

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on March 11, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (312)-757-3121 - Access Code: 377-392-925.

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 and Mayor Melonie Bahr Monson. Steven F. Spina, Ph.D. was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Utility Director John Bostic, IT Director Michael Panak, Public Information Officer Kevin Weiss, Building Official Bill Burgess, HR Director Sandra Amerson, CRA Director Gail Hamilton and City Clerk Lori Hillman.

Rosie Paulsen delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Girl Scout Proclamation

Mayor Monson read aloud a Girl Scout Proclamation proclaiming Tuesday, March 12, 2024 National Girl Scout Day in the City of Zephyrhills prior to presenting to Girl Scout Troop 309.

Spoke from the floor: Girl Scout Kaytlin Higgins

Girl Scout Kaytlin Higgins with Troop 309 said she has been meeting at the building in Shepherds Park for eight years where the stairs in the back of the building are deteriorating with pieces of concrete missing. Kaytin is planning to repair the stairs as a project to earn her Girl Scout Silver Award.

1.2 Zephyrhills Robodawgs Presentation

JROTC Robotics Coach Brad Odell introduced JROTC Instructor Staff Sergeant Smith, JROTC Lieutenant Captain and Robotics Team Commander Lisenbee, and JROTC Second Lieutenant and Team C Leader Fraley.

Mr. Odell said the JROTC Robotics Team secured four robot invitations to compete in the world championship in Texas. The military will pay all expenses with the exception of entry fees which are \$600 per team for a total of \$2,400 due March 29th. He said fundraising events are ongoing with \$301 raised to-date. The robotics team is comprised of kids with brains that will lead America's future and requested Council's assistance to support education.

Council concurred to move forward with a donation.

2. CONSENT ITEMS

2.1 Approval of February 26, 2024 Meeting Minutes

2.2 Request Council's Approval and Signature upon the Close Out Document for the Wire Road Reclaim FDEP SRF Loan Project

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

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 Mayor's Youth Council Amendment

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

Kenneth Burgess moved to approve Ordinance No. 1476-24 on the Second Reading. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

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

Charles Proctor moved to approve Ordinance No. 1477-24 on the Second Reading. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

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

Jodi Wilkeson moved to approve Ordinance No. 1478-24 on the Second Reading. Seconded by Kenneth Burgess. Motion passed unanimously, 4-0.

4. CITY ATTORNEY'S REPORT

4.1 Approval of Gagne Utility Services Agreement No. 41-24-06

City Attorney Matthew Maggard said this agreement has been in the pipeline for a number of years prior to the residential moratorium. The agreement provides connection fee credits in exchange for the installation of new and upgraded lines to accept capacity. He clarified the existing utility lines need to be upgraded to meet the capacity requirements of the Gagne project. Rather than installing the minimum pipe requirements, the City will pay the difference to install larger pipes for future growth in the industrial corridor area. Representatives for the project were present to answer questions.

City Manager William Poe said this project comprises 215 units of mixed use residential townhomes and single family detached homes. An indoor storage facility is being proposed on the separate front parcel.

Spoke from the floor: Clarke Hobby – Hobby and Hobby PA – 109 North Brush Street – Tampa, FL

Mr. Hobby said this residential project was approved by Council in May or June of 2021.

City Manager William Poe said the City is providing for the future growth and revenue. The project requires for the installation of lines and the City has agreed to pay the difference to upsize to larger pipe for a minimal material cost difference i.e., upsize a sewer line from 4" to 6" and a water line from 8" to 12". The City will provide utility fee credits for the material cost.

Jodi Wilkeson moved to approve the Gagne Utility Services Agreement No. 41-24-06. Seconded by Kenneth Burgess. Motion passed unanimously, 4-0.

5. CITIZEN COMMENTS

Joseph Brisco – Citrus Capital Advisors – Alternative Water Option

Spoke from the floor: Saxton Evans – Citrus Capital Advisors - 1500 Citrus Country Drive Dade City, FL

Mr. Evans said he and his partner recently purchased the Lykes Pasco Plant for warehouse buildings 14 months ago and found out they have an endless supply of potable water. They currently have 5M gallons per day licensed by SWFWMD with 16 wells; nine of the wells are deep water wells. He referred to a study performed by SWFWMD in the early 1980's when Lykes Pasco was pulling 33M gallons of water per day with no drawdown for 20 years. He said the SWFWMD report is fascinating and explains a situation in geology where the upper aquifer meets the lower aquifer to refill itself. He said the water resource is the reason the Lykes Pasco Plant was built in this location originally. He offered this water source as an alternative for the City of Zephyrhills to purchase water. He said there is an existing connection line from Dade City to Zephyrhills with the intent of providing water in an emergency. He referred to some large tracts of land that he would be interested in that the City may not have water for stating he could provide the water through a public/private partnership through the City's right of ways.

Council President Smith directed Mr. Evans to work with staff.

MAYOR ANNOUNCEMENTS – Mayor Monson said the Founder's Day event was amazing and thanked Main Street staff and volunteers.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe thanked HR staff for hosting an Employee Appreciation Luncheon on Friday, March 8th. The City is donating three police vehicles to PSHC for training. He said two architectural firms, CPH and Harvard Jolly, were close in rankings and will be scheduled to make a presentation to Council for the design of City Yard.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Council Vice President Burgess thanked all employees for being prepared and doing a great job with the large events being held.

Councilwoman Wilkeson said she didn't feel the turnout was what it has been in the past for Founder's Day but the opportunities to have fun were terrific with an opportunity to see the vintage campers.

Councilman Proctor acknowledged police staff who were present all day at the Founder's Day event along with public works staff who had the event spotless the next day. He said his first grandson was born, Fender Kai Proctor and said he and his wife are making plans to visit in Germany to spend two weeks with the grandbaby.

Council President Smith said Main Street did a great job with the Founder's Day event and liked the addition of the vintage campers in the park.

Meeting Adjourned: 6:46 p.m.
Submitted by Lori L. Hillman