

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on April 22, 2024 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (224)-501-3412 - Access Code: 377-008-709.

Council Vice President Kenneth M. Burgess, Jr. called the meeting to order at 6:00 p.m. Roll call was taken. Present were members Charles Proctor, Kenneth Burgess, Jodi Wilkeson, Steven F. Spina, Ph.D. and Mayor Melonie Bahr Monson. Lance A. Smith was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Police Lieutenant Nathan Gardner, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Airport Manager Nathan Coleman, HR Director Sandra Amerson, Public Information Officer Kevin Weiss, Principal Planner Rodney Corriveau, GIS/Community Planner Tommy-Lee Hunt and City Clerk Lori Hillman.

Debbie Murray, President of the East Pasco Republican Club, delivered the invocation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Accept the Canvassing of Vote

Mayor Melonie Bahr Monson stated there were 1,229 votes cast for Councilperson Seat 3. Sam R. Turgeon received 559 votes and Jodi Wilkeson received 670 votes.

Charles Proctor moved to accept the canvassing of vote. Seconded by Steve Spina. Motion passed unanimously, 4-0.

There were 1,224 votes cast for Councilperson Seat 5. Manny Funes received 480 votes and Charles Edward Proctor received 744 votes.

Steve Spina moved to accept the canvassing of vote. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

1.2 City Clerk Lori Hillman Administered the Oath of Office for:

City Council Seat 3 – Jodi Wilkeson

City Council Seat 5 – Charles Edward Proctor

1.3 Reorganization of Council Officers

Council President

Steve Spina moved Kenneth M. Burgess, Jr. be nominated Council President. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

Council Vice President

Steve Spina moved Charles Proctor be nominated Council Vice President. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

1.4 Councilmember Liaison Appointments to the Ridge League of Cities, Chamber of Commerce, Main Street Zephyrhills, Metropolitan Planning Organization (MPO), Metropolitan Planning Organization (MPO) Alternate and Tourist Development Council (TDC).

Councilman Charles Proctor – Ridge League of Cities, Mayor Melonie Bahr Monson – Chamber of Commerce, Councilwoman Jodi Wilkeson – Main Street Zephyrhills, Council President Lance Smith - Metropolitan Planning Organization (MPO), Councilman Steve Spina - Metropolitan Planning Organization (MPO) Alternate and Council Vice President Kenneth Burgess – Tourist Development Council (TDC).

Charles Proctor moved to approve Councilmember Liaison Appointments as discussed. Seconded by Steve Spina. Motion passed unanimously, 4-0.

2. CONSENT ITEMS

2.1 Approval of April 8, 2024 Special Meeting Minutes

2.2 Approval of April 8, 2024 Meeting Minutes

2.3 Interlocal Agreement Between City of Zephyrhills and Pasco County No. 41-24-11 for Disaster Response and Recovery Related Services

2.3 Approval of Amended Work Order CED22-09.1; Cornelison Engineering Professional Engineering City-Wide Services
Jodi Wilkeson moved to approve Consent Items 2.1 through 2.4. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

3. **BUSINESS ITEMS/PUBLIC HEARING**

3.1 5L Properties – COMP Plan Amendment to FLU and Rezoning (Bauducco)
Second Reading ORDINANCE NO. 1467-23 – **“AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN, PROVIDING FOR A LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 72.866 ACRES OF REAL PROPERTY LOCATED SOUTH OF 6TH AVENUE, WEST OF CHANCEY ROAD AND EAST OF THE CITY OF ZEPHYRHILLS AIRPORT AND HAVING RE# 07-26-22-0000-00100-0012; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.”**
City Attorney Matthew Maggard read Ordinance No. 1467-23 by title. There were no comments from the floor.
Steve Spina moved to approve Ordinance No. 1467-23 on the Second Reading. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

4. **PLANNING DIRECTOR’S REPORT**

4.1 Trotter’s Crossing Final Plat
GIS/Community Planner Tommy-Lee Hunt presented the final plat for Trotter’s Crossing Subdivision noting the project was approved prior to the moratorium. This project is located west of Gall Blvd., north of Phelps Road, bordered by Terra Bella Avenue to the north, comprises approximately 30 acres, and is slated for 89 single-family rental units. The final plat has been reviewed and approved by City staff, the City’s Surveyor of Record BGE, acting as engineer of record, and the City’s attorney for compliance and legal sufficiency. She stated the retention pond has been remediated and a perpetual conservation easement will be located on the northern portion of the property. She requested Council’s approval and signature on an infrastructure maintenance bond sub-divider’s agreement, a landscaping performance bond sub-divider’s agreement, a Perpetual Deed of Conservation Easement and the mylar final plat.

