

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on September 12, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (224) 501-3412 - Access Code: 296-882-581.

Council President Lance Smith called the meeting to order at 6:00 p.m. Roll call was taken. Present were members Lance A. Smith, Jodi Wilkeson, Charles Proctor, Kenneth Burgess, Steven F. Spina, Ph.D., and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Finance Director Ted Beason, Building Official Bill Burgess, Utility Director John Bostic, CRA Director Gail Hamilton, Airport Manager Nathan Coleman, IT Director Mike Panak, Senior Planner Rodney Corriveau, Public Information Officer Kevin Weiss, Finance Supervisor Jessica Carter, Water Treatment Plant Operator Eric Martin and City Clerk Lori Hillman.

Kendall Deford with the Zephyrhills Nazarene Church delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Constitution Week Proclamation

Regents of the Echebucsassa Chapter, Daughters of the American Revolution (DAR); Vice Regent Melanie Nelson, Historian and Librarian Amanda Harrison and Chapter Members Lisa Summer and Jodi Wilkeson were present to accept a Constitution Week Proclamation from Mayor Melonie Bahr Monson.

2. CONSENT ITEMS

2.1 Approval of August 28, 2023 Regular Meeting Minutes

2.2 Approval of June 26, 2023 Regular Meeting Minutes

2.3 Approval of Utility Service Agreement #45-23-14 with Pasco County for Fire Station 18

Steve Spina moved to approve the Consent Items. Seconded by Charles Proctor. Motion passed unanimously.

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 First Reading **ORDINANCE NO.: 1469-23 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2023-2024 FOR THE CITY OF ZEPHYRHILLS.”**

City Attorney Matthew Maggard read Ordinance No. 1469-23 by title. Finance Director Ted Beason said the rolled back rate for the 6.25 proposed millage is 5.6768 mills and is considered a 10.01% increase according to Florida Statute 200.065. A public hearing was held and Kendall Deford of 5714 18th Street – Zephyrhills, FL thanked Council for not raising taxes.

Charles Proctor moved to approve Ordinance No. 1469-23 on the First Reading. Seconded by Kenneth Burgess. Motion passed unanimously.

3.2 First Reading **ORDINANCE NO.: 1470-23 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2023-2024 FISCAL YEAR.”**

City Attorney Matthew Maggard read Ordinance No. 1470-23 by title. Finance Director Ted Beason said the City held two budget-related workshops for the One Hundred and Six Million, Four Hundred Seventy Thousand, Three Hundred Ninety-Nine Dollars (\$106,470,399.00) budget.

City Manager William Poe referred to an Executive Summary distributed to Council detailing changes for each department and Major Projects for FY 2024. Dollars have been budgeted to cover proposed raises and staff anticipates Salary Survey Study results to Council for discussion and/or approval on September 25, 2023. Negotiations are ongoing with the police union.

A public hearing was held and Geoff Dale of 5730 8th Street – Zephyrhills, FL requested a new division in Zephyrhills that ties Code Enforcement with the Police Department for more oversight. He said Code Enforcement is phenomenal but understaffed with no one to monitor gardeners, landscapers or construction businesses. He requested Code Enforcement’s budget be increased to hire additional personnel.

City Manager William Poe requested Mr. Dale submit specific complaints to be addressed by Code Enforcement.

Building Official and Director of Code Enforcement Bill Burgess said Code Enforcement is proactive, shares monthly Code Enforcement reports, and works with the Police Department and City Attorney on citations. He said the department is stretched similar to any other department with growth. He said Code Enforcement begins with voluntary compliance and if compliance is not received, they end up in court litigating as the final step.

Kenneth Burgess moved to approve Ordinance No. 1470-23 on the First Reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

3.3 RZ 15-23 – Rezone of 5028 Airport Road

First Reading **ORDINANCE NO. 1460-23 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY’S ZONING MAP DESIGNATION FROM AP-2 (AIRPORT RELATED) TO LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 3.99 ACRES OF REAL PROPERTY LOCATED AT 5028, 5002, 5048, 5040, 5016 AIRPORT ROAD, AND 39301 SOUTH AVENUE, ZEPHYRHILLS, FL 33542 AND HAVING PARCEL NUMBER 12-26-21-0000-04900-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Ordinance No. 1460-23 by title. Senior Planner Rodney Corriveau said this is a proposed amendment to the City’s zoning designation from AP-2 (Airport Related) to LI (Light Industrial). The Airport Manager has no objections with a rezoning to establish a gym facility. A public hearing was held and there were no comments from the floor.

Jodi Wilkeson moved to approve Ordinance No. 1460-23 on the First Reading. Seconded by Kenneth Burgess. Motion passed unanimously.

