COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on September 25, 2023 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting +1 (571) 317-3112 - Access Code: 996-796-165.

CRA Board Chairperson Kenneth Burgess called the meeting to order at 5:02 p.m. Roll call was taken. Present were members Jodi Wilkeson, Steven F. Spina, Ph.D., Charles Proctor, Kenneth Burgess, Lance Smith and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: CRA Director Gail Hamilton, Police Lieutenant Nathan Gardner, IT Director Mike Panak, Planning Director Todd Vande Berg, Main Street Event Director Antwon Gildon, Finance Supervisor Jessica Carter and City Clerk Lori Hillman.

1. BUSINESS ITEMS

1.1 Approval of August 28, 2023 Meeting Minutes

Charles Proctor moved to approve the August 28, 2023 Meeting Minutes. Seconded by Jodi Wilkeson. Motion passed unanimously.

1.2 First Reading **RESOLUTION NO. 819-23 – "A RESOLUTION OF THE CITY OF ZEPHYRHILLS COMMUNITY REDEVELOPMENT AGENCY ADOPTING A PROPOSED BUDGET FOR THE CRA DISTRICT FOR THE FISCAL YEAR 2023-2024; PROVIDING FOR SEVERABILITY, APPLICABILITY AND ESTABLISHING AN EFFECTIVE DATE."**

CRA Director Gail Hamilton said the Restaurant Incentive Grant was increased from $75,000 to $100,000 and staff is currently working on the update to the 2015 CRA Master Plan. This year's budget includes programs and capital projects that can be completed this year. The Utilities Department is in the process of creating a map with all locations within the City that have sprinkler systems, all locations within the City with the ability for a sprinkler system and businesses that need pressured lines ran for the ability to install a sprinkler system with the associated costs.

City Attorney Matthew Maggard read Resolution No. 819-23 by title.

Jodi Wilkeson moved to approve Resolution No 819-23 on the First Reading. Seconded by Steve Spina. Motion passed unanimously.

1.3 Streetscape Enhancements – BGE, Inc. Task Order No.'s 105-23 and 106-23

CRA Director Gail Hamilton presented Streetscape Enhancement Plans for 5th Avenue from US-301 to 1st Street in an effort to mirror the east side of US-301. Staff is working with the Department of Transportation and Pasco County to determine ownership of this section of 54 to enter into an agreement to install landscaping and hardscape in the right-of-way. The entrance to Oakside Cemetery will be redesigned with red brick pillars on 1st Street, a fence will be erected around the stormwater pond, and a sign will be created for 7th Avenue and 1st Street welcoming people to the Oakside Neighborhood. Uplighting will be added to the Oak trees that line 8th Street from 5th Avenue to 6th Avenue to create an ambiance for the continuation of the downtown area.

Board member Smith directed staff to involve the City's public works, planning, utilities and police departments to address maintenance, Florida friendly landscaping, and the scheduled one way pairs project.

Lance Smith moved to approve Business Item 1.3. Seconded by Charles Proctor. Motion passed unanimously.

1.4 Residential Ownership Incentive Grant – Dylan and Victoria Richards – 38633 4th Avenue

CRA Director Gail Hamilton presented a Residential Ownership Incentive grant application for 38633 4th Avenue. The grant application meets the grant guidelines and staff recommended approval. Dylan and Victoria Richards will be offered a $2,500 Facade Grant once they close and own the property.

Lance Smith moved to approve Business Item 1.4. Seconded by Jodi Wilkeson. Motion passed unanimously.

2. CRA DIRECTOR'S REPORT

CRA Director Gail Hamilton provided a Hercules Park update stating the design team and the contractor are coordinating the splash pad design elements, finalizing the pump room equipment

and chemical room layout, power requirements for the splash pad and minor utility and pipe routing adjustments. The fabricator for the splash pad design has provided examples of key elements such as the turpentine trees, turpentine barrels and images of Hercules. The final building plans will be issued within the next couple of weeks and crews will mobilize December 1, 2023. DuPont, who owns the Hercules brand, has been contacted to participate in the project to create a partnership. The Hercules Park ground breaking ceremony will be held Tuesday, November 28th at 12:00 p.m. Sidewalk construction is progressing with the third and fourth phases to begin. Uptown Creamery will open their second location downtown on 5th Avenue January 1, 2024. Staff would like to add a tree program to the budget and use the CRA district as an experimental area to implement the program before moving forward City-wide. The City has $143,000 in tree mitigation funds with additional funding options through the forestry and agricultural departments. She spoke on behalf of the Public Works Director stating his concerns with the tree program are manpower to establish and maintain the trees, manpower to prune and fertilize the trees, irrigation, water availability, electricity availability, root damage to sidewalks and perpetual maintenance.

Board members were in consensus to move forward with the tree program and bring back for board approval.

3. **MAIN STREET ACTIVITY REPORT**

Main Street Event Director Antwon Gildon reported a successful Friday Night Lights and Farmer's Market events with 20 plus vendors, six food trucks, 24 jeeps and an estimated 100 to 500 attendees. He attended the Florida Development Leadership Workshop in Fort Pierce with great networking opportunities. He said a Pep Rally event will be held downtown the evening of Wednesday, October 11, 2023 for the Zephyrhills versus Pasco Pirates game. RMR Air is sponsoring the event with Hangry Joes sponsoring the wing eating contest. He invited Zephyrhills alumni and families to participate. The Festival of Lights event will be held December 2, 2023, 4:00 p.m. – 9:00 p.m., with a parade at 7:00 p.m.

CRA Director Gail Hamilton said the community loves the Founder's Day and Festival of Lights parades and encouraged business owners and residents to enter a float in a parade.

4. **CITIZEN COMMENTS**

N/A

Meeting Adjourned: 5:58 p.m.
Submitted by Lori L. Hillman