

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on October 23, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (408)-650-3131 - Access Code: 252-091-877.

Council President Lance Smith called the meeting to order at 6:08 p.m. Roll call was taken. Present were members Lance A. Smith, Charles Proctor, Kenneth Burgess, Steven F. Spina, Ph.D., and Mayor Melonie Bahr Monson. Jodi Wilkeson was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Information Officer Kevin Weiss, Public Works Director Shane LeBlanc, Planning Director Todd Vane Berg, Building Official Bill Burgess, Airport Manager Nathan Coleman, Finance Director Ted Beason, Utility Director John Bostic, Senior Planner Rodney Corriveau and City Clerk Lori Hillman.

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

1. MAYOR

1.1 Special Olympics Florida East Pasco Stars Proclamation

Mayor Melonie Bahr Monson read aloud a Special Olympics Proclamation to the Special Olympics Florida East Pasco Stars who won their fourth consecutive title, bringing home the gold medal. Mayor Monson presented a proclamation to every softball player and coach.

CITIZEN COMMENTS ADDED TO THIS PLACE ON THE AGENDA

Spoke from the floor: Dena Breedlove – 4746 Lamar Road – Zephyrhills, FL

Ms. Breedlove requested an exception to Oakside Cemetery Ordinance No. 1355-18 that prevents upright headstones from being placed in Block 5, the old section of the cemetery. Ms. Breedlove has four generations of family buried in the old section at Oakside Cemetery with upright headstones and requested to install an upright headstone on graves she purchased in 2015 in Block 5. She also requested an extension from one year to 18 months to two years for the placement of a headstone given the current backlog of monument companies.

Council President Smith directed staff to address Ms. Breedlove's request.

2. CONSENT ITEMS

2.1 Ferguson Enterprises, Inc. Piggyback Agreement 41-23-27 with Sarasota County for Pipe and Fittings for Potable, Reclaimed Water and Wastewater Utilities

2.2 Public Works Solid Waste Collection Vehicle

2.3 Public Works ¾ Ton Pickup Trucks (2)

2.4 Approval of Piggyback Agreement 41-23-29 between Alan Jay Fleet Sales and the City of Tallahassee for Vehicle Purchase

2.5 Water Division 2007 Chevrolet ½ Ton Pickup – Jay Fleet Sales

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

3. BUSINESS ITEMS/PLANNING DIRECTOR'S REPORT

3.1 Mr. Carwash – Annexation /FLU & Rezoning

Planning Director Todd Vande Berg presented an existing Pasco County enclave for annexation, a future land use amendment to City MU (Mixed Use) and rezoning to City C2 (General Commercial) for a proposed car wash. The subject property is approximately 1.09 acres of vacant, heavily wooded property located southwest of Eiland Blvd. on the west side of Gall Blvd. The proposed annexation is contiguous to the City's boundaries, is located within an urban area, meets the requirements of Florida Statute Chapter 171 for annexation and is located within the City's utility service area. The proposed site is located in a commercial node surrounded by a variety of commercial / professional uses that are compatible and suitable for the proposed future land use. The surrounding zoning is a mix of commercial and is compatible with the surrounding and existing proposed development trends in the area.

Spoke from the floor: Bob Ziegler – Post Z Development Services – 1201 E. Robinson Street – Orlando, Florida

Mr. Ziegler said the proposed annexation is an existing enclave that meets all annexation requirements and is serviced by City Utilities (water and sewer). The main access in and out of Mr. Car Wash will be from the frontage road that runs parallel with US-301/Gall Blvd. with an escape lane to the north through an existing right-of-way. The car wash has a highly efficient, recirculation system with average flow rates for water usage. The City's utilities department indicated there is ample capacity for the proposed project.

City Manager William Poe said his understanding of conversations with the Southwest Florida Water Management District (SWFWMD) is that the City's Water Use Permit (WUP) has allocations built in for commercial and industrial users.

Mayor Monson brought up two concerns from the Planning Commission: 1): Recommendation for approval with no left turn access onto Eiland Blvd. and 2). Consideration of a Car Wash Moratorium moving forward.

