

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on September 25, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (571)-317-3112 - Access Code: 996-796-165.

Council President Lance Smith called the meeting to order at 6:08 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 Superintendent C.J. Funnell, Wastewater Superintendent O.J. Kurk, 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 Sarah Vande Berg Tennis Foundation Presentation by Nick Walton

Nick Walton, SVB Foundation Program Director - 2431 Mirador Lane, Apt. 108 – Wesley Chapel, FL 33544

Mr. Walton said the SVB Tennis Foundation's after school tennis and education began three years ago in 2019 at West Elementary and Stewart Middle School and has grown and expanded currently to 12 schools. The program is an eight week session, two days a week, two hours a day that targets third grade through eighth grade students. The first 30 children who return permission slips are accepted into the program which is held at local schools to eliminate the transportation barrier. One of the critical pieces to the program are the Ambassadors who are high school students who make the program possible by volunteering to coach elementary and middle school children.

Spoke from the floor: Billy Boyd, Zephyrhills High School Senior, First SVB Foundation Ambassador

Billy said he started playing tennis his freshman year of high school when he accepted the foundation's offer to volunteer as a coach at West Elementary and Stewart Middle Schools. As an Ambassador, Billy received professional coaching and played in competitive tennis tournaments on the weekends to improve his skills that were paid by SVB.

Spoke from the floor: Tanvi Hadoo, Land O'Lakes High School, SVB Foundation Ambassador

Tanvi said she has been a member of the SVB Foundation for the past six months which has been a transformative experience. She is learning to be a leader within the community by working with local children and other Ambassadors to give back to the community. She teaches basic tennis drills along with personal and emotional skills to help the children grow as individuals.

Mr. Walton reflected on critical points made by the Ambassadors, reiterating SVB Foundation's vision of personal growth and positive relationships through tennis for all students. The five pillars of the SVB Foundation are education, building character, building a community of common interest, positive role models and mentors, and physical well-being. The SVB Foundation offers scholarships to graduating Zephyrhills High School seniors. The Third Annual, largest fundraiser of the year, "Raise a Racquet" event will be held at the Sarah Vande Berg Tennis Center November 4th, 6:00 p.m. – 9:00 p.m.

1.2 Toys For Tots – Requesting Cash Donation – James Butz

James Butz – 34911 Fantasy Lane – Zephyrhills, FL

Mr. Butz spoke on behalf of Toys for Tots and the Moose Lodge. He said the Moose Lodge hosts a car show annually with all proceeds given to Toys for Tots, the Lions Club distributes toys and makes sure all recipients are properly vetted, and JROTC students assist with the distribution of toys. The amount raised last year was \$8,000 with a goal this year of \$10,000 by working with the Chamber of Commerce and soliciting local businesses door-to-door.

2. CONSENT ITEMS

- 2.1 Approval of September 12, 2023 Regular Meeting Minutes
- 2.2 Approval of June 12, 2023 Workshop Minutes
- 2.3 Approval of June 12, 2023 Regular Meeting Minutes
- 2.4 Amendment #1 to Vortex Piggyback Agreement No. 41-23-06 for Gravity Pipe Lining
- 2.5 Approval of Amendment 1 to Agreement No. 41-21-36 with PSI Technologies
- 2.6 Approval of Killebrew Agreement No. 41-19-30a / 41-22-20 Task Assignment for Massey Road Water Line
- 2.7 Approval of Amendment 2 to DEO Grant Agreement HL135 (24-21-07), SVB Tennis Center
- 2.8 Approval of Axon Agreement No. 25-23-02 10-Year Rewrite, Amending Agreement No. 25-22-06
- 2.9 Community Planning Technical Assistance Grant Agreement No. 24-23-02 for Mobility Plan Creation

City Manager William Poe pulled Consent Item 2.9 from the agenda.
Jodi Wilkeson moved to approve Consent Items. 2.1 through 2.8. Seconded by Charles Proctor. Motion passed unanimously.

