

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on February 26, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (872)-240-3412 - Access Code: 763-530-541.

Council President Lance Smith called the meeting to order at 6:03 p.m. Roll call was taken. Present were members Lance A. Smith, Charles Proctor, Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D., and Mayor Melonie Bahr Monson. City Manager William Poe was present. City Attorney Matthew Maggard arrived at 6:05 p.m.

Staff present: Police Chief Derek Brewer, Police Lieutenant Nathan Gardner, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, IT Director Michael Panak, Public Information Officer Kevin Weiss, Building Official Bill Burgess, Airport Manager Nathan Coleman, Water Treatment Plant Operator Eric Martin, GIS Technician and Community Planner Tommy Lee Hunt and City Clerk Lori Hillman.

Pastor Nick Deford of the First Church of the Nazarene delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

Item 1.4 was moved to this place on the agenda.

1.4 Promotion of K-9 Officer Sparkman to Sergeant

Police Chief Derek Brewer announced the promotion of K-9 Officer Morris Sparkman to Sergeant. Sergeant Sparkman was pinned by his wife.

1.1 Pascal Collard Presentation – PTSD and Skydiving

Sarah Vande Berg Tennis Center CEO Pasco Collard said the last three years have been an amazing adventure. He said when Alex and Ryan approached him about the Skydive First Project, Alex said he couldn't walk but he could fly and that statement still resonates with him. Soldiers and Veterans are close to State Senator Danny Burgess' heart who is excited about this unique project. The Skydive First Project is a 501(c)(3) organization working with Kyle and Lauren Savato and skydivers at Skydive City. Mr. Collard presented two videos; the Skydive First Project and SVB / Skydive City Awareness Fundraising.

Spoke from the floor: Skydiver and Disabled Veteran Alex Dillman

Mr. Dillman said it has been 13 years since his injury where his life changed drastically and skydiving has been a pivotal part of his mental health process to move forward. The mission of the Skydive First Project is to share skydiving with other veterans to invoke conversations through exposure to get them back into the state of mind that nothing is impossible mentally. He said Skydive City is a great place but it is the people that make it rewarding. He said Zephyrhills is a loving community and thanked Council for their support.

Spoke from the Floor: Skydive First Project Supporter Ryan Kanouff

Mr. Kanouff said 60 years ago this year was the first sky dive made in Zephyrhills by the Army Golden Knights, known as adventure therapy. He said he and Alex had the pleasure of joining the Golden Knights recently over Zephyrhills and they will continue to support events for Veterans.

Spoke from the floor: Kyle Salvato of Sky Dive City

Kyle Salvato said he is excited to support the Skydive First Project and looks forward to building this program to help Veterans with disabilities. He said one moment can change the rest of your life and our community is very accepting to all walks of life.

Council Vice President Burgess said Senator Burgess is the #1 advocate for Veterans in the state legislature and will be a huge ally for this project to spread the word and bring recognition to the Skydive First Project.

1.2 Sarah Vande Berg Tennis Center Pricing Presentation

Sarah Vande Berg Tennis Center CEO Pascal Collard said what has been achieved at SVB in the last three years has been very exciting. He began traveling three months ago in an effort to expand SVB through recruitment internationally and his efforts are coming to fruition. He said rates have not been increased within the last three years and presented a brief synopsis of the current rates with the proposed rates. He said every six months, in an effort to

streamline processes, he discovered people were not becoming members due to the low guest fees. He said the SVB housing complex with 98 beds has ten students currently. He said the initial SVB tennis program began meeting kids at the park and has grown to 13 local schools with SVB providing transportation to the SVB Tennis Center. He added there is free play, for any sport at SVB, from 12:00 p.m. – 2:00 p.m. daily. He said SVB is a beautiful, welcoming facility and requested Council's approval of the proposed rate increases.

Steve Spina moved to accept the Sarah Vande Berg Tennis Center Rate Increase as presented. Seconded by Charles Proctor. Motion passed unanimously.

1.3 Water Use Permit Modification Update Presentation by P.E. Mike Clark – Jones Edmunds and Geologist Michelle Hays – Liquid Solutions Group

Mr. Clark with Jones Edmunds said a meeting was held with SWFWMD last week to discuss the Request for Additional Information (RAI) related to the Water Use Permit (WUP) modification and feels confident SWFWMD will have an answer.

