

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on September 09, 2024 at 6:00 p.m. in the Council Chambers of City Hall and Via GoToMeeting (571) 317-3122 - Access Code:693-987-837.

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

Staff present: Chief of Police Derek Brewer, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, All-port Manager Nathan Coleman, Building Official Bill Burgess, GIS Community Planner Tommy-Lee Hunt, Senior Code Specialist Jackie Boges, Police Lieutenant Nathan Gardner and Acting City Clerk Ricardo Quiñones.

The Invocation led by Senior Code Specialist Jackie Boges, followed by the Pledge of Allegiance.

1. CITIZEN COMMENTS - FOR ITEMS NOT ALREADY ON THE AGENDA

1.1 Dale Complete Landscaping - 5730 8th St.

Mr. Dale raised concerns brought to him by neighbors about the water rate increasing. In conjunction with increases that Pasco County is initiating Mr. Dale said it is a lot of increase at once. Council clarified that the water will be discussed later in the meeting and invited Mr. Dale to stay but the City has no control over what Pasco County does.

Mr. Dale also asked if the City could set limits on the number of rental properties available. Council clarified that HOA's can place restrictions on rental properties, but the City could not.

1.2 Jeff Geiger - 5222 16th Street, Zephyrhills FL, 33542

Mr. Geiger raised concerns about recurrent flooding on his property. He detailed how heavy rains leave the area underwater, with road traffic causing wakes that flood yards and homes. Mr. Geiger questioned prioritizing park improvements over addressing drainage issues in neighborhoods.

Public Works Director Shane LeBlanc explained that a recent blockage in a nearby culvert had been cleared, which might alleviate the issue.

Council acknowledged widespread flooding challenges due to recent heavy rains and directed staff to monitor the situation further.

2. MAYOR

2.1 DAR - Daughters of the American Revolution Proclamation
Jodi Wilkeson read the proclamation for Constitution Week.

2.2 Sarah Vande Berg Tennis Foundation 4th Annual "Raise a Racquet" Fundraising Event
*****This item was moved to the September 23, 2024 Regular City Council Meeting.***

2.3 Swearing-in of Officers:

Chief Brewer introduced and swore in new officers; Eugene Howard, Heather Triplett, Kevin Massillon, Ramneris (Chanel) Beltran.

3. CONSENT ITEMS

- 3.1 Approval of July 22, 2024 Regular Meeting Minutes
- 3.2 Approval of CentralSquare Agreement 41-23-07A CAD Data Conversion
- 3.3 Approval of AXON Agreement 25-24-05
- 3.4 Approval of Civic Plus Agreement 41-24-22 Invoice Consolidation
- 3.5 Approval of Utility Agreements 45-24-09 through 45-24-29

Charles Proctor motioned to approve consent items as presented. Seconded by Jodi Wilkeson. Motion Passed, 4-0.

4. BUSINESS ITEMS/PUBLIC HEARING

4.1 Adopt Tentative Millage

First Reading **ORDINANCE NO. 1492-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILL-AGE RATE FOR FISCAL YEAR 2024-2025 FOR THE CITY OF ZEPHYRHILLS."**

City Attorney Matthew Maggard read Ordinance 1492-24 by Title.

Council President Burgess opened a public hearing. Finance Director Ted Beason said the tentative FY25 Milage Rate of 6.25, the same it has been for the past three years. The rate represents a 4.95% increase over the rollback rate and ensures adequate funding for the city's growing needs.

Council President Burgess closed the public hearing.

Charles Proctor motioned to approve Ordinance No. 1492-24 on the First Reading. Seconded by Steve Spina. Motion Passed, 4-0.

4.2 Adopt Tentative Budget

First Reading **ORDINANCE NO. 1493-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2024-2025 FISCAL YEAR."**

City Attorney Matthew Maggard read Ordinance No. 1493-24 by title.

Council President opened a public hearing.

City Manager Poe said Council is being asked to approve the tentative FY 2024–2025 budget of \$105,266,052 which include Councils requests throughout the budget workshops.

