

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on July 24, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (872) 240-3412 - Access Code: 527-601-373.

Council President Lance Smith called the meeting to order at 6:10 p.m. Roll call was taken. Present were members Lance A. Smith, Jodi Wilkeson, Charles Proctor, Steven F. Spina, Ph.D., and Mayor Melonie Bahr Monson. Kenneth Burgess was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, IT Director Mike Panak, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Building Official Bill Burgess, Airport Manager Nathan Coleman, Finance Director Ted Beason, CRA Director Gail Hamilton, Public Information Officer Kevin Weiss and City Clerk Lori Hillman.

Brandon Bristow delivered the innovation. The Pledge of Allegiance followed.

1. MAYOR

Swearing In of Police Officer Aguayo

Police Chief Derek Brewer introduced Joel Aguayo and administered the oath of office following his pinning.

2. CONSENT ITEMS

2.1 Approval of July 10, 2023 Regular Meeting Minutes

2.2 Approval of July 10, 2023 Workshop Minutes

2.3 Jacobs Engineering Terminal Design Build Scope and Fee

2.4 Parks and Recreation Board Member Appointee

Steve Spina moved to approve the Consent Items. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 Adopt Charter Amendment

Second Reading **ORDINANCE NO. 1465-23 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, APPROVING AN AMENDMENT TO THE CHARTER LAWS OF THE CITY OF ZEPHYRHILLS; AMENDING TITLE 1, CHAPTER 1, SECTION 11.01 TO PROVIDE THE DATE OF CREATION AND ESTABLISHMENT OF THE CITY OF ZEPHYRHILLS; AMENDING TITLE II, CHAPTER 1, SECTION 21.031 TO REQUIRE COUNCIL MEMBERS BE ELECTED TO A TERM OF FOUR YEARS; AMENDING TITLE II, CHAPTER 1, SECTION 21.11 TO REQUIRE THE FINANCE DIRECTOR TO REPORT MONEY DEPOSITS AT QUARTERLY COUNCIL MEETINGS; AMENDING TITLE II, CHAPTER 2, SECTION 32.03 TO REQUIRE THE MAYOR BE ELECTED TO A TERM OF FOUR YEARS; AMENDING TITLE V, SECTION 51.01 REQUIRING ELECTED OFFICIALS TO TAKE OFFICE AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING AFTER THE CANVAS OF VOTE; AMENDING TITLE V, SECTION 51.07 TO PROVIDE THAT CITY COUNCIL ACCEPT AND DECLARE THE RESULTS OF THE ELECTION AT THE NEXT REGULARLY SCHEDULED COUNCIL MEETING; AMENDING TITLE XI TO PROVIDE FOR FORMAL REVIEW OF THE CHARTER EVERY TEN (10) YEARS; PROVIDING FOR INCLUSION IN THE CHARTER OF THE CITY OF ZEPHYRHILLS AND POWERS AND AUTHORITY FOR THE CODE CODIFIER; PROVIDING FOR SEVERABILITY AND PROVIDING FOR EFFECTIVE DATE OF ORDINANCE AND EFFECTIVE DATE OF PROPOSED CHARTER AMENDMENTS; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance 1465-23 by title. A public hearing was held and there were no comments from the floor.

Charles Proctor moved to approve Ordinance 1465-23 on the Second Reading. Seconded by Steve Spina. Motion passed unanimously, 4-0.

4. PLANNING DIRECTOR'S REPORT

4.1 ANX-19-23 5L Properties, LLC Annexation, Future Land Use Map Amendment and Rezoning Planning Report

Planning Director Todd Vande Berg introduced the applicant's representative Melanie Romagnoli.

Melanie Romagnoli – P.O. Box 1415 – New Port Richey, FL 34656

Ms. Romagnoli said she represents 5L Properties on 72.52 acres located at the corner of 6th Avenue and Chancey Road, adjacent to the Zephyrhills Municipal Airport. The applicant is proposing a large-scale Comprehensive Plan Amendment to the future land use map from County IL (Light Industrial) to City IN (Industrial) with a zoning change from County AC (Agriculture) to City LI (Light Industrial). The petition adheres to F.S. Subsection 171.044 for annexation, the property is reasonably compact, will be used for urban purposes, and is contiguous to the City of Zephyrhills' Municipal boundaries. The applicant held preliminary discussions with Utilities Director John Bostic relating to water and sewer and does not foresee any issues. The proposed project meets the objectives within the City's Comprehensive Plan for land use and economic development. The future land use is supported by multiple comprehensive plan goals and policies, the existing surrounding City zoning is compatible with light industrial uses, and the subject property is located in the City's future "Industrial Overlap Corridor" area.