Ms. Hays presented a timeline with SWFWMD as follows:

- February 2023 pre-application meeting to discuss a permit modification;
- April 28, 2023 permit modification submittal for review;
- June 15, 2023 received first request for additional information (RAI) to confirm quantity, additional groundwater modeling, confirmation of ground water modeling submitted, additional residential development information, Environmental Monitoring Plan (EMP) site visit and water conservation plan restructuring;
- September 14, 2023 requested a time extension to coordinate an EMP site visit and additional residential development information;
- October 26, 2023 SWFWMD completed Environmental Site Plan visit;
- November 10, 2023 submitted a response to the first request for additional information;
- December 13, 2023 received a second request for additional information;
- February 19, 2024 prepared a draft response to the second request for additional information prior to a meeting with SWFWMD to assure all items were addressed (ground water modeling and the well location, draft agreement with well owners, request for additional EMP sites and use of District Wetland Assessment Procedure (WAP), geospatial analysis of development population, timeline for residential developments, information on industrial/commercial water use, and additional updates to the water conservation plan). Due to the City's access to a limited number of wetlands appropriate for test monitoring, the process to identify a second site is ongoing;
- March 12, 2024 response to second request for additional information is due.

Ms. Hays said groundwater modeling was established to show additional impacts will not touch the Hillsborough River Groundwater Basin which is at capacity. The City's last WUP modification increased from 2.9 to 3.3 with a current increase request to 4.5. She clarified when a quantity is increased, impacts to existing users must be assessed. She said the WUP will be a 20 year permit (2040) but stated it is always a good idea to look into the future toward an alternative water supply. The RAI response will be submitted March 12, 2024 and she is hopeful the City will have a response by the end of April 2024 as SWFWMD has been turning the RAI's around within 30 days.

Mr. Clark said based on what is occurring in Florida, statewide, alternative water sources are significant for everyone and Florida cities would be well suited to look at other alternatives moving forward. The coastal communities are harder hit than most due to chloride infiltration in the groundwater. He said the City of Zephyrhills has an emergency interconnect with the City of Dade City and if Dade City has capacity, through an agreement, the City of Zephyrhills could draw water. The infrastructure already exists and the method Dade City uses for water treatment is the same as the City of Zephyrhills and would not require costly modifications. He said the City can also connect to Pasco County but since Pasco County receives water from Tampa Bay Water who use a different technique to treat their water, Zephyrhills would have to implement a treatment process to modify the water. Tampa Bay Water treats their water using chloride and

ammonia and Zephyrhills uses chloride as their method for water treatment. Zephyrhills would have to strip the ammonia from the water through a chemical process which can be costly depending on the amount of water accepted.

Council Vice President Burgess said the City hired Jones Edmunds to do a job that he figured entails eight hours a day, 40 hours a week. A pre-application meeting was held in February 2023 to discuss the permit modification and this is February 2024 and Council has received no informational updates during the process. He said he would like to receive periodic updates when there is a five month gap (June 2023 to November 2023). He said communication is key. The City is in the middle of a moratorium with Council making decisions based on the information provided and requested updates moving forward in the process.

City Manager William Poe said staff will schedule a meeting following the WUP increase to discuss a plan moving forward for new projects. He said the modified WUP will cover entitled projects and projects in Q.

Councilman Spina suggested hosting a workshop in the near future to look at alternatives to build a plan.

2. CONSENT ITEMS

- 2.1 Approval of February 12, 2024 Meeting Minutes
- 2.2 Approval of February 20, 2024 Mayor's Caucus Minutes
- 2.3 Award of Bid Number ITB 2023-002, for N.E. Sewer Force Main and Water Main Phase 3 to US Water
- 2.4 Approval of Agreement No. 25-24-01 with US Water for the N.E. Sewer Force Main and Water Main
- 2.5 Award Bid Number ITB 2023-03 for South 301 Water and Sewer Improvement Project to US Water
- 2.6 Approval of Agreement No. 25-24-02 with US Water for the South 301 Water and Sewer Improvement Project
- 2.7 Approval of Task Assignment to RCM Utilities for Water Tower Valve Replacements
- 2.8 Approval of Task Assignment to RCM Utilities for Water Tower Motor and Pump Replacement
- 2.9 Approval of Grant Administration Professional Services Agreement No. 37-24-02 – Audrey McGuire
- 2.10 Canine Transfer of Ownership Agreement No. 41-24-05

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

3. BUSINESS ITEMS/ATTORNEY'S REPORT

3.1 Mayor's Youth Council Amendment

First Reading **ORDINANCE NO. 1476-24 - "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 30.140 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, EXPANDING THE STUDENT SCHOOL GRADE LEVEL ELIGIBLE FOR APPOINTMENT TO THE MAYOR'S YOUTH COUNCIL; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1476-24 by title. He said the ordinance is being expanded to include middle school students.

Charles Proctor moved to approve Business Item 3.1 on the First Reading. Seconded by Steve Spina. Motion passed unanimously.

