

Regular City Council Meeting

A Regular City Council Meeting was held on March 31 , 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 6:04 PM

Roll call was taken. Present were members Lance Smith, Kenneth Burgess, Charles Proctor, Jodi Wilkeson, Steven Spina 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, Utilities Director John Bostic III, CRA Director Gail Hamilton, HR & Risk Management Director Sandra Amerson, IT Director Mike Panak, Airport Manager Nathan Coleman, Library Director Peggy Panak, Building Official Calvin Switzer, Main Street Zephyrhills Director Antwon Gildon, GIS/Community Planner Tommy-Lee Hunt and City Clerk Ricardo Quiñones.

The Invocation was led by Pastor Kevin Heaton, Zephyrhills Church of Christ. The Pledge of Allegiance followed.

CITIZEN COMMENTS

Dawn Hyre - 6012 Ridgeway Drive Zephyrhills Florida - spoke from the floor.

Mrs. Hyre expressed appreciation for the work that has been done on Gieger Road and stated that a turn lane is needed on the road. Mrs Hyre also expressed concerns regarding individuals coming and going at all hours on Ridgeway Drive and an individual with a non-functioning Ice Cream Truck that moves around the road as well.

Chief Brewer responded that this has been reported and noted that law enforcement try not to be recognized during narcotics investigations.

1. MAYOR

1.1 Introduction - Dr. Michellea Millis Rucker, High School Principal at Academy at the Farm

Dr. Michellea Millis Rucker, High School Principal at Academy at the Farm, reported to Council on the upcoming High School program which will be located off Handcart Road. Discussion followed with it being noted that the career education program would grow with student interest and no sports are currently offered.

Councilwoman Wilkeson expressed the need for trades training, which Dr. Rucker responded that many students have expressed an interest in entering the workforce early with certifications instead of college degrees.

Mayor Monson voiced excitement, stating that her granddaughter would be among the first students to participate in the High School at Academy at the Farm. Mayor Monson

opened an invitation to Dr. Rucker if there were and interested students to join the Mayor's Youth Council.

2. CONSENT ITEMS

- 2.1 Approval of City Council Meeting Minutes - March 10, 2025
- 2.2 Approval of Amendment #1 to Memorandum of Agreement #41-20-01 between the Florida Department of Corrections and the Zephyrhills Police Department.
- 2.3 Request Council approval for Amendment #5; Renewal #3 to GenServe piggyback Agreement 41-23-01 for Generator Maintenance
- 2.4 Taxiway F Bid Award
- 2.5 Runway 1-19 Bid Award
- 2.6 MCCi Laserfiche Scanning Project Agreement 37-25-01
- 2.7 Solid Waste Rate Study - Piggyback Manatee County Kessler Consulting Agreement 37-25-02
- 2.8 Award of Bid 2024-009 and agreement execution with HST Utility Inc. for the EPA mandated Lead Service Line Inventory (LSLI) Agreement 37-25-03
- 2.9 Zephyrhills Public Library 2024-2027 Strategic Plan approval of Agreement 41-25-07
- 2.10 Approval of the Piggyback Agreement with Appalachian Materials Services (AMS) for Sludge Hauling Services Agreement No. 41-25-08
- 2.11 Approval of Utility Service Agreement 45-25-04 for 9024 Fairway Loop Dade City, FL 33525
- 2.12 Approval of Utility Service Agreement 45-25-05 for 38605 Tucker Road, Zephyrhills Fl 33542
- 2.13 Approval of Task Assignment to Odyssey to Replace the WWTP Chlorine Tanks and Pumps
- 2.14 Request Council approval of six (6) Task Assignments to RCM Utilities for Lift Station Rehabilitations

Councilwoman Wilkeson shared that she confirmed with the City Manager that all consent items are covered within the budget.

Jodi Wilkeson motioned to approve consent items as presented. Seconded by Lance Smith. Motion Passed, 5-0.

3. BUSINESS ITEMS

- 3.1 Storage Facility Ordinance

First Reading ORDINANCE NO. 1499-25. " **AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 7.09.16 OF THE LAND DEVELOPMENT CODE - MINI-WAREHOUSING AND STORAGE UNITS REQUIREMENTS AND AMENDING TABLE 2.02.01 (ALLOWABLE USES IN ZONING DISTRICTS); PROVIDING FOR REPEALER, SEVERABILITY, INCLUSION INTO THE CODE AND AN EFFECTIVE DATE. "**

City Attorney Matthew Maggard read Storage Facility Ordinance 1499-25 by title.

Council President opened a public hearing.

City Manager Poe presented the proposed ordinance giving its history and recommendations.

Council President closed the public hearing.

Discussion followed with Staff to come back with language regarding the indoor/outdoor ratio, improved parking requirements, case by case conditional use allowance and if Storage units are permitted in CRA.

Charles Proctor motioned to Approve Ordinance No. 1499-25 on the First Reading. Seconded by Steven Spina. Motion Passed, 5-0.

4. CITY MANAGER'S REPORT

4.1 Select date for storm prep update

Council selected Monday, April 28, 2025, to hold this workshop immediately following the Regular City Council Meeting.

4.2 Citizen Advisory Task Force appointments

City Manager Poe presented Council with the Citizen Advisory Task Force appointments and explained their role to listen to proposed projects and make a recommendation to Council. Staff cannot dictate what project the Task Force selects.

