

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on March 25, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (646)-749-3122 - Access Code: 700-978-325.

Council President Lance Smith called the meeting to order at 6:06 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 was absent.

Staff present: Police Chief Derek Brewer, Police Lieutenant Nathan Gardner, 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, Principal Planner Rodney Corriveau, Historic Preservation Specialist and Community Planner Hunter Gearhart, GIS and Community Planner Tommy-Lee Jones, Water Superintendent C.J. Funnell, Wastewater Superintendent O.J. Kurk, Water Treatment Plant Operator Eric Martin and City Clerk Lori Hillman.

Steven Ezra, Pastor First Methodist Church of Zephyrhills, delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Dispatch Consolidation Update

Police Chief Derek Brewer said a Dispatch Consolidation Workshop was held in February 2021 to discuss benefits such as greater situational awareness, additional information to better serve the public, improved interoperability, efficiency, improved officer safety and the removal of redundancy. Challenges discussed included complexities, multi-dimensional integration and time consuming processes. Chief Brewer's conclusion from the analysis presented was full consolidation was the optimal alternative for the future of telecommunications at ZPD. Although the initial cost of equipment and software will be costly, sharing future expenses will likely provide long-term savings. The process is lengthy and time consuming but sharing standard technology, equipment and protocols will improve emergency coordination. Full integration may be the best option to improve relations and enhance cooperation with partnership agencies. The tentative anticipated "go live date" is the 2nd week of May 2024; however, this date could be delayed.

Spoke from the floor: Captain Justin Ross, Operational Readiness Division of the Pasco County Sheriff's Office

Captain Ross said Police Chief Brewer and his team have been amazing throughout the lengthy process. He said there are two main pieces to the consolidation; centralized dispatch and the integration of Computer Aided Dispatch (CAD) and the Records Management System (RMS) AXXON software. In an effort to ensure stable integration, the Sheriff's Office is in the process of building a replication server. The final step will be the Sheriff's Office assisting ZPD to build laptops to install public safety software and provide Mobile Communications Terminal (MCT) agency and train-the-trainer training. Pasco County will provide CAD training for dispatch. The Sheriff's Office is excited to have Zephyrhills onboard. This is the first time since pen and paper that all law enforcement agencies will be on the same system in Pasco County and said this is an exciting time. All databases will be combined from all agencies into a combined search engine to share information. He addressed a rumor circulating that this is the first step in the Sheriff's Office taking over ZPD and said that is not farther from the truth and stated that is not the Sheriff's intent. The Sheriff's Office intends to work with the cities and build a cohesive relationship.

1.2 2023 Water Operations Excellence Award

Mayor Melonie Bahr Monson presented a Plant Operations Excellence Award from the Florida Department of Environmental Protection to Utility Director John Bostic, Water Superintendent C.J. Funnell and Water Treatment Plant Operator Eric Martin in recognition of outstanding operation through dedicated professionalism to ensure safe drinking water for all people in Florida.

1.3 2023 Wastewater Treatment Plant Operations Excellence Award

Mayor Melonie Bahr Monson presented a Plant Operations Excellence Award from the Florida Department of Environmental Protection to Utility Director John Bostic and Wastewater

Superintendent O.J. Kurk in recognition of outstanding operation through dedicated professionalism to ensure safe wastewater for all people in Florida.

Spoke from the floor: Utility Director John Bostic – City of Zephyrhills

Mr. Bostic said these awards are due to the dedication of the employees working for the City. He said the Wastewater Treatment Plant award was not expected with the plant currently understaff by four positions. The plant is currently staffed with three employees under Wastewater Superintendent O.J. Kurk's direction to assure the wastewater is safe for public health and the environment. He recognized Wastewater Superintendent O.J. Kurk and Water Superintendent C.J. Funnell for their leadership. Several employees from the City of Zephyrhills' Water Department will travel to Anaheim, CA in June 2024 to compete nationally at the American Water Works Association ACE conference for the Best Drinking Water.

1.4 ZEDC Quarterly Update

Chamber of Commerce Chairman Dr. Randy Stovall presented a quarterly update of the Zephyrhills Economic Development Council ZEDC work plan. He said the first Pigs in Z'hills event was held downtown this year and a trade show was held Saturday, March 16, 2024 at SR-54 and Allen Road with approximately 20 local businesses participating to market their businesses. The trade show will serve as a research piece for ZEDC this year in finding the best way to help stimulate employment in Zephyrhills. A stakeholder meeting is held every other month in Council Chambers with the next meeting scheduled April 10, 2024 with guest speaker Scott Ferry, Pasco County Principal Transportation Planner. Steering Committee meetings are held every other month and are attended by Tom Ryan with Pasco County's Economic Development Council (PEDC). The Clearly Zephyrhills Marketing website was highlighted along with various publications.

