

Regular City Council Meeting

A Regular Council Meeting was held on January 13, 2025 at 5:00 p.m. in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 659-532-805. Council President Kenneth M. Burgess Jr. called the meeting to order at 5:12 p.m.

Roll call was taken. Present were members Kenneth M. Burgess Jr., Charles Proctor, Lance Smith, Jodi Wilkeson, Steven F. Spina, PhD. and Mayor Melonie Bahr Monson. City Manager William Poe was also present. ***City Attorney Matthew Maggard arrived at 5:19 p.m.***

Staff present: Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, Utilities Director John Bostic III, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, IT Director Mike Panak, Airport Manager Nathan Coleman, Finance Director Ted Beason, Building Official Calvin Switzer, Lieutenant Gardner, Lieutenant Hillen, Principal Planner Rodney Corriveau and City Clerk Ricardo Quiñones.

The Invocation was led by Dennis Monson.

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Lady Theresa DiNicola-Thombs - 37955 12th Avenue – spoke from the floor. Mrs. DiNicola-Thombs raised concerns about predatory leasing practices and eviction notices issued to mobile home residents in her park after Hurricane Milton. She highlighted challenges and requested the council enact an ordinance preventing evictions while residents await disaster assistance. Mrs. DiNicola-Thombs asked for help petitioning state officials for an investigation into the park owners' practices.

Council advised filing a complaint with the Florida Department of Business and Professional Regulation (DBPR) and the City Attorney committed to investigate further to determine if the city could take any action.

MAYOR

1. Arbor Day Proclamation

Mayor Monson proclaimed January 17, 2025, as Arbor Day in Zephyrhills, emphasizing the importance of trees for the community and environment.

2. Announce Hercules Park Grand Opening - Feb 14, 2025

*****This item was discussed during the 5:00 p.m. CRA meeting.***

Mayor Monson reviewed that since Pasco Schools will be out on February 14, 2025, Council decided to have the opening of Hercules Park on February 13, 2025.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - August 26, 2024
- 1.2 Approval of Budget Workshop Minutes - September 03, 2024
- 1.3 Approval of City Council Meeting Minutes - September 09, 2024
- 1.4 Approval of City Council Meeting Minutes - September 23, 2024
- 1.5 Approval of City Council Meeting Minutes - October 14, 2024
- 1.6 Approval of City Council Meeting Minutes - October 28, 2024

- 1.7 Approval of City Council Meeting Minutes - November 12, 2024
- 1.8 Approval of City Council Meeting Minutes - November 25, 2024
- 1.9 Approval of City Council Meeting Minutes - December 09, 2024
- 1.10 Approval of CHIPZ Inc Grant Money Agreement 24-25-01
- 1.11 Approval of 2nd Amendment to the piggyback agreement with Vortex Agreement 41-23-06B
- 1.12 Approval of Parks Turf Mower purchase. Agreement 41-25-01
- 1.13 Approval of Utility Services outside City Limits - Kenneth C Gowell Sr & Jr Agreement 45-25-01
- 1.14 Pigz In Z'hills-Special event alcohol approval. The location will be downtown Zephyrhills. Section being closed off will be a wetzone. Beer tent also is being proposed.

Steven Spina motioned to approve all 14 consent items as presented. Seconded by Jodi Wilkeson. Motion passed unanimously.

2. BUSINESS ITEMS

- 2.1 Signers on Checking Account
First Reading **RESOLUTION NO. 844-25 - "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, PASCO COUNTY FLORIDA, AUTHORIZING THE MAYOR, THE CITY MANAGER AND THE CITY CLERK TO SIGN CHECKS, TO MAKE DEPOSITS AND WITHDRAWALS. "**
City Attorney Maggard read Resolution No. 844-25 by title.

Lance Smith motioned to approve Resolution 844-25 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously.

3. CITY MANAGER'S REPORT

- 3.1 Zephyrhills Photo Contest Winner
City Manager Poe presented the top three photographs from the annual photo contest, which will compete to be featured on the cover of the Florida League of Cities magazine.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS

City Manager Poe gave an update on Tina and Joe's Cafe lease agreement. He reported the lease payments for 2023 and the first two quarters of 2024 had been made. The

City is waiting on the remaining tax statement to calculate what is owed. Work on modifying the lease, including separating the carriage house from the agreement will begin soon.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Maggard apologized for his tardiness.

CITY COUNCIL COMMENTS

Smith - Expressed support for investigating predatory practices in mobile home parks and encouraged collaboration with state legislators to address the issue.

Wilkeson – Echoed a desire to help those in the mobile home parks. She highlighted progress on Main Street initiatives, including selecting an architect for the theater restoration project.

Proctor - Agreed on the importance of helping mobile home residents

Spina – Inquired into the City’s plan for Code Enforcement, hiring and structure. Requested this be on an upcoming agenda for discussion. Suggested petitioning County to create CRA for redevelopment South of the City.

Burgess - NONE

4. NOTED ITEMS – NONE

ADJOURN 5:57 pm

Submitted by Ricardo Quiñones