Request [88-2026-01]

Kenneth Burgess motioned to approve Consent Item 1.1, 1.2, 1.4, 1.7 as presented. Seconded by Lance Smith. Motion passed unanimously.

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

Council discussed the status of the roadway connection and outstanding inspections associated with the project. City Manager Poe reported that the contractor had completed punch-list items and requested final inspections from Pasco County. He stated that staff would follow up with the County regarding the remaining inspections and final plat process. Council also discussed traffic-control concerns associated with upcoming construction and BRW's previous work for the City. Staff expressed confidence in BRW based on the contractor's previous City projects.

Lance Smith motioned to approve Consent Item 1.3. Seconded by Kenneth Burgess. Motion passed unanimously.

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

Public Works Director Shane LeBlanc explained that the change order addressed replacement of roofs and painting of exposed steel on existing buildings that would remain at the City maintenance complex. He stated that several existing roofs were in poor condition and that replacing them during the current construction project would place the roofs on the same lifecycle. The work would be funded through buyout savings and owner contingency and would not increase the Guaranteed Maximum Price.

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Lance Smith motioned to approve Consent Item 1.5. Seconded by Charles Proctor. Motion passed unanimously.

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. "**

City Attorney Maggard read Ordinance No. 1526-26 by title.

The public hearing was opened. No members of the public spoke.

Historic Preservation Specialist Will McCaw explained that the amendments were required to bring the City's regulations into compliance with changes in State law, including changes to development-order review timelines and administrative approval of final plats rather than City Council approval.

The public hearing was closed.

Kenneth Burgess motioned to approve Ordinance No. 1526-26 on the First Reading. Seconded by Lance Smith. Motion passed unanimously.

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. "**

City Attorney Maggard read Ordinance No. 1527-26 by title.

The public hearing was opened. No members of the public spoke.

Finance Director Ted Beason explained that the ordinance proposed a 3% increase in water and sewer rates consistent with the City's previous rate study. He stated that maintaining the scheduled increases was necessary to support personnel, operating expenses, debt service, and capital improvements. Mr. Beason also explained proposed changes to base-rate calculations for certain RV and mobile home communities to address disparities between those accounts and comparable customers. Council discussed occupancy considerations, master-metered properties, notification of affected communities, and the proposed base-rate methodology.

The public hearing was closed.

Lance Smith motioned to approve Ordinance No. 1527-26 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

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. "**

City Attorney Maggard read Ordinance No. 1528-26 by title.

The public hearing was opened. Council initially discussed the City's other post-employment benefit liability and retiree health benefits referenced within the financial information accompanying the item. Finance and Human Resources Staff explained the City's retiree healthcare obligations and the accounting treatment of those liabilities. City Manager Poe indicated that retiree healthcare policy should be discussed separately from the sanitation-rate matter.

Peter Engel of Kessler Consulting presented the results of the City's solid waste rate study. He reviewed existing residential and commercial services, compared City rates with nearby communities, and discussed the financial condition of the Sanitation Fund. Mr. Engel reported that expenses had begun exceeding revenues and that the Fund's unrestricted balance had become negative. He recommended significant near-term rate adjustments to reverse that trend and restore the Fund's financial position.

The proposed rate scenario included a larger adjustment in Fiscal Year 2027, a smaller adjustment in Fiscal Year 2028, and Consumer Price Index (CPI) based adjustments thereafter. The consultant

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projected that the proposed scenario would return the Sanitation Fund to a positive unrestricted balance in Fiscal Year 2029 and achieve the City's 25% reserve target by approximately Fiscal Year 2031. Council noted that even after the proposed adjustments, City rates would remain competitive with several neighboring jurisdictions.

The public hearing was closed.

Lance Smith motioned to approve Ordinance No. 1528-26 on First Reading. Seconded by Kenneth Burgess. Motion passed unanimously.

3. CITY MANAGER'S REPORT

3.1 Property Tax Education

Public Information Officer Kevin Weiss presented an update regarding the City's property-tax education efforts. He discussed proposed reusable signage for capital projects identifying "tax dollars at work," recent media coverage involving Zephyrhills, and examples of public-education efforts being used by other Florida municipalities. Staff was reviewing resources from the Florida League of Cities and other organizations to develop educational materials explaining how property tax revenues support City services.

Council supported developing clear educational materials for residents and discussed possible website content, utility-bill inserts, project signage, and other outreach. Council emphasized communicating the relationship between property taxes and services including infrastructure, parks, recreation programs, library services, youth programs, and community partnerships. Staff indicated that additional messaging would be developed.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager Poe scheduled an additional budget workshop for August 24, 2026, at 4:00 p.m., prior to the regular City Council meeting. Council requested information regarding a potential 6⁰0 budget scenario and further review of certain proposed expenditures.

City Manager Poe also reported that the City had received correspondence from the Federal Aviation Administration approving, with conditions, the City's corrective action plan concerning Skydive City. He stated that staff and the City Attorney would review and finalize implementation of the plan and work toward reinstatement of funding.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Lance Smith commented on how nice it was to see the Mayor's grandchildren supporting her on her anniversary date.

Kenneth Burgess recommended establishing a more formal process, policy or committee for evaluating requests for City funding, including scholarships, sports programs, and similar community requests.

Jodi Wilkeson had no further comments.

Charles Proctor had no further comments.

Steven Spina thanked everyone for being in attendance and Staff for putting together the budget.

4. NOTED ITEMS

4.1 cgi Digital Community Showcase Video Program

The meeting was adjourned at 7:52 PM.

Submitted by Ricardo Quiñones