Councilman Spina asked during the September 03, 2024 Budget Workshop about Capital Funding for Improvement projects. Finance Director Ted Beason explained the Capital Funding for the Public Works Facility would come from General Reserve fund, Penny for Pasco, Utility working fund, Sanitation working fund and debt financing over the next three years. Zephyr Park will be funded through ARPA funds, General Reserve fund and debt financing over the next three years. The total projected debt for both projects is \$12M,

approximately 10% of the city's \$105M budget. Mr. Beason said this approach aligns with standard municipal practices of financing long-term assets. Alternative funding sources, such as state or grant funding, could reduce debt if pursued later. The current funding plan will be finalized and brought back to the council for approval.

Council President closed the public hearing.

Jodi Wilkeson motioned to approve Ordinance No. 1493-24 on the First Reading. Seconded by Steve Spina. Motion Passed, 4-0.

4.3 Reclaimed Water, Sewer and Potable Water Rates

First Reading **ORDINANCE NO. 1473-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING SECTION 51.23 OF THE CITY CODE OF ORDINANCES ESTABLISHING A NEW SCHEDULE OF RATES AND CHARGES FOR THE USE OF OR AVAILABILITY FOR THE USE OF POTABLE WATER, WASTEWATER (SEWER), AND RECLAIMED WATER; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance No. 1473-24 by title.

Council President opened a public hearing.

Finance Director Ted Beason said rates have been untouched since 2021. Mr. Beason explained that the increase aligns with recommendations from the utility rate study, ensuring funding for ongoing operations and future projects.

Council President closed the public hearing.

Steve Spina motioned to approve Ordinance No. 1473-24 on the First Reading. Seconded by Charles Proctor. Motion Passed, 4-0.

4.4 5L Property Annexation

First Reading. **ORDINANCE NO. 1490-24 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 12.92 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY OF SAID CITY DESCRIBED AS PARCEL 18-26-22-0010-00500-0000 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1490-24 by title.

Council President opened a public hearing.

Principal Planner Rodney Corriveau gave a brief refresher on the property.

Council President closed the public hearing.

Jodi Wilkeson motioned to approve Ordinance No. 1490-24 on the First Reading. Seconded by Charles Proctor. Motion Passed, 4-0.

4.5 5L Property Future Land Use Map Amendment and Rezoning

First Reading. **ORDINANCE NO. 1491-24 - "AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY IL TO CITY IN (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY AC TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 12.92 ACRES OF REAL PROPERTY LOCATED SOUTH OF 6TH AVENUE, WEST OF CHANCEY ROAD AND EAST OF THE ZEPHYRHILLS MUNICIPAL AIRPORT AND HAVING PARCELID# 18-26-22-0010-00500-0000•, PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Ordinance No. 1491-24 by title.

Council President opened a public hearing. None spoke from the floor.

Council President closed the public hearing.

Steve Spina motioned to approve Ordinance No. 1491-24 on the First Reading. Seconded by Jodi Wilkeson. Motion Passed, 4-0.

4.6 ELLECE USA 19 INC (Bauducco Foods) Conditional Use

First Reading **RESOLUTION NO. 827-24 "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS RELATED TO HEIGHT, APPROVING A CONDITIONAL USE TO EXCEED THE HEIGHT LIMITATIONS OF THE LI (LIGHT INDUSTRIAL) ZONING DISTRICT ON PARCEL NO. 07-26-22-0000-00100-0012; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE."**

City Attorney Matthew Maggard read Resolution No. 827-24 by title.

Council President opened a public hearing.

Planning Director Todd Vande Berg gave background on this resolution. The applicant received approval from the FAA for the height.

Greg Crawford with Florida Engineering Group – 5127 South Orange Ave. – spoke from the floor. Mr. Crawford said the height was needed for equipment inside the building.

Council President closed the public hearing.

Steve Spina motioned to approve Resolution No. 827-24 on the First Reading. Seconded by Charles Proctor. Motion Passed, 4-0.