Planning Director Todd Vande Berg said the Planning Commission was excited about the potential industrial users, job creation, fiscal responsibility and land use diversity. Staff and the Planning Commission unanimously recommended approval of the annexation, future land use map amendment and rezoning. Council concurred to move forward to create an ordinance and schedule a Transmittal Public Hearing.

5. FINANCE DIRECTOR'S REPORT

5.1 Set Tentative Millage Rate FY 23-24

Finance Director Ted Beason presented a 6.25 millage rate and said the total taxable value for the City of \$1.3M, with a proposed 6.25 mills, will generate \$7,990,000.00 with a 10.10% increase. Staff will list 6.25 mills on the Truth in Taxation Form (TRIM) and requested public hearings be held, Tuesday, September 12, 2023 and Monday, September 25, 2023.

Steve Spina moved to approve the 6.25 millage rate and schedule public hearings for Tuesday, September 12, 2023 and Monday, September 25, 2023. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

6. CITIZEN COMMENTS

N/A

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson distributed a Mayor's Youth Council flyer that will be dispersed immediately to recruit seven (7) members. The Mayor's Youth Council Application is available online through the City's website

CITY MANAGER ANNOUNCEMENTS - City Manager William Poe said he and Department Heads will be participating in the Third Grade Reading Program at West Zephyrhills and Woodland Elementary schools and encouraged Council members to participate. He said the program requires a 30 minute to one hour weekly commitment.

Council President Smith said statistics show that 70% of students in local elementary schools are below the Third Grade reading level. He said reading is a fundamental skill and asked everyone to participate.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS - Councilwoman Wilkeson said she is excited about the approval of the design build for the new FBO Building at the Airport. She said she would love to attend the schematic design meetings to see the vision and said this is a great opportunity for the City. She said she is very much interested in the Reading Program.

Councilman Proctor said he is happy to keep the millage rate at 6.25 mills.

Councilman Steve Spina said shortly after he was elected in April, he met with County Commissioner Ron Oakley to discuss topics which included homelessness and the lack of resources on the East side of Pasco County. Assistant County Administrator Cathy Pearson contacted him today and will be scheduling a meeting with CHIPS and the Acting Director for the Pasco Coalition for Homeless to discuss issues and offer assistance. He said the City has experienced extraordinary rain fall over the last couple weeks and today, he received pictures of flooding from Trotters Crossing. He understands the project is under construction but since being elected, this issue has been addressed at a number of meetings and asked if there was a role Councilmembers could play to help mitigate the impact on the neighbors.

City Manager William Poe said he was made aware of the issue today and reached out to the City Attorney to discuss the City's options. He also sent an email to the engineer and developer requesting a meeting.

City Attorney Matthew Maggard said he requested stormwater permits from the Planning Director and will reach out to SWFWMD's Council tomorrow to discuss the continuation of stormwater leaving this project onto neighbor's property for enforcement of stormwater permits.

Council President Smith said the City needs to create an agreement tied to the development of a project to address potential issues of this nature moving forward. He said the City must have the ability to fine developers that don't execute plans as they were designed that are not functioning properly. He said the City needs to significantly impact developer's pockets to get their attention. He voiced his appreciation to the City Attorney for his efforts with SWFWMD as a means of enforcement.

City Attorney Matthew Maggard said the City does not have a specific code addressing stormwater because the City does not permit or regulate stormwater. He will work to implement an instrument locally for stormwater that does not cross the jurisdictional boundary of enforcement.

Spoke from the floor: Warren Earle – 3522 Florida Ranch Blvd. – Zephyrhills, FL

Mr. Earle said they were hauling truckloads of dirt from Trotter's Crossing with mud everywhere last Saturday. He said the water is coming down onto Kim Earle's property and down to Phelps Road where the water is creating ruts.

Council President Smith said the City has been talking about spending \$7M plus on Hercules Park and spending money to improve Clock Plaza. He said if he went to these sites with his family and there were a lot of homeless people, he would leave. He said this is an issue the City has to get ahold of because it affects the economics. His heart goes out to people on the streets but there is a bigger impact, it's quality of life. He said he turned on water and electric services to a unit and the electric process was much easier than the method to turn on the water. He said the process to turn on water service was convoluted and required two or three phone calls, it was very difficult. He said the City has to improve their process with the ability to activate services online. He recognized Main Street Director Antwon Gildon and the Main Street members for a great job with the Car Show.

7. NOTED ITEMS

7.1 BGE Task Order 103-23, GIS Administrative Services

Meeting adjourned: 6:51 p.m.
Submitted by Lori L. Hillman