Planning Director Todd Vande Berg said the Site Plan Review Committee, Planning Commission and staff recommended Council's approval of the proposed annexation, future land use and rezoning.

4. CITY MANAGER'S REPORT

4.1 Approval of Salary Increases

City Manager William Poe respectfully requested Council consider granting 4% raises to all non-union employees with an effective date of Sunday, October 29, 2023 (the start of a new pay period) that would not be retroactive to October 1st. The balance of the raises will be given when the salary survey is complete and the total impact to the budget is recognized with an implementation plan approved and adopted by Council. The Sergeant's Collective Bargaining Agreement (2021-2024) and Police Officers, Detectives and SRO's Collective Bargaining Agreement (2021-2024) are tentatively complete pending a vote by the Collective Bargaining Union and will be brought before Council on November 13, 2023 for approval with an implementation date of Sunday, October 29, 2023. Kelli Bracci with Evergreen will make a presentation to Council at the November 13, 2023 Salary Survey Workshop.

Conversations began discussing wiggle room to approve a 5% raise, the frequency of salary surveys to keep up with the market place, and Council's disappointment with Evergreen's implementation of the Salary Survey.

Charles Proctor moved to approve a 5% salary increase to all non-union employees effective October 29, 2023 with the remainder, if any, given after the completion of the Salary Survey before 12/31/2023. Seconded by Steve Spina. Motion passed unanimously, 4-0

4.2 Economic Incentive Agreement 41-23-28 – Bauducco Mfg, Inc. and Ellece USA 19 Inc. – Global Brand

City Manager William Poe announced City staff, Pasco County Economic Development and Bauducco have been discussing the possible relocation and expansion of Bauducco's manufacturing operations for the past several months with the proposed property annexed into the City and future land use and zoning amended at the October 9, 2023 Council Meeting. Bauducco purchased 72.52 acres of land to build their Zephyrhills manufacturing facility with a total capital investment of \$223 million over the next six (6) years. The Economic Incentive Agreement requires Bauducco to construct a minimum of 403,000 square feet of light industrial manufacturing with Phase 1 comprising 100,000 square feet; create 600 new jobs within the first six (6) years with an average annual wage of at least \$46,000 for 120 of those jobs; and the City will have access to examine company documents that relate to the terms of the agreement. In exchange for the construction and job creation, the City will waive or reimburse up to \$331,000 in transportation impact fees; waive or reimburse up to \$660,750 in permit fees; offer a job creation incentive grant equal to the amount of 50% of ad valorem taxes for the first ten (10) years after receipt of Certificate of Occupancy, not to exceed \$7,281,250. The City Manager may extend the period for compliance up to one year for good cause. The funding, not to

exceed \$991,750, has been budgeted for FY 24 to cover the economic incentives of permit fees and transportation impact fees. Funding not to exceed \$7,281,250 will be budgeted in the appropriate future years for job creation incentives (Ordinance 931-05 Economic Development Incentives). Mr. Poe recognized Tom Ryan with the Pasco County Economic Development Council as an integral part of the process. Staff recommended approval of Economic Incentive Agreement 41-23-28 between the City of Zephyrhills, ELLECE USA 19, Inc., and Bauducco Manufacturing, Inc.

Spoke from the floor: CEO/President Stefano Mozzi – Bauducco Mfg, Inc. and Ellece USA 19 Inc. – Global Brand

Mr. Mozzi said Bauducco Manufacturing, Inc. is a Brazilian multinational company that started 72 years ago at their headquarters in Brazil. The company has grown quite a bit and today Bauducco is one of the largest bakery companies in Latin America with over 1,000 employees. The owner of the company had a dream to create a business in the states and in 2005 he started in Miami with one person, later building a 70,000 square foot facility with currently no space to expand. His team began searching for their new home with opportunities for expansion ten months ago which was a long, competitive process analyzing seven states and more than 160 sites. He said working with Tom Ryan of Pasco County and Billy Poe and Todd Vande Berg with the City of Zephyrhills was comfortable with open conversations and thanked them for their helpfulness during the process. He is looking forward to begin as soon as the permits are approved. He said a retail bakery will be available to the community to purchase goods at a better price than in the grocery store because they will be direct from the factory.