Spoke from the floor: Craig Cornelison with Cornelison Engineering Design – 7810 Gall Blvd. – Zephyrhills, FL

Mr. Cornelison said the pond used for erosion control during construction has been desilted and is percolating. He stated the entire subdivision was grated, seeded and mulched.

Spoke from the floor: Director of Planning and Development for AMH Development Joe Guttuso – 4851 West Gandy Blvd. – Tampa, FL 33611

Mr. Guttuso said his legal department is currently working with the property owner to the South.

Steve Spina moved to approve Business Item 4.1. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

5. **CITY MANAGER’S REPORT**

5.1 Visioning Session – Discussion
City Manager William Poe requested Council schedule a visioning workshop for budget

FY 24/25. Council concurred to schedule a Budget Workshop on Monday, May 20, 2024 at 5:30 p.m. He advised the Transportation Impact Fee, Public Safety Impact Fee, and Park Impact Fee study is complete and requires two public hearings for approval. He referred to state statutes for impact fees, stating if rates are increased more than 25%, the increase must be implemented over a number of years. He presented an exception to state statutes, “extraordinary circumstances,” wherein fees can be increased 100% year one by hosting two workshops prior to the first reading at a public hearing. He requested the first impact fee workshop be held at 5:00 p.m. prior to the May 13, 2024 Council Meeting and a second workshop be held at 5:30 p.m. prior to the May 20, 2024 Budget Workshop with the two public hearings held in June 2024, Council concurred.

6. CITY ATTORNEY’S REPORT

6.1 Participation in May 2, 2024 MAP Meeting

First Reading **RESOLUTION NO. 823-24 – “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS TO PARTICIPATE IN A JOINT MEETING OF THE MUNICIPAL ASSOCIATION OF PASCO TO DISCUSS MATTERS OF MUTUAL INTEREST; AND PROVIDING FOR AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Resolution No. 823-24 by title.

Steve Spina moved to approve Resolution No. 823-24 on the First Reading. Seconded by Jodi Wilkeson. Motion passed unanimously, 4-0.

7. CITIZEN COMMENTS – N/A

MAYOR ANNOUNCEMENTS – Mayor Bahr Monson thanked Boy Scout Troop 148 members for attending the swearing in of Council Members and explained the Mayor’s Youth Council for recruitment. She thanked the Garden Club for hosting the luncheon on Friday, April 19th for the Public Works Department and acknowledged police officers for their efforts deescalating a situation last week.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe acknowledged Human Resources personnel on a successful Career Fair Friday, April 19th. He reminded everyone of the Metropolitan Planning Organization (MPO) open house Wednesday, April 23rd at Alice Hall beginning at 5:00 p.m. and encouraged attendance.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilwoman Wilkeson thanked the Planning Department for hosting the Mobility Plan Workshop on Thursday, April 18th and the Human Resources for hosting the Career Fair on Friday, April 19th. She is delighted to have the opportunity to serve the citizens of our community for another four years.

Councilman Proctor thanked everyone for attending and said it is great to see a full house. He reiterated the Mayor’s Youth Council as a great opportunity to see how City government works.

Councilman Spina thanked Planning Director Todd Vande Berg for hosting the interactive Mobility Plan Workshop on Thursday, April 18th. He shared feedback he received from a citizen complimenting the police department for their responsiveness and helpfulness following a domestic issue.

Council President Burgess thanked the Boy Scout Leaders who volunteer their time to help shape young minds. He announced Pasco County Commissioner Gary Bradford passed away and asked everyone to keep his family in their thoughts.

Meeting Adjourned: 6:43 p.m.
Submitted by Lori L. Hillman