

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on August 8, 2022 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (224) 501-3412 - Access Code: 445-565-325.

Council President Smith called the meeting to order. Roll call was taken. Present were members Kenneth Burgess, Alan Knight, Charles Proctor, Jodi Wilkeson, Lance Smith and Mayor Whitfield. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Finance Director Ted Beason, Airport Manager Nathan Coleman, Public Information Officer Kevin Weiss, IT Director Mike Panak, Historic Preservation Specialist and Community Planner Audrey McGuire and City Clerk Lori Hillman.

Councilman Alan Knight delivered the innovation. The Pledge of Allegiance followed.

1. CONSENT ITEMS

1.1 Approval of June 13, 2022 Regular Meeting Minutes

1.2 Approval of June 27, 2022 Regular Meeting Minutes

1.3 Approval of July 18, 2022 Workshop Minutes

1.4 Appoint David Inman to Airport Authority Board

1.5 Approval of RCM Agreement No. 41-22-21 Three Year Renewal for Water & Wastewater Miscellaneous Construction/Maintenance Services

1.6 Approval of Killebrew Agreement No. 41-22-20 Three Year Renewal for Water & Wastewater Miscellaneous Construction/Maintenance Services

1.7 Approval of Ferguson Piggyback with Lee County Agreement No. 41-22-26 Three Year Extension for Water/Sewer/Irrigation Supplies

1.8 2022 Audit Engagement Letter with Bodine Perry – One Year Extension

Lance Smith moved to approve the Consent Items. Seconded by Charles Proctor. Motion passed unanimously.

2. BUSINESS ITEMS/PLANNING DIRECTOR'S REPORT

2.1 COMP Plan 2035 Presentation

Planning Director Todd Vande Berg introduced Consultant Tammy Vrana who is assisting staff to update the City's Comprehensive Plan. He said Ms. Vrana will present an overview of strategies moving forward and the vision for the community as the City continues to grow and develop.

Spoke from the floor: Tammy Vrana – Vrana Consulting – Safety Harbor, Florida

Ms. Vrana said the Comprehensive Plan is a written long-range plan for the City that explains the community's shared vision for the future, goals, objectives and policies that help protect valued places and promote economic prosperity. She narrated a PowerPoint presentation of slides highlighting the Comprehensive Plan's required topics, population projections, housing affordability, and the Comprehensive Plan update process. Since late June 2022, eight (8) community meetings were held and one (1) on-line survey to solicit feedback. A word cloud slide (visual representation of results) was shown in response to the three questions asked on-line and at community meetings. In closing, she said "How Shall We Grow" Community Visioning Workshops will be held in the Fall and she encouraged citizen involvement.

Councilman Knight said failure to plan is planning to fail. He said the City of Zephyrhills is exploding and the City has to plan for the future.

3. CITY MANAGER'S REPORT

3.1 Award Bid No. 11-22-06 for Dairy Road Extension Guardrail and Retaining Wall Construction

City Manager William Poe said the City distributed Bid No. 11-22-06 for a second time on June 26, 2022 as the first solicitation did not yield any bidders. The solicitation was

distributed through BidNet Direct online with thirteen (13) contractors downloading the bid package. One (1) response was received on July 22, 2022 from B.R.W. Contracting, Inc. in the amount of \$223,500.00 with a 10% contingency of \$22,350.00 for a total of \$245,850.000. He stated this bid award is in addition to the construction of Dairy Road and explained when the Piggyback Agreement with Zephyr Lakes CDD was awarded to B.R.W. Contracting, Inc. for paving services of Dairy Road, staff was unaware of the drastic elevation change and issues with the connection between Dairy Road and Zephyr Commons. Once staff became aware of the situation, guardrail and retaining wall line items were not included in the agreement. Staff requested Council award Bid No. 11-22-06 to B.R.W. Contracting, Inc. in the amount of \$245,850.00. This project will be funded using Transportation Impact Fees.

Spoke from the floor: Public Works Director Shane LeBlanc

Mr. LeBlanc said the estimated cost of the project was in line with the bid amount with a slight escalation in construction prices. Staff will work with the contractor to keep the contingency intact. He said the award of this bid to B.R.W. Contracting, Inc. will benefit the City with only having to work with one contractor on the construction and extension of Dairy Road.

Lance Smith moved to Award Bid No. 11-22-06 to B.R.W. Contracting, Inc. Seconded by Charles Proctor. Motion passed unanimously.

3.2 Approval of Agreement No. 25-22-04 with B.R.W. Contracting, Inc. for Dairy Road Extension Guardrail and Retaining Wall Construction

City Manager William Poe requested Council's approval of Agreement No. 25-22-04 with B.R.W. Contracting, Inc. not to exceed \$245,850.00 with a 180 day completion.

Lance Smith moved to approve Agreement No. 25-22-04 with B.R.W. Contracting, Inc. Seconded by Charles Proctor. Motion passed unanimously.

4. CITY ATTORNEY'S REPORT

4.1 First Reading Ordinance No. 1440-22 - **ORDINANCE NO. 1440-22 "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA APPROVING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, CHANGING THE FUTURE LAND USE CLASSIFICATION FROM CITY MU (MIXED USE) TO RU (RESIDENTIAL URBAN) AND AMENDING THE CITY'S OFFICIAL ZONING MAP, CHANGING THE ZONING DESIGNATION FROM C3 (GENERAL COMMERCIAL) TO R3 (MEDIUM DENSITY RESIDENTIAL, FOR A PORTION OF PARCELS 04-26-21-0010-03000-0100 AND 14-26-21-0010-03000-0101; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1440-22 by title. Historic Preservation Specialist and Community Planner Audrey McGuire said the subject property currently has a split future land use classification of MU (Mixed Use) and RU (Residential Urban) and a split zoning designation of C3 (General Commercial) and R3 (Medium Density Residential). The applicant is requesting to amend the future land use classification to RU (Residential Urban) and the zoning designation to R3 (Residential Urban) for consistency of the property. The applicant's intended use is one single family home. Staff and the Planning Commission have reviewed the amendment and recommended Council's approval.

