

REGULAR CITY COUNCIL MEETING

A Regular City Council Meeting was held on January 27, 2025 at 6:00 PM 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 6:08 PM

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

Staff present: Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, Building Official Calvin Switzer, Lieutenant Hillen, Principal Planner Rodney Corriveau, Code Enforcement Officer Joel Bacon and City Clerk Ricardo Quinones. Utilities Director John Bostic III attended virtually.

The Invocation was led by Pastor Ken Ringeisen

The Pledge of Allegiance followed.

CITIZEN COMMENTS

Vicki Wiggins - 8550 5th Ave - Chamber of Commerce - Spoke from the floor. Mrs. Wiggins Vicki Wiggins invited the Council to an East Pasco Chamber of Commerce event, the VIP party, and the upcoming Pigz in Z'Hills BBQ & Blues Festival. She also expressed appreciation for the newly completed mural in downtown Zephyrhills, which was a collaboration between CRA and Main Street.

MAYOR

1 First Presbyterian Church - Certificate of Appreciation
Pastor Denise Lay of First Presbyterian Church presented a certificate of appreciation to Mayor Melonie Bahr Monson for her contributions to the community, particularly her efforts in restocking food pantries after Hurricane Milton.

2 Presentation of awards to photo contest winners
Public Information Officer Kevin Wiess announced the winners of the 2025 Zephyrhills Photo Contest. The top three photographers were recognized, and their winning photos were submitted to the Florida City and County Management Association (FCCMA) for a statewide contest.

3 Mayor's Youth Council Introduction
Mayor Monson introduced the Mayor's Youth Council. The council members introduced themselves and shared their backgrounds. Youth Councilmember Na-Kowa Ryals outlined their first project, the Positive Message Project. The initiative involves collecting and distributing handwritten notes to assisted living facilities, hospice centers, and deployed military personnel to spread positivity. Council members encouraged support from community organizations, churches, and schools.

CONSENT ITEMS

- 1.1 Approval of Regular Meeting Minutes - January 13, 2025
- 1.2 Approval of Meadowood Stormwater Pump Improvements
- 1.3 Innovative Technologies Grant with the FDEP Agreement 24-25-02
- 1.4 Public Transportation Grant Agreement Wetland Mitigation - Florida Department of Transportation
- 1.5 Airport Task Order #7 - Jacobs
- 1.6 Approval of Outside Utility Services - End Game Property Management LLC Agreement 45-25-02

Charlie Proctor motioned to approve all consent items as presented. Seconded by Lance Smith. Motion Passed, 5-0.

2. PLANNING DIRECTOR'S REPORT

2.1 Planning Report for N. 301 Visioning

Planning Director Todd Vande Berg summarized the results of the North 301 Visioning Workshop. Tammy Verana presented findings and a conceptual vision plan for the area. The discussion covered:

- Mixed-use development along US-301, focusing on retail, office, and hospitality, with limited residential use.
- Roadway connectivity and the inclusion of backage roads to reduce direct access onto US-301.
- Stormwater and park improvements, including a potential regional stormwater facility.

- Future land use changes, including the proposed Zephyr Veil district.
- Consideration of Planned Unit Development (PUD) zoning to guide the area’s growth.

Council discussed potential incentives for developers, the preservation of mature trees, and site-specific planning requirements. Council directed Staff to continue refining the proposed land use category and to prepare necessary ordinances for upcoming developments, including a conditional use request for a hotel project.

3. CITY MANAGER'S REPORT

3.1 ZEDC Quarterly Update

Dr. Randy Stovall presented a medical industry report by Dr. Neely. The report reinforced many of the improvements made in the City. Discussion followed.

3.2 Code Enforcement Discussion

City Manager William Poe provided an overview of the Code Enforcement process, discussing the reclassification of certain roles to improve efficiency and answered questions that Council provided. Council requested a follow-up discussion in six months to review progress.

3.3 2025 State Appropriation Project Funding Requests

City Manager Poe outlined funding requests, including the 9th Avenue Pond, Meadowood generator, airport tower, and Zephyr Park improvements. Council discussed adding the Zephyr Creek Shed project but agreed to explore alternate funding sources for it.

4. CITY ATTORNEY'S REPORT

- 4.1 Municipal Association of Pasco (MAP) Meeting February 06, 2025 - San Antonio First Reading RESOLUTION NO. 845-25 - " 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. 845-25 by title.
Lance Smith motioned to Approve Resolution No. 845-25 on the First Reading. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

MAYOR ANNOUNCEMENTS

Mayor Monson announced a collaboration with the East Pasco Chamber of Commerce to introduce a boot camp-style utilities training program to address job vacancies. She thanked Planning Director Todd Vande Berg for prioritizing Geiger Road improvements and commended Utilities staff for their quick response to a recent pipe break.

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS – NONE

CITY COUNCIL COMMENTS

- **Steven Spina:** No comments.
- **Charles Proctor:** Expressed gratitude for the Mayor’s Youth Council.
- **Jodi Wilkeson:** Inquired about missing speed sensor signs and thanked Public Works for addressing SeeClickFix tickets.
- **Lance Smith:** Thanked the Mayor and Youth Council, emphasized the need for further Geiger Road improvements, and acknowledged Amber Smith from SWFWMD and Clyde Bracknell. He requested a storm preparedness follow-up.
- **Kenneth Burgess:** Thanked Amber Smith from SWFWMD for communicating with residents.

5. NOTED ITEMS

- 5.1 Work Order CED24-09 Approval-Take 5 Oil Change engineering review services from Cornelison Engineering.
- 5.2 Work Order CED24-10 Approval-Tyson Townhomes Engineering review services from Cornelison Engineering.
- 5.3 Work Order 25-168 Approval-Kimley-Horn 12th Street and North Avenue Intersection Evaluation.

ADJOURN 8:28 PM

Submitted by Ricardo Quiñones