

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on October 24, 2022 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting [+1 \(408\) 650-3123](#) - Access Code: 524-953-685.

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

Staff present: Police Chief Derek Brewer, CRA Director Gail Hamilton, Public Information Officer Kevin Weiss, IT Director Mike Panak, Public Works Director Shane LeBlanc, Airport Manager Nathan Coleman and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Little But Loud – Backyard Construction Management Agreement 25-22-07 with A.D. Morgan

CRA Director Gail Hamilton said the rankings from the selection committee for the Little But Loud - Backyard Construction Management were brought before the CRA Board last month and A.D. Morgan was the top ranked firm. Staff has negotiated an agreement with A.D. Morgan with rates that were submitted during the application process.

Jodi Wilkeson moved to approve the Construction Management Agreement with A.D. Morgan. Seconded by Kenneth Burgess. Motion passed unanimously.

1.2 Hercules Park Presentation

CRA Director Gail Hamilton said the conceptual plan cost estimate for Hercules Park exceeds what has been budgeted. Staff will send letters to businesses to solicit private donations (DuPont who own the Hercules Power Company) to raise money. She requested the CRA Board review the plan and provide input.

Spoke from the floor: James Pankonin of Kimley Horn and Associates

Mr. Pankonin acknowledged Aaron Banks, Architect with Furr, Wegman, who has been working on the design for the restroom building. Mr. Pankonin narrated a PowerPoint presentation of the Master Plan for Hercules Park with changes, design imagery review, restroom and splash pad feature discussion, reference to the history of the Hercules Power Company and a cost review. The schematic Master Plan featured a .75 perimeter walking trail; enhanced stormwater pond with vegetation, viewing areas and a fountain; playground and picnic area within existing tree canopy with nature-themed playground equipment; open play field with restroom, splash pad and picnic shelters, and walking and bike trails in the southern wooded area with 54 parking spaces. The Master Plan was largely unchanged with the addition of a restroom and splash pad. He said simple architectural elements were incorporated in the design (white vertical board and baton) with the small porch features to create a restroom that is unique and talks to the history of the site. The restroom will house the splash pad pump equipment to provide a protected enclosure for the splash pad infrastructure. He touched upon key design elements and opportunities during the development of the park to incorporate theming, Educational/Interpretive Signage and Public Art to tie the park to the Hercules Power Company with activities that occurred at the park with the production of turpentine harvesting. Safety concerns were addressed to enable parents with a clear line of sight within the park to observe children with the ability for emergency services to drive by with a secure view into the park.

Mr. Pankonin said the City selected Wharton Smith as the Construction Manager at Risk for the project with an initial cost of \$4.8 M for the design without value engineering and a simple splash pad design. He said this is a once in a generation park design and solicited direction and feedback from the CRA Board.

City Manager William Poe will review the plans to request changes and eliminations to come in at less than the current \$1M over budget. There are dollars budgeted for playground equipment and design of Zephyrhills Park and with Council's approval these items can be pushed off to a future year and the funds can be reallocated.

Councilman Burgess confirmed the inclusion of lighting and camera security.

Kenneth Burgess moved to approve the Hercules Park Conceptual Master Plan. Seconded by Lance Smith. Motion passed unanimously.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton said sidewalk and trail plans have been received and will be sent out for bid. Halloween Howl is Saturday, October 29, 2022 from 4:00 p.m. to 9:00 p.m. with a haunted house on the bottom floor of the Carriage House, hay rides, pony rides, a petting zoo and free candy. She requested assistance from anyone in need of volunteer or community service hours.

Boardmember Jodi Wilkeson said a mural/signage for Dogtown was discussed and asked if this was resolved.

City Manager William Poe said staff will address Tuesday, October 25, 2022.

3. MAIN STREET ACTIVITY REPORT

3.1 CRA Director Gail Hamilton said Erin Beasley created a PowerPoint presentation on Mainstreet activities and future projects but is home with a sick child. Erin will present at the next meeting.

4. CITIZEN COMMENTS

4.1 Spoke from the floor: Eileen Westermann –5522 17th Street – Zephyrhills, FL

Ms. Westermann said she is on the Historic Preservation Board and was asked to look at Oakside Cemetery and asked if funds have been set aside for the maintenance and restoration of some of the gravesites that have deteriorated over the years. She said there are several grave sites of the City's founding members with broken bases and illegible names.

Public Works Director Shane LeBlanc said graves are privately owned and the City doesn't maintain unless there is a safety hazard.

Meeting Adjourned: 5:56 p.m.
Submitted by Lori L. Hillman