3.2 Indoor and Outdoor Storage Facilities Moratorium Extension

First Reading **ORDINANCE NO. 1477-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING ORDINANCE 1455-23, TO EXTEND**

THE TEMPORARY MORATORIUM ON RECEIVING AND PROCESSING PLANS AND PERMIT APPLICATIONS FOR RECREATIONAL VEHICLE STORAGE MATERIAL LAYDOWN AREAS AND INDOOR STORAGE FACILITIES; PROVIDING FOR CONFLICTS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE."

City Attorney Matthew Maggard read Ordinance No. 1477-24 by title. He said this ordinance extends the temporary moratorium for six additional months.

Steve Spina moved to approve Ordinance No. 1477-24 on the First Reading. Seconded by Kenneth Burgess. Motion passed unanimously.

3.3 Oakside Cemetery Amendment

First Reading **ORDINANCE NO. 1478-24 - "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 94.06. – INSTALLATION, MARKERS, MONUMENTS OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, AMENDING THE MARKERS REQUIREMENTS IN BLOCKS ONE THROUGH 8 (THE OLD SECTION) OF THE CITY OF ZEPHYRHILLS OAKSIDE CEMETERY; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1478.24 by title. City Manager William Poe said this amendment will allow upright headstones in Sections 1 through 8, the old section of the cemetery, where upright headstones currently exist. Flat headstones are required in all other sections of the cemetery.

Steve Spina moved to approve Ordinance No. 1478-24 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

4. CITIZEN COMMENTS

Spoke from the floor: Rosie Paulsen – 4730 Timber Way – Zephyrhills, FL 33542

Ms. Paulsen said she reported lights out at Zephyr Park following the Mobility Plan Meeting on Thursday, February 15, 2024 and the following day the Parks and Recreation crew replaced most of the lights. She said she is very proud to live in the City of Zephyrhills where people care.

MAYOR ANNOUNCEMENTS – Mayor Bahr Monson thanked everyone involved with the Ellis Harrold Park renaming and dedication ceremony.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe thanked the Public Works Department and employees for their participation in the Community Clean Up Saturday, February 24, 2024. He said Planning Director Todd Vande Berg will be Acting City Manager in his absence next week. He referred to Tennis Center renderings distributed to Councilmembers and the Mayor at the dias, stating brick has been added to the building. He said there is an expense associated with the brick and suggested moving forward by adding brick as a bid alternate with associated costs for Council's approval in building a package. He requested the 11,000 sq. ft. building be located along Simmons Road and not on the northern portion of the property as previously discussed. He explained the City negotiated a Developer's Agreement with the Lovinger Group to build a 22,000 sq. ft. building along Simmons Road. There is a clause in the agreement that if the building is not built there, the Lovinger Group can take the property back and the City will lose the site. He said the architect will try to lower the sidewalls of the building from 35' to 28'.

Councilwoman Wilkeson referred to an elevation rendering where a mechanical element was introduced and suggested the element be placed on the backside of the building near the parking area. She requested a legitimate site plan prior to approval.

Council Vice President Burgess recommended staff be careful when lowering the roof line on a multi-sport facility.

Council President Smith said there was a consensus among Council to move forward with the renderings as presented on the original site.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Council Vice President Burgess said the Mayor’s Youth Council is a great program and thanked Mayor Monson for her efforts.

Councilwoman Wilkeson said the Mayor’s Youth Council affords young people the opportunity to learn from being involved and congratulated Sergeant Sparkman on his promotion.

Councilman Proctor said the Skydive First Project is close to his heart. He said his father was a Veteran and his son is currently serving in Germany. He recognized the Public Works Department for their efforts with the Community Clean Up and said the City may get a future council member from the Mayor’s Youth Council.

Councilman Spina acknowledged Skydive City Owner Joannie Murphy and said the Skydive First Project presentation was moving. He said the Ellis Harrold Park dedication was fantastic. He said he and Police Chief Brewer met with the CHIPS organization to discuss Treasure Island and Gulfport’s solutions to their homeless. He said Seth Healy was appointed as ZPD’s homeless liaison.

Council President Smith thanked the Public Works crew for cleaning up the YMCA retention area. He said he walked Geiger Road with Planning Staff, the Mayor, Pasco County staff, and MPO staff to assess pedestrian safety to begin planning for road improvements. He said Council approved former employee, Audrey McGuire, as a grant consultant on the consent agenda and thanked staff for thinking outside the box. He said the City needs to start thinking creatively to employ the new generation who want flexible work days.

ADJOURN

Meeting Adjourned: 7:37 p.m.
Submitted by Lori L. Hillman