

## **COMMUNITY REDEVELOPMENT AGENCY MEETING**

A Regular Community Redevelopment Meeting was held on April 24, 2023 at 7:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (872) 240-3412 - Access Code: 529-466-589.

CRA Board Chairperson Lance Smith called the meeting to order. Roll call was taken. Present were members Kenneth Burgess, Lance Smith, Jodi Wilkeson, Steve F. Spina, Ph.D., Charles Proctor, and Mayor Melonie Bahr Monson.

City Manager William Poe was present. City Attorney Matthew Maggard was absent.

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 Reorganization of CRA Board**

Board Chairperson

Jodi Wilkeson nominated Commissioner Kenneth Burgess as Board Chairperson. Seconded by Charles Proctor. Motion passed unanimously and the gavel was exchanged.

Board Vice Chairperson

Lance Smith nominated Commissioner Proctor as Board Vice Chairperson. Seconded by Jodi Wilkeson. Motion passed unanimously.

#### **1.2 Approval of March 27, 2023 Regular Meeting Minutes**

Jodi Wilkeson moved to approve the March 27, 2023 Meeting Minutes. Seconded by Charles Proctor. Motion passed unanimously.

### **2. CRA DIRECTOR'S REPORT**

CRA Director Gail Hamilton said general contractor Wharton-Smith will have a Guaranteed Maximum Price (GMP) to staff by May 5<sup>th</sup> for Hercules Park. Staff has received construction documents for the 10 miles of sidewalk and the bids are currently under review by the Public Works Director for a recommendation to City Council on May 8<sup>th</sup>. A Neighborhood Cleanup is scheduled for Saturday, April 29<sup>th</sup> from 8:00 a.m. – 12:00 p.m. with staging in Zephyr Park. The CRA's Master Plan has been budgeted and will be updated along with the CRA Design Standards. SR-54, on the west side of US-301, will become CR-54 and Pasco County is in the process of creating an Interlocal Agreement with the City. Once the Interlocal Agreement is signed, staff will begin planning for landscaping, benches and pots within the boundaries of the CRA district. Street signs will cost \$100,000 and staff will look for available funding to make the improvements.

Commissioner Spina said when he was campaigning, he found people were not aware of the CRA or their goals. He suggested hosting a CRA 101 community meeting, invite a representative from the Florida Redevelopment Association, and have CRA Director Gail Hamilton explain how the CRA was formed, talk about the goals and what the CRA is trying to accomplish. He said Monica Young, a Rotary member and mortgage broker, is willing to sponsor a session for realtors.

Commissioner Spina suggested creating a five to ten year Parks Master Plan inclusive of current parks and how they are used along with feedback from citizens on improvements they would like to see in the parks.

CRA Director Gail Hamilton touched on the concept redevelopment plans for the Zephyr Park and Oakside Neighborhoods with ribbon paving in the alleyways and creating opportunities for homes to face the alleyways.

Commissioner Proctor said the City's underground utilities run through the alleys which would create an issue when digging up the pavement and suggested millings as a cost-effective alternative.

CRA Director Gail Hamilton said she intends to secure funding from SWFWMD (South West Florida Water Management District) for the work at Zephyr Park.

Commissioner Smith said if you fertilize right down to the shore line, the nitrates go into the water and cause algae bloom and suggested considering some regulations. He stressed the importance for staff to continually push projects to keep them moving.

### **3. MAIN STREET ACTIVITY REPORT**

CRA Director Gail Hamilton said the Music and Motorcycles event on Saturday, April 15<sup>th</sup> was a beautiful day with great volunteers.

### **4. CITIZEN COMMENTS**

Shane Barker – 14232 17<sup>th</sup> Street – Dade City, FL

Mr. Barker said he hopes the Parks and Recreation community input meeting for Hercules Park is well attended and asked if there was a way to live stream the meeting for online community involvement or a way to place the recording on social media.

Public Information Officer Kevin Weiss – City of Zephyrhills

Mr. Weiss said he will upload the recording to the podcast feed on the City's website.

Meeting Adjourned: 8:12 p.m.

Submitted by Lori L. Hillman