

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on October 28, 2024 at 6:00 p.m. in the Council Chambers of City Hall and Via GoToMeeting (571) 317-3112 - Access Code: 666-957-093. Council President Kenneth M. Burgess Jr. called the meeting to order at 6:00 p.m. Roll call was taken. Present were members Kenneth M. Burgess Jr., Charles Proctor, Jodi Wilkeson, Lance Smith, Steven F. Spina, PhD. and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present.

Staff present: Chief of Police Derek Brewer, Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Airport Manager Nathan Coleman, Building Official Bill Burgess, Deputy Building Official Calvin Switzer, Principal Planner Rodney Corriveau, GIS Community Planner Tommy-Lee Hunt, Officer Limoges and Acting City Clerk Ricardo Quinones. Utilities Director John Bostic III attended virtually.

The Invocation was led by Pam Proctor of Crystal Springs Worship Center, followed by the Pledge of Allegiance

CITIZEN COMMENTS

Dawn Hyre - 6012 Ridgeway Drive – spoke from the floor.

Mrs. Hyre raised concerns about Geiger Road's poor condition and safety risks due to heavy truck traffic and potholes.

Discussion followed regarding ongoing discussions with Pasco County for road repaving and safety improvements, including traffic patrols and GPS reclassification for truck routes.

Norman Scheurman - 37604 Geiger Rd – spoke from the floor

Mr. Scheurman requested a pause on developments lacking approved site plans or plats, citing recent flooding as a reason for re-evaluating standards and implementing a moratorium.

Council discussed placing the moratorium back on the agenda to address water use permits and potential flooding risks

Tracy Farrell - 38541 Trellis Avenue – spoke from the floor.

Mrs. Farrell echoed concerns about development and flooding, sharing personal accounts of water damage in neighborhoods.

Robin Simpson - 38819 Verta Drive – spoke virtually.

Mrs. Simpson highlighted issues with standing water near Zephyrhills High School causing health concerns and foul odors.

Staff agreed to coordinate with the Pasco County School Board to address the issue.

Elena Hutchinson - 5043 10th Street – spoke from the floor.

Mrs. Hutchinson reported severe water damage to her home despite being in a non-flood zone.

Staff pledged further investigation and action.

*****City Manager Poe gave an update on the City's storm recovery*****

Flooding Response - Areas like 23rd and North Avenue, 9th Avenue, Laurel Hammock, Silver Circle, and Alpha Village were pumped or tankered to reduce water levels. Efforts continue in challenging locations such as Daughtery Road and Silver Oaks, with water levels decreasing by 6–9 inches daily. Coordination with the Army Corps and SWFWMD validated ongoing measures.

Debris Removal - An estimated 100,000 cubic yards of debris is being cleared. In the past week, 25% (26,000 cubic yards) was removed by independent crews, city staff, and contractors under FEMA agreements.

Utility Restoration - 71 of 73 lift stations are operational, with repairs underway for two stations, including one in Silver Oaks. Crews are addressing potential damage from fallen trees. 24 properties in Silver Oaks remain without power, with restoration progressing as homes are inspected.

Community Support - Resources include an insurance assistance village, a potential FEMA Recovery Center, and a comfort station with essential amenities. Collaborative efforts with federal and state agencies continue to provide relief to affected residents.

MAYOR

- 1.1 Proclamation - 2024 Special Olympics North America Softball National Championship
Mayor Monson presented a proclamation celebrating the East Pasco Stars outstanding performance winning their fifth consecutive gold medal at the Special Olympics North America Softball Championship.

- 1.2 Swearing in Officers Gage Dixon & Herman Wedgren
Chief Brewer swore in Officers Gage Dixon and Herman Wedgren to the Zephyrhills Police Department. Chief Brewer highlighted their backgrounds and dedication, with special acknowledgment of Officer Dixon for following in his late father's footsteps as a ZPD officer.

2. CONSENT ITEMS

- 2.1 Solid Waste Collection Truck
- 2.2 Approval of Utility Easement Agreement 16-24-05 with Tibbetts Properties, LLC
- 2.3 Runway 01-19 rehabilitation grant agreement 24-24-06
- 2.4 Smith Fence Company Goods and Services Agreement 41-24-34 for Fencing, Gate Operators, and Handrails. Piggyback Agreement off Pinellas County, Florida Agreement

Steven Spina motioned to approve consent items as presented. Seconded by Lance Smith. Motion passed unanimously

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 MiTek Annexation
Second Reading **Ordinance No. 1495-24. " AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING APPROXIMATELY 9.98 ACRES (MOL) INTO THE CORPORATE LIMITS OF THE CITY DESCRIBED AS PARCEL NUMBER 23-26-21-0020-00200-0000 AND 23-26-210020-00200-0010 ZEPHYRHILLS, FLORIDA, IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE. "**

City Attorney Maggard Ordinance No. 1495-24 by title.