2. CONSENT ITEMS

- 2.1 Approval of March 11, 2024 Meeting Minutes
- 2.2 Approval of Hydrant Maintenance by R & M Service Solutions
- 2.3 Approval of JE 19-06 Amendment #3 to Jones Edmunds for Continuing PFOA/PFOS FDEP Study
- 2.4 Approval of Amendment #1 for Jones Edmunds Water Use Permit Task Assignment JE-23-09

Jodi Wilkeson moved to approve Consent Items 2.1 through 2.4. Seconded by Charles Proctor. Motion passed unanimously.

3. PLANNING DIRECTOR'S REPORT

3.1 Historic Grant – Manolo's Restaurant

Historic Preservation Specialist and Community Planner Hunter Gearhart presented a Historic Facade Grant submitted by Joe Abed for Manolo's Restaurant located at 38445 5th Avenue in the amount of \$2,500 toward the costs associated with replacing a front door, balcony fascia, cracked walls, faded signs and paint. Staff recommended approval of the \$2,500 Historic Facade Grant.

Spoke from the floor: Joe Abed, Proprietor of Manolo's Italian Restaurant

Mr. Abed said he made needed repairs to the building with many people interested in purchasing his business but he did not sell and will reopen. Since the restaurant has been closed more than 18 months, new floor plans had to be submitted through the state of Florida which were approved and he is currently awaiting an inspection. He said inspections through the City of Zephyrhills have been completed and approved. He is hoping to reopen within two months.

Jodi Wilkeson moved to approve Business Item 3.1. Seconded by Steve Spina. Motion passed unanimously.

Historic Preservation Specialist and Community Planner Hunter Gearhart said staff are looking to expand the historic district and are in the process of filling the vacant Historic Preservation Board seats.

4. CITY MANAGER'S REPORT

4.1 Purchase of 4.97 Acres of Right-of-Way for the Extension of South Avenue

City Manager William Poe said the Florida National Guard received state appropriations funding to purchase 25 acres north of South Avenue and 6th Avenue to construct an armory. The site selected does not have improved access. The City requested state appropriations funding to facilitate access to the development by purchasing right-of-way, and designing and constructing a South Avenue Extension that was granted in FY 22-23 and will include a roadway, water, and wastewater infrastructure. The road will provide access to the Florida National Guard Amory and other future industrial property developments. Based on City Policy, the City can pay a maximum of 10% above the appraised value. The appraisals received were \$450,000 and \$501,000; therefore, the purchase price of \$400,000 is within the City's purchasing policy. The purchase of the property will be funded through state appropriations. The Florida National Guard Armory is estimated to begin construction in January 2025 with an estimated completion within 18 months. Staff recommended approval of the purchase of 4.97 acres from Zephyr Rail Industrial Park in the amount of \$400,000.

Kenneth Burgess moved to approve Business Item 4.1. Seconded by Steve Spina. Motion passed unanimously.

5. CITY ATTORNEY'S REPORT

5.1 First Reading **ORDINANCE NO. 1474-24 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT SECTION 5.04.01 DETERMINATION OF PROJECT IMPACT; AMENDING SECTION 7.03.01 TRAFFIC STUDY REQUIREMENTS, AMENDING THE EXISTING DE MINIMIS AND TRAFFIC IMPACT ANALYSIS TRAFFIC STUDY REQUIREMENTS; AMENDING TABLE 1 OF SECTION 7.03.01; AMENDING THE TRANSPORTATION MITIGATION (TURN LANE CRITERIA) AND ROADWAY AND INTERSECTION IMPROVEMENTS CRITERIA; PROVIDING FOR REPEALER, CODIFICATION AND AN EFFECTIVE DATE.”**

City Manager William Poe read Ordinance No. 1474-24 by title.

Planning Director Todd Vande Berg said in an effort to be proactive with growth and development, Ordinance No. 1474-24 will amend traffic study and turn lane requirements. A hot spots map was created by staff to maximize efficiency and safety at intersections. Staff will have the ability to make adjustments to large projects within a mile radius of the hot spot areas and zones from a safety aspect.