5 PLANNING DIRECTOR'S REPORT

****Item 5.1 moved to the end of the Planning Director's Report.****

5.2 Planning Department - GIS - ArcUrban Software

Planning Director Todd Vande Berg proposed acquiring advanced GIS software for \$49,000 (one-time) and annual licensing costs of \$3,300 to enhance planning and community engagement through 3D development modeling.

Judy Fung with ArcUrban narrated a presentation of the software virtually, followed by a brief demonstration.

Discussion followed.

Jodi Wilkeson motioned to approve the purchase of the GIS software. Seconded by Steven Spina. Motion Passed, 4-0.

5.3 ANX000023-24 Mitek Annexation, FLUMA, & Rezoning; The applicant is to have the property annexed into the City with change in FLU from County IL to City IN, and Rezone from County AC to City LI (Light Industrial). Parcel #: 23-26-21-0020-002000010 & 23-26-21-0020-00200-0000, 9.98 acres. Located on Tucker Rd, West of Pine St.

GIS/Community Planner Tommy-Lee Hunt gave the report for this item. With Staff recommending approval.

Council gave consensus to move forward.

5.4 CU0011-24 Mitek Conditional Use; Submittal is for approval for change in the maximum allowable building height. The property is located on Paul Buchman Hwy and Chancy Rd. Parcel # 24-26-21-0010-03900-0010, 23-26-21-0020-01300-0020, 23-26-210020-00200-0000, & 23-26-21-0020-00200-0010, 110.41 acres.

GIS/Community Planner Tommy-Lee Hunt gave the report for this item. With Staff recommending approval.

Council gave consensus to move forward.

*****Item presented out of order.*****

5.1 Indoor Storage Facilities Moratorium Update

Planning Director Todd Vande Berg described different approaches the City could take regarding storage facilities when the moratorium expires in 2025. Regulatory options include:

- Requiring storage facilities to be part of mixed-use developments
- Limiting standalone facilities in key corridors.
- Imposing conditional use requirements for new projects.

Planning will meet with Council members individually. Mr. Vande Berg took questions from Council.

6 CITY MANAGER'S REPORT

6.1 City of Zephyrhills Rebranding Update

Public Information Officer Kevin Weiss provided an update on the City's rebranding efforts initiated in September 2023.

*****Additional Citizen Comments was added*****

Cindy Dow, - 38529 11th Ave, Zephyrhills, FL 33542 – spoke from the floor.

Ms. Dow raised concerns about the lack of affordable housing and the challenges faced by low-income residents.

Council clarified the scope of the current moratorium on developments over one acre, leaving smaller projects feasible. Council also referred Ms. Dow to CHIPZ.

Planning Director Todd Vande Berg explained that initiatives like container homes and smaller housing units were noted as examples being explored and offered to collaborate on potential solutions.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe reported:

- Joint Meeting with Pasco County and East Side cities was scheduled for the next morning at the fairgrounds.
- Public Works efforts, including collaboration with Pasco Emergency Management, addressed flooding issues on 9th Avenue and Silver Oaks.
- Notable developments included tennis star Patrick Mouratoglou announcing the opening of an academy in Zephyrhills, raising the city's international profile.

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Steven Spina - Attended a 9/11 ceremony hosted by the Military History Museum, highlighting speakers and Gold Star families.

Charles Proctor – Thanked Todd Vande Berg and his team. He is confident the City will be in good hands when Mr. Vande Berg retires, no rush.

Jodie Wilkeson - Expressed concern over flooding in older neighborhoods, emphasizing the need to invest in infrastructure improvements. Thanked Staff for continued efforts to address flooding issues and engage with residents.

City Manager Poe Highlighted the unique challenges of the recent storm, which brought 4.5 inches of rain in 1.5 hours, overwhelming existing systems. Mr. Poe also mentioned additional events that Council has been invited to.

Kenneth Burgess – Thanked Public Works for the great work they have done.

NOTED ITEMS - NONE

ADJOURN 8:39 p.m.

Submitted by Ricardo Quiñones