3.4 Brooks De-annexation – Pre-Map06-2023

First Reading **ORDINANCE NO. 1468-23 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS FLORIDA, FOR THE VOLUNTARY CONTRACTION OF THE CITY BOUNDARY BY DE-ANNEXING PARCEL ID NO. 10-26-21-0010-03800-0010; .06 ACRE MORE OR LESS OF REAL PROPERTY, PROVIDING FOR THE AMENDMENT OF CITY BOUNDARIES TO CONTRACT SUBJECT PROPERTIES FROM THE CITY BOUNDARIES; PROVIDING FOR REPEAL, SEVERABILITY, AND AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Ordinance No. 1468-23 by title. Senior Planner Rodney Corriveau said typically staff does not support de-annexations but this is an extenuating circumstance. The subject property is located in Pasco County’s jurisdiction with official access located in the City’s jurisdiction which makes it virtually impossible to secure financing.

Spoke from the floor: Applicant’s Representative McKenzie Brown – 34049 Triple Crown Court – Dade City, FL 33525

Ms. Brown said without the de-annexation this property, which is under contract, cannot be conveyed to the buyer. One parcel needs to be created with deeded access otherwise the property cannot be financed. In the purchase of the property to build Wedgewood, Mrs. Brooks was promised a driveway. At the end of the project, it was discovered the City would have to de-annex the property and the de-annexation was not addressed.

Mayor Melonie Bahr Monson said the Planning Commission was in support of the de-annexation due to the unfortunate situation.

A public hearing was held and there were no comments from the floor.

Steve Spina moved to approve Ordinance No. 1468-23 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

4. CITIZEN COMMENTS

CRA Director Gail Hamilton – City of Zephyrhills

Ms. Hamilton said Friday Night Lights and a Jeep Rally will be held Friday, September 15th with music, vendors and food trucks from 5:00 p.m. – 9:00 p.m. A Farmer’s Market will be held Saturday, September 16th from 10:00 a.m. – 2:00 p.m. and will continue every third Saturday through the end of the year. Main Street is working on a “9 Mile War Pep Rally” with a smash a vehicle, chicken wing contest, and giveaways on October 11, 2023 at 6:00 p.m. Main Street will begin involving students, future businesses owners, in downtown events.

Geoff Dale – 5730 8th Street – Zephyrhills, FL

Mr. Dale requested a police car at the intersection of 8th Street and North Avenue to allow kids to cross this dangerous intersection from 6:30 a.m. to 7:30 a.m. He requested a pedestrian crossing sign if a police officer was not available. He requested the City address a disgusting sewage smell at the same intersection on the Post Office side.

Public Works Director Shane LeBlanc – City of Zephyrhills

Mr. LeBlanc said the City will be working on intersection and sidewalk improvements by Woodland Elementary in upcoming phases with safety improvements for pedestrian crossings and additional sidewalks.

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson said the Museum of Military History held a moving 911 program honoring heroes from our City. She said Representative Maggard and Senator Burgess spoke at the September 11th event although the event was not well attended. She said the new light on Eiland Blvd. needs a timing adjustment.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe said a Density Workshop will be held on October 23, 2023. Staff met with Kimley Horn who have requested information from the police, building and planning departments to conduct an impact fee study. The City received a request for additional information (RAI) from SWFWMD on the Water Use Permit (WUP) modification that is being addressed through the City’s consultant with a 30 day extension. He announced a 55 team cross country meet at Little Everglades in Dade City at 7:30 a.m. Saturday, September 16, 2023.

CITY ATTORNEY ANNOUNCEMENTS – City Attorney Matthew Maggard referred to a proposal he distributed to Councilmembers and the Mayor to renew his contract for City Attorney Services and said he is available to sit down for a conversation individually.

CITY COUNCIL COMMENTS – Councilman Spina said the Genesis Center hosted representatives from the City of Treasure Island for ideas and solutions working with a non-profit and the police department. He said the Historic Association hosted “The Story Seldom Told” at City Hall in Council Chambers on Saturday, September 9th with 18 attendees.

Councilman Proctor said one of the most important things he does as a councilmember is the budget and thanked Finance Director Ted Beason and his team for a great job.

Councilwoman Wilkeson thanked Mayor Monson for attending the 911 events and representing the City. She said she hopes the event is more successful next year. She said there is a three-day event in November that honors veterans for Veterans day and requested everyone make time in their schedule to attend. She thanked staff for a well-crafted budget.

Council Vice President Burgess thanked staff for their work on the budget. He said the Zephyrhills Community lost long-time residents George Neukom, Jr., Everett Rigsby, and former City Attorney Charles Waller. He asked everyone to keep their families in their thoughts. Council President Smith said he met with Department of Transportation (DOT) secretary Quinn regarding consolidation of the Pinellas, Pasco and Hillsborough Metropolitan Planning

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Organizations (MPO). The thought process is consolidation creates a larger organization with an opportunity for additional funding from Tallahassee and Washington. He recognized Mr. Earle's 96th birthday on September 4th.

Meeting adjourned: 6:58 p.m.
Submitted by Lori L. Hillman