Council President opened a public hearing.

City Attorney Maggard reminded Council that this is an additional 10 acres for the MiTek project, for expansion.

Councilman Spina noted that this parcel is for industrial use and not subject to the development moratorium and will remain vacant.

Council President closed the public hearing.

Jodi Wilkeson motioned to approve Ordinance No. 1495-24 on the Second Reading. Seconded by Charles Proctor. Motion passed unanimously

3.2 MiTekFuture Land Use Map Amendment and Rezoning

Second Reading **Ordinance No. 1496-24. " 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 9.98 ACRES OF REAL PROPERTY LOCATED SOUTH OF TUCKER ROAD, WEST OF PINE STREET AND NORTH OF THE ZEPHYRHILLS MUNICIPAL BOUNDARY AND HAVING PARCEL 23-26-21-0020-00200-0010 AND 23-26-21-0020-00200-0000; PROVIDING FOR REPEALER, CONFLICT SEVERABILITY, AND AN EFFECTIVE DATE. "**

City Attorney Maggard Ordinance No. 1496-24 by title.

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

Council President closed the public hearing.

Lance Smith motioned to approve Ordinance No. 1496-24 on the Second Reading. Seconded by Steven Spina. Motion passed unanimously

3.3 COMP PLAN Update - Transportation Element

First Reading **Ordinance No. 1497-24. " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA (THE "CITY"), RELATING TO THE COMPREHENSIVE PLAN (THE "PLAN") IN ACCORDANCE WITH CHAPTER 163, PART 11, FLORIDA STATUTES; REPEALING AND REPLACING THE PLAN'S TRANSPORTATION ELEMENT; PROVIDING AUTHORITY; PROVIDING PURPOSE AND INTENT; PROVIDING FOR ADOPTION OF AMENDMENTS TO CERTAIN ELEMENTS OF THE COMPREHENSIVE PLAN; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR NON-SUBSTANTIVE MODIFICATIONS THAT MAY ARISE AT PUBLIC HEARING OR CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

City Attorning Maggard read Ordinance No. 1497-24 by title.

Council President opened a public hearing.

Planning Director Todd Vande Berg presented updates to align transportation goals with the City's vision for sustainable and multimodal growth through 2040. Key projects include hot spots on major roads, improved walk-bike infrastructure, and public transit enhancements.

Council President closed the public hearing.

Discussion followed regarding roads that will not be improved, public transit and bypass roads.

Jodi Wilkeson motioned to approve Ordinance No. 1497-24 on the First Reading. Seconded by Lance Smith. Motion passed unanimously

4. CITY MANAGER'S REPORT

4.1 Approval of Local Mitigation Strategy (LMS) – Resolution 836-24

City Manager Poe introduced Resolution 836-24 allowing the six Municipalities in Pasco to gather, identify vulnerabilities and develop a response plan allowing FEMA funding and application for resiliency grants.

City Attorney Maggard read Resolution 836-24 by title.

Steven Spina motioned to approve Resolution 836-24 on the First Reading. Seconded by Lance Smith. Motion passed unanimously

5. CITY ATTORNEY'S REPORT

5.1 Municipal Association of Pasco (MAP) Meeting November 07, 2024 - Port Richey First Reading **RESOLUTION NO. 834-24 - " 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. 834-24 by title.

Lance Smith motioned to approve Resolution No.834-24 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously

MAYOR ANNOUNCEMENTS

Mayor Monson thanked Staff for their hard work during ongoing recovery efforts and emphasized the importance of assisting residents, particularly those without insurance, in navigating FEMA forms. They also expressed gratitude for the newly sworn-in police officers, highlighting the emotional significance of the ceremony.

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS

Smith – Thanked staff for their efforts during recovery and conveyed how proud he was.

Wilkeson - Gave special recognition to PIO for pushing out information to residents and Public Works Director for quick communication on cleanup progress. She also thanked CRA and Main Street Zephyrhills for recent events.

Proctor – Thanks City Manager and Department Heads and Staff from all levels on their great work during this record storm event.

Spina – Thank Staff for their tremendous work and residents for their patience and understanding.

Burgess – Thanked Staff for their work during recovery while also taking care of their normal duties and being mindful that Staff are citizens as well and making sure they could handle their own.

*****Council discussed participation in the Veterans Day Parade on November 9th, 2024 at 10a.m.*****

6. NOTED ITEMS - NONE

ADJOURN 7:38 p.m.

Submitted by Ricardo Quiñones