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 Second 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 read Ordinance No. 1469-23 by title. Finance Director Ted Beason said the rolled back rate for the 6.25 proposed millage rate is calculated to be 5.6768 mills according to Florida Statute 200.065 and is considered a 10.01% increase. A public hearing was held and there were no comments from the floor.

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

- 3.2 Second 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. City Manager William Poe said the millage rate is 6.25 mills, the same millage rate as last year, generating \$7,990,644 in ad valorem taxes. Last year's valuation was \$1,110,155,587, generating \$6,591,549 in ad valorem taxes. This year's total budget expenditures are expected to be \$106,470,399. Staff continues to work on the Salary Study with funds budgeted for an average 10% raise. Once the Salary Survey is complete, staff will review the funds allocated amongst the departments and develop an implementation plan. If there is sufficient funding in the budget to cover raises, raises will be implemented in a one year step. If the Salary Study comes in higher than what was budgeted, staff will develop a multi-year implementation plan. A Salary Survey Pay Study Workshop will be scheduled when the survey is complete.

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

Steve Spina moved to approve Ordinance No. 1470-23 on the Second Reading approving the FY 23/24 Budget. Seconded by Jodi Wilkeson. Motion passed unanimously.

- 3.3 RZ 15-23 – Rezoning of 5028 Airport Road

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

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

3.4 Brooks De-annexation – Pre-Map06-2023

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

Charles Proctor moved to approve Ordinance No. 1468-23 on the Second Reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

4. CITY MANAGER’S REPORT

4.1 State Appropriation Requests

City Manager William Poe said each year the legislature meets to consider requests from local governments for assistance with projects of local importance and requested Council rank the five projects below to select three for sponsorship by Representative Randy Maggard and State Senator Danny Burgess:

- Tucker Road Sewer Project, estimated cost \$4,000,000;
- Otis Moody Septic-to-Sewer Project, estimated cost \$3,500,000;
- 7th Street Complete Street Project, estimated cost \$6,300,000;
- Indoor Tennis Facility, estimated cost \$4,000,000;
- Zephyr Park, estimated cost \$6,000,000.

Council concurred to request funding supporting economic development first and projects impacting the majority of residents secondly as follows:

- 1 Tucker Road Sewer Project, estimated cost \$4,000,000 (potential economic impact to the industrial corridor area)
- 2 Zephyr Park, estimated cost \$6,000,000 (a community park all residents can enjoy)
- 3 Otis Moody Septic-to-Sewer Project, estimated cost \$3,500,000;
- 4 7th Street Complete Street Project, estimated cost \$6,300,000;
- 5 Indoor Tennis Facility, estimated cost \$4,000,000.

City Manager William Poe invited Council to join him in presenting the State Appropriation Requests to the Legislative Delegation on October 2nd in New Port Richey and said the submittal deadline is late October, early November.

Steve Spina moved to approve the Tucker Road Sewer Project, Zephyr Park and Otis Moody Septic-to-Sewer for state appropriations funding in next year’s budget. Seconded by Kenneth Burgess. Motion passed unanimously.

4.2 Community Identity Initiative – North Star

Sam Preston, Director of Project Management with North Star – 1023 Kings Avenue – Jacksonville, FL

Mr. Preston presented items uncovered through the process of site visits and speaking with people about what is unique about Zephyrhills. The City embarked on this project for economic development to retain and attract the right jobs and investment while stimulating tourism and defining the City’s place in Pasco County.

Mr. Preston said the purpose of a brand is to tell a competitive story with strategy determining what the story should be about which led to a “tag line” for economic development, visitation and tourism of **“Zephyrhills, Jump Right In”**. This is where you belong, this is where you can make the most of your opportunities and this is truly a place that cares about you so Jump Right In. Collaborative efforts with the Creative Committee; Councilwoman Jodi Wilkeson, City Manager Billy Poe, CRA Director Gail Hamilton, PIO Kevin Weiss, Main Street Director Antwon Gildon, Chamber of Commerce CEO Vicki Wiggins, and Pascal Collard of SVB created the **Zephyrhills DNA Platform Statement**: **“For those seeking new energy with the peace and ease of a charming, authentic Florida, Zephyrhills, amidst the rolling countryside of Pasco County just north of Tampa, embraces an invigorating legacy of well-being that endures, where opportunity springs eternal.”** The next steps and implementation will entail a gradual rollout for maximum economy. It will not be uncommon to see the old brand and new brand in existence for a few years. Continue meeting with community stakeholders and continue community education.