Lance Smith moved to approve Ordinance No. 1440-22 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

5. CITIZEN COMMENTS

Kim Earle – 37741 Phelps Road Update

Ms. Earle said a meeting was held on Friday, August 5, 2022 and all her concerns were addressed but once she returned home and reviewed the plans, she noticed a water line running along her easement. She said another concern she has is with the swale at the back of her property. She said they have decided to dig a swale 4' deep and backfill with sand to allow the swale to drain quickly and not overflow. She said she has large Oak trees in this area that create privacy from the adjacent property and she is concerned that digging will disturb the roots and she does not want to lose the trees.

City Manager William Poe said the National Pollutant Discharge Elimination System (NPDES) permit was issued and the stop work order was lifted on the project. He said he met with Ms. Earle, representatives for the developer, Engineer Craig Cornelison and Code Enforcement Officer Joel Bacon on Friday, August 5th. He said water that historically flowed through the property will now flow around the property and the developer will over excavate a 4' swale and backfill with clean beach sand to help the water percolate. He said the plans show a water main along the entrance to Trotter's Crossing with a water main running along the easement next to Ms. Earle's property. He said staff will have a conversation with the developer and engineer to discuss the easement and preservation of the Oak trees.

Spoke from the floor: Warren Earle – 3822 Florida Ranch Blvd. – Zephyrhills, FL

Mr. Earle said he had one of seven letters written in July 2014 by the City's Planning and Zoning department inviting people to attend a meetings to discuss what he referred to as Trotter's Troubles. He said eight years later, the City, County and State are still not done with this project and all the problems. He said the project still needs water, sewer and there is no driveway. He said there are issues with traffic and fire, police, garbage and school bus access. He thanked Council for allowing him to speak.

Spoke from the floor: Geoff Dale – 5730 8th Street – Zephyrhills, FL

Mr. Dale said he has lived in the City for 15 years and takes a new street every couple of days to walk the City. He was happy to hear the sidewalk project had begun. He addressed Council about the safety of children walking to school and their access to schools. He requested Council implement a plan with sidewalks to include lights for children walking to school in the dark. He thanked Council for making Zephyrhills awesome.

Council President Wilkeson encouraged Mr. Dale to put his thoughts in writing and share the information with the Public Works Director Shane LeBlanc. She also encouraged Mr. Dale to schedule a meeting to speak with Mr. LeBlanc about the City's plan of action.

Spoke from the floor: Andrew W. Nagy – 5548 23rd Street – Zephyrhills, FL

Mr. Nagy said he is the treasurer of the Zephyrhills Historical Association and thanked Council and the Mayor for allowing him to speak. He said the City's history is founded on Captain Jeffries, a Union Veteran Soldier, and requested the City seriously consider naming the Veterans area of Zephyr Park, the Captain Jeffries Memorial Park. He said when he was the Veteran Council President, he attended a community meeting for remodeling Zephyr Park where they were proposing removing roughly a third of the Veterans area from the park. He said the Veterans Council vehemently opposes touching that area. He said citizens have paid money for dedicated benches and bricks in honor of military veterans.

MAYOR ANNOUNCEMENTS – Mayor Gene Whitfield recognized the Public Works Department for assisting the Agricultural Department.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe congratulated Public Information Officer Kevin Weiss on his achievements through the 2022 Florida Press Association (FPA) Weekly Newspaper Contest. Kevin took 1st Place in Business Reporting Division A, "A Closer Look at Pasco County's Economic Growth"; 1st Place in Education Feature, Division A, "Renowned Educator Discusses Racial Equity"; and 2nd Place in Health, Medical & Science Reporting, Division A "Local Stakeholders Seek Solutions To Opioid Crisis" while employed with the Laker/Lutz News. He said a Municipal Association of Pasco (MAP)

meeting was held at the Sarah Vande Berg Tennis and Wellness Center on Thursday, August 4th to showcase the facility. He reminded everyone that school starts on Wednesday, August 10th, with extra buses and children walking to school early in the morning.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Burgess congratulated Public Information Officer Kevin Weiss on his awards. He suggested information about Captain Jeffries be posted at Tina and Joe’s Café, the location of the Captain Jeffries House.

Council Vice President Smith referred to the 2035 Comprehensive Plan and said the City needs affordable housing to encourage homeownership. He acknowledged the presence of Government Liaison Amber Smith with the Southwest Florida Water Management District (SWFWMD). He encouraged everyone to slow down on Wednesday, August 10th when school reopens and acknowledged Tyler Williams for his work on the Employee Satisfaction Survey.

Councilman Proctor thanked Mr. Earle for attending meetings regularly and his generosity.

Councilman Knight gave a shout out to the Gentlemen’s Quarters who had 20 volunteer barbers and Hair Designs by Jay who provided free haircuts to children in the community.

Council President Jodi Wilkeson acknowledged the Gentlemen’s Quarters and Hair Designs by Jay who had four volunteer stylists and distributed \$250 in school supplies. She said there are some really great things going on in our community. She said the City has tremendous business owners and a beloved Public Works Department who make our downtown look fabulous that is unique to the heart of our City.

6. NOTED ITEMS

6.1 Depository Deposit Listing

Meeting adjourned: 7:07 p.m.
Submitted by Lori L. Hillman