Council President Smith stated intersections and retention areas are high dollar items and suggested identifying potential sources of funding through Pasco County and the state of Florida through the MPO staff.

Steve Spina moved to approve Ordinance No. 1474-24 on the First Reading. Seconded by Jodi Wilkeson. Motion passed unanimously.

Planning Director Todd Vande Berg announced the two newly hired planners; Hunter Gearhart and Tommy-Lee Jones who are nearing their probationary period. He is excited to bring them aboard for good planning representation when he retires in the near future.

6. CITIZEN COMMENTS

Spoke from the floor: Joe Abed – Proprietor Manollo's Italian Restaurant - 38445 5th Avenue – Zephyrhills, FL

Mr. Abed said making a left turn from US-301 onto Fort King Road is dangerous and parking is a huge issue in the downtown area. He said there is a problem with bicycle riders on the sidewalks and people speeding down Main Street. He said the downtown area needs some attention.

MAYOR ANNOUNCEMENTS – Mayor Melonie Bahr Monson acknowledged Public Works Director Shane LeBlanc, Code Enforcement Officer Joel Bacon and City Manager William Poe for promptly addressing a dangerous area within the City. She said she viewed the plans for West Zephyrhills Elementary School and met with the new City Planners to build relationships.

CITY MANAGER ANNOUNCEMENTS - City Manager William Poe said \$1M for Zephyr Park and \$1-1/2 M for Tucker Road infrastructure improvements has been included in the state of Florida's budget, pending the Governor's veto.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Spina thanked Planning Director Todd Vande Berg for introducing the planning staff. He recommended Council begin thinking about the residential moratorium in place that expires in three months. The City is expecting a response from SWFWMD next month but does not believe the City is out of the woods in terms of water supply. He said the City budgeted \$300,000 for improvements and directed staff to move forward with the construction of a pavilion at Krusen Field.

Councilman Proctor acknowledged the police department for their efforts to consolidate dispatch for the safety of citizens and the protection of police officers.

Councilwoman Wilkeson said the City needs to be competitive in attracting people to the great jobs offered by the City. She said there is a water intrusion issue at the Train Depot that needs to be addressed as more and more people are learning about the wonderful amenity through rentals. She requested the City Manager provide an update on the FDEP COMP 1 monitoring at the 6th Avenue Fire Station.

City Manager William said the City's water system was tested for Perfluorooctanoic Acid (PFOA) and Perfluorooctane sulfonic acid (PFOS) in April of 2014 and the levels were below the advisory levels at the time. In May of 2016, the EPA lowered the health advisory limits for PFOA and PFOS to 70 parts per trillion. The City's water system was tested in June of 2016 and one well containing levels above the allowable limits was removed from service. In July of 2016, additional sampling was performed and the PFOA and PFOS levels in the City's water system were within the allowable limits and the well removed from service the previous month was placed back in service. The City's water system was tested in August of 2016 and the combined total for PFOA and PFOS was 140 parts per trillion which was above the 70 parts per trillion and the well was once again removed from service and officially capped and abandoned per Southwest Florida Water Management District (SWFWMD)'s regulations in April of 2018. Currently, the City is required by the Florida Department of Environmental Protection (FDEP) to submit quarterly water testing reports. He said funding was approved earlier in the agenda under Consent Items for an additional \$70,000 to continue monitoring wells stationed from the parking lot at City Hall toward Zephyr Park. The City's water is safe and within the allowable limits set by FDEP.

Council Vice President Burgess said he wants to use money to buy possessions, objects, materials, goods, etc. and stop spending money to talk about designing projects that do not come to fruition. He directed staff to move forward with the lighting on 8th Street to complete the connection to downtown for safe parking in the evening for events.

Council President Smith agreed with Council Vice President Burgess stating staff become paralyzed with planning and allow consultants to run the show. He acknowledged SWFWMD Representative Amber Smith in the audience, Police Chief Brewer for working with Pasco County and the Sheriff's Office on dispatch consolidation, and Hunter Gearhart and Tommy-Lee Jones. He said young people want hybrid jobs and the City needs to research current jobs that can become hybrid to adapt with the times.

7. NOTED ITEMS

- 7.1 41-24-07 Leads Online Investigation System Service Package
- 7.2 Killebrew, Inc. Task Order No. CZH2408 WWTP Survey and SUE Work

Meeting Adjourned: 7:25 p.m.
Submitted by Lori L. Hillman