

## **REGULAR CITY COUNCIL MEETING**

A Regular City Council Meeting was held on February 24, 2025 at 6:00 PM in the Council Chambers of City Hall and Via GoToMeeting (646) 749-3122 - Access Code: 855-960-693. Council President Kenneth M. Burgess Jr. called the meeting to order at 6: 10 PM.

Roll call was taken. Present were members Lance Smith, Kenneth M. Burgess Jr., Charles Proctor, Steven F. Spina and Mayor Melonie Bahr Monson. City Manager William Poe and City Attorney Matthew Maggard were also present. Jodi Wilkeson was not present.

Staff present: Chief of Police Derek Brewer, 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, Building Official Calvin Switzer and City Clerk Ricardo Quinones.

The Invocation was led by Reverend Benjamin of St. Elizabeth Episcopal Church.

The Pledge of Allegiance followed.

### **CITIZEN COMMENTS**

**Phyllis Purvis** – 8618 Gall Blvd, Zephyrhills – spoke from the floor.

Mrs. Purvis addressed concerns regarding an unsightly property at 8133 Gall Blvd., which has become a dumping ground. It was determined the property falls under County jurisdiction, and Code Enforcement will contact County officials.

**Kendall Deford** – 5714 18<sup>th</sup> Street, Zephyrhills – spoke from the floor.

Mr. Deford raised concerns about donation boxes placed around the city and their maintenance. The City Attorney confirmed an ordinance exists regulating them, and Code Enforcement will investigate..

**Leigh Anne Jensen** – 5549 23<sup>rd</sup> Street – spoke from the floor.

Mrs. Jensen encouraged a more positive approach to City initiatives and suggested community engagement programs, such as incentive-based litter cleanups.

**Vicki Wiggins** - 8550 5th Ave - Chamber of Commerce - spoke from the floor.

Mrs. Wiggins expressed gratitude to the City for supporting the Pigz in Z'Hills event and invited Council members to the Access to Opportunity networking event on February 26, 2025.

### **MAYOR - NONE**

#### **1. CONSENT ITEMS**

- 1.1 Approval of City Council Meeting Minutes - February 10, 2025
- 1.2 Approval of Mayor's Caucus Minutes - February 18, 2025
- 1.3 Approval of Amendment #3 to Jones Edmunds for additional work for the Reclaim Water Project.
- 1.4 Approval to purchase two (2) vehicles for the Wastewater Division
- 1.5 South Avenue Extension Award of Bid ITB 2024-003 and Approval of Agreement 2525-01 - B.R.W. Contracting, Inc.
- 1.6 Approval of Agreement 25-25-02 Piggyback Agreement with Odyssey and associated quote

***Steven Spina motioned to pull consent item 1.5 for discussion and approve the remaining consent items as presented. Seconded by Lance Smith. Motion Passed, 4-0.***

**\*\* Item pulled for Discussion \*\***

1.5 South Avenue Extension Award of Bid ITB 2024-003 and Approval of Agreement 2525-01 -B.R.W. Contracting, Inc.

Steven Spina questioned the South Avenue Extension project's cost and funding sources. The bid was approximately \$2.8 million, with \$1.9 million covered by State appropriation and the remaining \$935,000 from transportation impact fees.

City Manager Poe expressed concern that additional state funding may not be possible for this legislative session but agreed to explore options, including value engineering and contingency reductions.

Steven Spina recommended requesting additional state funds, while Lance Smith suggested future developments along the road should contribute to reimbursement.

***Lance Smith motioned to Approve Consent Item 1.5 based on the discussion. Seconded by Charlese Proctor. Motion Passed, 3-1. Opposed by Steven Spina.***

**2. BUSINESS ITEMS**

**2.1 Warnoker Hotels Rezoning**

First Reading **ORDINANCE NO. 1498-25. " AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S ZONING MAP DESIGNATION FROM CHANGING THE ZONING DESIGNATION FROM CITY R-4 (MULTI-FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) FOR APPROXIMATELY 8.52 ACRES OF REAL PROPERTY IDENTIFIED WITH PARCEL ID 26-25-21-0000-007000000; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Ordinance 1498-25 by title.

Planning Director Todd Vande Berg presented the rezoning request.

Discussion followed regarding the area's future land use, potential zoning changes, and development plans. Phyllis Purvis spoke on behalf of the Purvis family in support of the development.

Mike Breman - 8744 Gall Blvd, Zephyrhills - spoke from the floor.

Mr. Breman requested clarification on project details, access roads, and utility connections.

***Charles Proctor motioned to Approve Ordinance 1498-25 on the First Reading. Seconded by Lance Smith. Motion Passed, 4-0.***

Staff will provide Council with proposed Conditional Use Resolution conditions in advance of the second reading.

**3. CITY MANAGER'S REPORT**

**3.1 Park Safety Plan**

Chief of Police Derek Brewer presented the Park Safety Plan focusing on CPTED principals.

Discussion followed emphasizing lighting improvements, signage, better use of SeeClikFix and increased citizen involvement in park maintenance and safety.

**MAYOR ANNOUNCEMENTS**

Mayor Monson asked why Hercules Park was not fenced.

Chief Brewer stated restricted access could enhance safety but was not originally included in project plans due to cost concerns. The discussion included.

#### **CITY MANAGER ANNOUNCEMENTS**

City Manager Poe updated Council on the Tennis Center's progress and thanked Stuart Middle School for collected 27 bags of trash during a TrashAthon event.

#### **CITY ATTORNEY ANNOUNCEMENTS**

City Attorney Matthew Maggard will work with the Planning Department to finalize and distribute Conditional Use Resolution conditions for the Warnoker Hotels Rezoning project.

#### **CITY COUNCIL COMMENTS**

**Spina** - Inquired whether Zephyrhills High School JROTC needed funding for a cemetery cleanup. City Manager Poe confirmed no request was made.

**Proctor** - Praised the Pigz in Z'Hills event for its success.

**Smith** - Recognized former Mayor Gene Whitfield and former Councilman-turned-County Judge Kent Compton. Smith noted that discussions about Hercules Park date back to 2012, emphasizing the need for the City Yard project to maintain the same level of excellence. Spina commented that it really started in the 1980's with community members working to preserve the land.

**Burgess** - Addressed Leigh Anne Jensen's concerns about negativity in City discussions, reaffirming Council's openness to public input.

#### **4. NOTED ITEMS**

4.1 Zephyrhills High School JROTC Service Project

ADJOURN 7:31 PM

Submitted by Ricardo Quinones.