Spoke from the floor: Tom Ryan - Pasco County Economic Development Council

Mr. Ryan said this project started at a competitive nature at the state level and recognized state partners, Florida Commerce, formally Enterprise Florida for bringing Bauducco Manufacturing to the local market. He said Pasco County competed aggressively through the “Pasco Ready Sites Program” in the Zephyrhills Airport Industrial Park. He recognized Duke Energy as a key partner who provided incentives for site studies for raw land. He said the idea is to create an economy in Zephyrhills that is diversified. He said the incentives, other than the waiver of permit and transportation impact fees, are performance based... both entities have to perform.

Steve Spina moved to approve Economic Incentive Agreement 41-23-28 with project Global Brand. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

5. CITY ATTORNEY’S REPORT

5.1 First Reading RESOLUTION NO. 820-23 – “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ADOPTING THE FISCAL SUSTAINABILITY PLAN FOR NEW EFFLUENT FILTER AND ADVANCED WASTEWATER TREATMENT (AWT) AND SETTING AN EFFECTIVE DATE.”

City Attorney Matthew Maggard read Resolution No. 820-23 by title. Resolution No. 820-23 is a compliance requirement for an ongoing project at the Wastewater Treatment Plant.

Councilman Spina said even though this is a requirement for the project to keep up with environmental clean water state funding requirements, the City will be committing future Councils to budget long-term to maintain this project through the Capital Improvement Plan.

Kenneth Burgess moved to approve Resolution No. 820-23 on the First Reading. Seconded by Steve Spina. Motion passed unanimously, 4-0.

6. CITIZEN COMMENTS

N/A

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson acknowledged Councilwoman Wilkeson for presenting a proclamation to Bob White on behalf of Mayor Monson and the City

of Zephyrhills at an event held by Alliance Church of Zephyrhills honoring Bob White's 100th birthday.

CITY MANAGER ANNOUNCEMENTS - City Manager William Poe reminded everyone of the Third Annual Raise a Racquet Fundraiser for the Sarah Vande Berg Tennis Foundation at the SVB Tennis Center on Saturday, November 4th from 6:00 p.m. – 9:00 p.m.; Halloween Howl Saturday, October 28th from 4:00 p.m. – 9:00 p.m.; and the Board of County Commissioners Meeting, Tuesday, October 24th to approve Pasco County's Agreement with Bauducco Manufacturing. He welcomed Bauducco to Zephyrhills and thanked Tom Ryan with the Pasco Economic Development Council.

CITY ATTORNEY ANNOUNCEMENTS - City Attorney Matthew Maggard echoed the City Manager's comments and thanked Stefano and Tom Ryan with PEDC. He said he is excited to have Bauducco in Zephyrhills.

CITY COUNCIL COMMENTS – Councilman Spina welcomed Bauducco and said he looks forward to working with them. He thanked City employees for working with Council and recognized the efforts of HR and the City Manager to finalize the pay increase and Collective Bargaining Agreements.

Councilman Proctor welcomed Bauducco and looks forward to the exciting adventure. He acknowledged City employees and said he appreciates the employees' patience during this process.

Council Vice President Burgess said he hopes the employees understand what staff are going through to implement raises to assure all employees are treated fairly. He thanked Tom Ryan, the various entities, and people involved in the Bauducco Manufacturing process. He is excited for the project to begin.

Council President Smith welcomed Bauducco and the people who worked very hard to make this happen. Pasco County installed \$3M in sewer and water lines and he is excited for the project to begin. He thanked the Linville family for working with the user. He said Councilmembers will do as much as they can to assure a livable wage for all employees.

7. NOTED ITEMS

7.1 Bob White Proclamation – 100th Birthday

7.2 Sunrise of Pasco County – Memorandum of Understanding

Meeting adjourned: 7:22 p.m.
Submitted by Lori L. Hillman