Discussion followed with Staff to verify Erica Freeman's residency. It was noted that the Citizen Advisory Task Force meeting will happen before the Regular City Council Meeting, then during the meeting the first public hearing for the Community Development Block Grant will take place.

Steven Spina motioned to Approve the Citizen Advisory Task Force appointments. Seconded by Lance Smith. Motion Passed, 5-0.

4.3 Alcohol Approval for Special Event Mainstreet Madness-Hosted by Mainstreet Zephyrhills, April 25th, 2025 from 5pm-9pm. The event will take place in Downtown 5th Ave.

Kimberly Baker - 14323 17th St, Dade City FL, - representing Main Street Zephyrhills. Ms. Baker presented the special event application.

Discussion followed regarding event drink passports as well as Main Street's encouragement of merchants to distribute value-add handouts.

Steven Spina motioned to approve alcohol use at the special event. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

MAYOR ANNOUNCEMENTS

Mayor Melonie Bahr Monson announced that the ZEDC will host Amskills for a trade worker boot camp on Wednesday, April 9, 2025, at 8 a.m.

During discussions on Hercules Park, Mayor Monson noted tears in the mrf and inquired about a plan of action. Public Works Director Shane LeBlanc stated that the mrf is under a one-year warranty and asked that concerns be forwarded to him for contractor review.

Mayor Monson questioned why the walking trail was made of sea shells instead of cement. Mr. LeBlanc explained it was an architectural design choice, to which Mayor Monson responded that it was ineffective. He added that the City has not finalized acceptance of the park and is holding retainage until all issues are resolved, including re-leveling the center field.

Mayor Monson emphasized the need for additional parking. City Manager Poe stated that Woodland Elementary School had moved its fence, freeing up unpaved space for parking. Councilman Spina requested budgeting for improvements in the next fiscal year, and Mayor Monson asked for signs to inform citizens of the available parking.

Regarding pavilion enhancements, Mayor Monson asked if private organizations could fund pavilions with recognition plaques. Mr. Poe confirmed this is possible as long as the City owns the plans.

Mayor Monson also raised concerns about individuals reserving pavilions unofficially by leaving items early in the morning. She urged the City to establish a reservation system, but Mr. Poe noted the City lacks staff to enforce it.

Councilman Spina asked about the absence of grills. Mr. LeBlanc responded that grills were not part of the construction plan but could be added if demand arises.

CITY MANAGER ANNOUNCEMENTS

City Manager William Poe announced the City Council Dias would be removed on April 30, 2025, and donated to the City of Mascotte. Until the new Dias is completed on June 5, 2025, Council meetings would be held at the Zephyrhills Public Library. He also canceled the May 26, 2025, meeting in observance of Memorial Day.

The Florida Department of Transportation agreed to fund the South Avenue Extension.

Recommendations for the 12th Street and North Avenue intersection included restriping and signage but no guardrails. Councilman Lance Smith suggested consulting the Moose Lodge before proceeding, but Mr. Poe advised implementing the changes first.

Mr. Poe reported that the City partnered with Pasco Corrections to have inmates clean the Zephyr Creek Canal, with completion expected by the end of April. He reminded the Council of the NetFest event on April 3, 2025, at 6 p.m. He also announced that Krusen Park had been repainted and that the Tennis Center's grand reopening, under new manager Patrick Mouratoglou, would take place on April 18, 2025.

Lastly, Mr. Poe stated that construction was underway at Silverado Pond.

CITY ATTORNEY ANNOUNCEMENTS

City Attorney Matthew Maggard announced that Silverado entered into a continued maintenance agreement for the pond.

CITY COUNCIL COMMENTS

Lance Smith thanked City Manager Poe for his efforts in cleanup and storm preparations. He urged residents to engage with County Representatives and encouraged them to walk the southern canal from C Avenue to South Avenue. Mr. Poe stated the City was willing to collaborate with the County to clean Zephyr Creek. Mr. Smith emphasized the importance of clearing Zephyr Creek, as it serves as the main outlet to the Hillsborough River.

Jodi Wilkeson recounted a family in Abbott Square facing ongoing issues with the developer, including retention pond problems, damaged sidewalks, and unmaintained swales. She suggested the City might need to pull the bond but was unsure of past occurrences. She criticized Lennar for inadequate oversight. Mr. Poe noted that Hidden River's drainage pipe was undersized and shared the same developer. Mrs. Wilkeson mentioned that Abbott Square resident and engineer Mike Almeada raised concerns at the August 12, 2024, meeting. The HOA refused responsibility until the CDD addressed the issues.

Charles Proctor thanked Mr. Poe for proactive storm preparations and questioned whether the City holds developers accountable. Mr. Poe explained that inspections ensure plans are followed, but in this case, the design was flawed. While corrections were underway, no work had started.

Steven Spina requested an update on street hotspots. Mr. Poe reported that five had been reviewed, with designs 60% complete for two and 30% complete for three. Once finalized, the projects would go to bid, and the City would determine whether to bid them individually or as a whole. Jodi Wilkeson asked if urgent hotspots would proceed immediately or wait. Staff planned to review the matter.

Kenneth Burgess asked Mayor Monson if Dr. Ruckers from Academy at the Farm had been invited. Mayor Monson confirmed that Dr. Ruckers had requested to present to the Council.

5. NOTED ITEMS

- 5.1 16-25-03 Utility Easement First Presbyterian Church
- 5.2 ZEDC FY24-25 Work Plan Update

ADJOURN 7:36 PM

Submitted by Ricardo Quiñones