5. **CITY ATTORNEY’S REPORT**

5.1 First Reading **ORDINANCE NO. 1471-23 – “AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 130.23 SLEEPING AND CAMPING IN PUBLIC AND CERTAIN PRIVATE PLACES PROHIBITED; PROVIDING FOR REPEALER, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Ordinance No. 1471-23 by title. He said Code Enforcement, CRA, Police Department, City Manager and City Attorney meet bi-weekly to review ordinances and are currently in the process of updating the City’s Trespass ordinance to address issues with people sleeping on sidewalks, sleeping on picnic tables, and setting up camp in parks.

Spoke from the floor: Police Lieutenant Nathan Gardner – Zephyrhills Police Department

Lt. Gardner stated Police Chief Brewer appointed Officer Healy as the Homeless Liaison to work with community stakeholders to identify and create a database of the homeless population for resource referral. Resources will come from the Homeless Outreach Task Force created by Police Chief Brewer. Officer Healy will link the resources to individuals in need of resources.

Kenneth Burgess moved to approve Ordinance No. 1471-23 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

5.2 Rerecording of Ordinance No. 1458-23 Blue Triton Annexation and Ordinance No. 1459-23 Blue Triton Future Land Use Map Amendment and Rezoning due to a Scrivener’s Error in the Legal Description

City Attorney Matthew Maggard addressed a housekeeping issue with a legal description discrepancy in Blue Triton’s annexation and Future Land Use Map Amendment and Rezoning ordinances. He requested Council’s approval to rerecord the ordinances to correct the scrivener’s error.

Kenneth Burgess moved to record Business Item 5.2. Seconded by Steve Spina. Motion passed unanimously.

6. **CITIZEN COMMENTS**

Spoke from the floor: Kim Barker Broker/Owner of Vitis Realty – 14232 17th Street – Dade City, Florida

Ms. Barker said she loves the new brand and tag line. She said it is a great invitation and call to action for people coming into the City and current residents to “jump right in” and get involved. She said she is pleased Council ranked Zephyr Park as #2 on the state appropriations

priority list and believes the park has potential for a great economic impact to the community. She believes improving the park will boost the surrounding property values and citizens will support Council for reinvesting within the community to improve their quality of life and existing amenities.

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson recognized Council President Lance Smith’s birthday on September 25th, Council Vice President Burgess’ birthday on September 24th and the Chamber for an amazing banquet.

CITY MANAGER ANNOUNCEMENTS – N/A

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Spina congratulated Mayor Melonie Bahr Monson for receiving the Economic Development Leadership Award at the Chamber Banquet. He asked employees to bear with Council who are cognizant of employee salaries and concerns.

Councilman Proctor addressed all City employees and said Councilmembers want to give the City’s amazing employees a good wage.

Councilwoman Wilkeson said she is not sure the City will ever be able to compete with larger entities. Council will do what they can for valued employees and will continue to provide exceptional benefits. She congratulated Main Street for another successful couple of events and encouraged the organization to stretch their boundaries and do things differently to be more successful.

Council Vice President Burgess recognized the Chamber for a successful banquet and Mayor Monson on winning the Economic Development Leadership Award. He said this week is homecoming for Zephyrhills High School and encouraged everyone to come out and support the football team.

Council President Smith agreed that Councilmembers want to give employees good raises. He said there are parameters but the goal is to keep City employees. He recognized Amber Smith, Governmental Liaison with SWFWMD, who patiently sits through Council meetings.

7. NOTED ITEMS

7.1 PowerDMS Single Source Exemption Agreement No. 41-23-24 Accreditation Software

7.2 OpenGov Agreement No. 37-23-07

Meeting adjourned: 7:50 p.m.
Submitted by Lori L. Hillman