

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on February 27, 2023 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (572) 240-34122 - Access Code: 820-360-917.

CRA Board Chairperson Lance Smith called the meeting to order at 5:06 p.m. 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: CRA Director Gail Hamilton, Public Information Officer Kevin Weiss, IT Director Mike Panak and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval of January 23, 2023 CRA Minutes

1.2 Approval of December 12, 2022 CRA Minutes

1.3 Approval of October 24, 2022 CRA Minutes

1.4 Approval of September 26, 2022 CRA Minutes

Jodi Wilkeson moved to approve Business Items 1.1, 1.2, 1.3 and 1.4. Seconded by Charles Proctor. Motion passed unanimously.

1.5 Zephyr Park Plan Update and Veterans' Park Concept

CRA Director Gail Hamilton said six years ago, public meetings were held and staff worked with the Parks and Recreation Board to create a plan for Zephyr Park; unfortunately, it was too expensive. The scope of services for Kimley Horn includes presentation and coordination, two community engagement workshops, Zephyr Park Master Plan update and a Conceptual Master Plan for Veterans' Park for a cost of \$65,000. The CRA will pay for the concept plan, the public meetings and the update to Zephyr Park. The actual construction and design will come back to the CRA Board with a final decision by City Council. The concept does not include Alice Hall or the existing tennis courts in the original concept as the plan is a starting point for discussion. D.C. Johnson Surveying is in the process of preparing a survey and once Hercules Park is turned over to the construction manager at risk work will begin on Zephyr Park. She said she has written a grant for Hercules Park funding and will write a letter to DuPont to request funding for public art projects and/or signage. She said she will be addressing Shepherd's Park improvements in the near future.

CRA Board Member Knight said there is a lot of massaging that needs to be done and went on record to state that he does not want to get rid of the tennis courts.

City Manager William Poe said Hercules Park is a funded project and will begin construction this calendar year. The City has requested \$5M in state appropriations funding with the City contributing \$1M for Zephyr Park. A portion of the appropriations request highlights the water quality and treatment provided before the water discharges into the Hillsborough River Basin. If approved, the funding would become available in July 2023 and construction of Zephyrhills Park would begin within 12 months. The City will utilize ARPA funding toward Zephyr Park if state appropriations funding is not received.

CRA Director Gail Hamilton said Kimley Horn will create a concept plan for Veterans' Park with an opinion of probable cost. Upon completion, the concept will be shown to the public to generate input and feedback.

City Manager William Poe said the concept idea for Veterans' Park is to relocate the large flag, the memorial walk, the Purple Heart Memorial and other Veteran-related pieces to memorialize Veterans' based history through the creation of a Memorial Park for our Veterans. Staff will speak with the Veterans groups within the community and bring back for Council's approval.

CRA Board Chairperson Lance Smith suggested staff apply for funding through SWFWMD due to the pond discharging into the Hillsborough River. He requested staff secure a project timeline from the engineer with dates. He said he would like a project timeline on all large projects moving forward with updates.

Discussion of ideas included engaging nursing home residents in Zephyr Park, budgeting for additional personnel for park maintenance and an opportunity for Advent Health Nursing Home naming rights to a section or area of the park.

CRA Board Member Charles Proctor said he wants to stay within budget for Hercules Park with no overruns. He said if the Zephyr Park project is approved, he doesn't want it to sit.

Jodi Wilkeson moved to approve Business Item 1.5 Zephyr Park Plan Update and Veterans' Park Concept. Seconded by Alan Knight. Motion passed unanimously.

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

Mr. Nagy spoke on behalf of all the Veterans' organizations in the community. He said he was Chairman of the East Pasco Veterans' Council and asked to be included on all emails, plans, etc. for Zephyr and Veterans' Parks. He said there is a time capsule under the flag pole and asked if it would be dug up and thrown out. He said the bricks on the Memorial Walkway are not just from Veterans' families, they are from members of the community that care about the Veterans. He said there are dedicated benches. He said Veterans' have a saying, please do not forget us today, tomorrow or in the future. He said if Veteran-related items are moved to Veterans Park, who will pay for digging up the bricks and replacing the bricks that break. He said the area for Veterans is almost sacred ground. When he attends the functions, he gets a warm feeling and so do the members. He said the first Veteran that came up with the concept of our community is Captain Jeffries and he must be remembered.

City Manager William Poe said his father served in the Army Reserves for nearly 42 years and it is his intent to use the utmost respect with Veterans Park and the relocation of all Veteran-related items. If something is broken, the City will fix and/or replace the item.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton said all pedestrian and street signs have been replaced with green signs on 5th Avenue. White signs were not purchased as initially presented as the Public Works Design Manual - Resolution No. 688-15 states street signs must be green.

City Manager William Poe said the City follows the Manual on Uniform Traffic Control Devices (MUTCD) that states City street signs are green with white lettering, Pasco County street signs are green with white lettering and private roads are white with green lettering. She said she would like to have all street signs in the CRA white and black with the CRA's logo after branding to let people know they have arrived in the CRA. She would also like to do neighborhood signage the same.

Staff is working on new plantings for 5th Avenue with new pot locations to be added every year. FDOT is in the process of turning over 5th Avenue west of US-301 to Pasco County. The City and Pasco County will work on an agreement for the City to renovate 5th Avenue with pots trash containers and benches. Pasco County's code enforcement is working with the City's code enforcement to sweep areas on the south end of the City. Pasco County will pay for tipping fees so it's a partnership on the south end of town where it is needed the most.

The carriage house has opened up on Thursday, Friday, Saturday and Sunday as the Seasons at the Carriage House with fruits, vegetables and homemade goods. The Seasons at the Carriage House will be participating in the Main Street Market on the third Saturday of every month. The electrical at the Jeffries House will be replaced to remove the knob and tube wiring and upgrade the electrical service which was included in the lease.

3. MAIN STREET ACTIVITY REPORT

CRA Director Gail Hamilton said Main Street Coordinator Erin Beasley was not present and reminded everyone of Founder's Day on Saturday, March 4, 2023, 4:00 – 9:00 p.m. with a parade at 7:00 p.m. Music and Motorcycles will be held April 12th.

4. CITIZEN COMMENTS

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 the association will host an open house at the Train Depot on Founder's day, March 4th from 10:00 a.m. – 2:00 p.m. Past City Manager Steve Spina will be the speaker with tours of the caboose to explain the historical importance of this area of the City.

5. NOTED ITEM

5.1 Update to the 2015 CRA Masterplan

Meeting Adjourned: 5:52 p.m.
Submitted by Lori L. Hillman