

Regular City Council Meeting

A Regular City Council Meeting was held on April 14, 2025 at 5:30 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 5:30 PM

Roll call was taken. Present were members Lance Smith, Ken Burgess, Charlie Proctor, Jodi Wilkeson, Steve Spina and Mayor Melonie Monson. City Manager William Poe was also present. City Attorney Matthew Maggard arrived at 6:08 PM.

Staff present: Public Works Director Shane LeBlanc, Planning Director Todd Vande Berg, 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, Water Superintendent CJ Funnell, Water Treatment Plant Operator "A" Eric Martin, Public Information Officer Intern Sophia Reyes and City Clerk Ricardo Quinones. Utilities Director John Bostic III attended virtually.

The Invocation was led by Sam Abrahani

The Pledge of Allegiance followed.

MAYOR

- 1 Administer the Oath of Office for:

Mayor Melonie Bahr Monson administered the Oath of Office for:

City Council Seat 1 — Lance Alan Smith

City Council Seat 4 Kenneth M. Burgess, Jr.

- 2 Reorganization of Council Officers
-Council President

Lance Smith motioned to nominate Charles Proctor as Council President. Seconded by Steve Spina. Motion Passed, 5-0.

-Council Vice President

Jodi Wilkeson asked City Manager Poe for the next seat in rotation for Council Vice President. Mr. Poe answered that Steven Spina was next.

Jodi Wilkeson motioned to nominate Steven Spina as Council Vice President. Seconded by Ken Burgess. Motion Passed, 5-0.

- 3 Councilmember Liaison Appointments

Current Councilmember Liaison Appointments; Ridge League of Cities - Charles Proctor, Chamber of Commerce - Mayor Monson, Main Street Zephyrhills - Jodi Wilkeson, Metropolitan Planning Organization (MPO) - Lance Smith, Metropolitan Planning Organization (MPO) Alternate - Steven Spina and Tourist Development Council (TDC) - Kenneth Burgess.

Kenneth Burgess motioned to keep existing Council appointments. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

- 4 Proclamation - Temple Terrace Centennial

A proclamation recognizing the City of Temple Terrace's centennial anniversary was acknowledged. It will be delivered to their Mayor by Council Vice President Spina.

Councilwoman Wilkeson noted that in 2026 the United States of America will celebrate its 250th Anniversary and that the Daughters of the American Revolution are assembling a committee to honor that.

CITIZEN COMMENTS

Kendal Defford - 5714 18th Street - Mr. Defford spoke on clothing donation trailers and requested a review of the ordinance for nonprofits placing temporary donation structures. Council discussed the past challenges and agreed to maintain the current ordinance but requested a copy be distributed for review.

Rod Neal - 7422 16th Street Zephyrhills - Mr. Neal requested information on easement requirements for potential traffic barrier placement. City staff will follow up with engineering details.

1. CONSENT ITEMS

- 1.1 Approval of City Council Meeting Minutes - March 31, 2025
- 1.2 Approval of Agreement 25-25-03 - Taxiway F

- 1.3 Approval of Agreement 25-25-04 - Runway I-19
- 1.4 45-25-06 Utility Agreement for 5530 Bell Street Zephyrhills FL 33542
- 1.5 45-25-07 Utility Agreement for 39216 1 Ith Ave Zephyrhills FL 33542
- 1.6 45-25-08 Utility Agreement for 39325 Redhill Drive , Zephyrhills FL 33542

Council discussed item regarding utility agreement for 5530 Bell Street due to ownership by a corporation.

Jodi Wilkeson motioned to approve items on the consent agenda. Seconded by Kenneth Burgess. Motion Passed, 5-0.

2. BUSINESS ITEMS

2.1 Community Development Block Grant Public Hearing I. Agenda for CDBG 1st Public Hearing

Dave Fox of Fred Fox Enterprises led the presentation. Mr. Fox reviewed CDBG categories: Housing, Commercial Revitalization, Neighborhood Revitalization, and Economic Development.

*****City Attorney Matthew Maggard arrived at 6:08PM*****

Council President opened for public comments

Erica Freeman - 37519 8th Avenue, Zephyrhills, FL 33542 - spoke from the floor.

Ms. Freeman suggested the City use the grant to improve Zephyr Park and rebuild Alice Hall into the amazing community center that it should be.

Rod Neal - 7422 16th Street Zephyrhills , FL 33542 - spoke from the floor.

Mr. Neal shared he felt that Zephyr Park is a jewel in the crown of Zephyrhills and any time we can get public funds to make it better is great.

CRA Director Gail Hamilton shared that staff recommended Zephyr Park improvements at the Citizens Advisory Task Force meeting.

Council President closed the public hearing.

Council discussed maximizing funds and project flexibility.

Steve Spina motioned to apply under the Neighborhood Revitalization category for Zephyr Park improvements, based on recommendations from the Citizens Advisory Task Force and public input. Seconded by Jodi Wilkeson. Motion Passed, 5-0.

2.2 Fair Housing Workshop

1. Agenda for CDBG Fair Housing Workshop

Dave Fox of Fred Fox Enterprises led an informational presentation on the Fair Housing Act and its implications. No council action is required.

2.3 Storage Facility Ordinance

Second 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 Ordinance 1499-25 by title.

Council President opened a public hearing. None spoke.

Council President closed the public hearing.

Planning Director Todd Vande Berg addressed concerns raised during the first reading regarding outdoor storage surfacing, exclusion in CRA zones, and lot coverage.

Adjustments were made to the ordinance.

Steve Spina motioned to approve Ordinance No. 1499-25 on the Second Reading. Seconded by Lance Smith. Motion Passed, 5-0.

2.4 Live Local Act Property Tax Exemption - Electing to Not Exempt Property Under Section 196.1978(3)(d)1.a., Florida Statutes

Resolution No. 848-25 "A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, PURSUANT TO SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, ELECTING TO NOT EXEMPT PROPERTY UNDER SECTION 196.1978(3)(d)1.a., FLORIDA STATUTES, COMMONLY KNOWN AS THE "LIVE LOCAL ACT PROPERTY TAX EXEMPTION."

City Attorney Matthew Maggard read Resolution 848-25 by title.

City Manager William Poe explained the Senate allowed for an annual opt out of the 80—120% AMI tax exemption for 2026 based on surplus housing data.

Discussion followed, noting apartment buildings could not come back asking for a tax exemption.

Council President opened a public hearing. None spoke.

Council President closed the public hearing.

Jodi Wilkeson motioned to approve Resolution 848-25. Seconded by Kenneth Burgess.

Motion Passed, 5-0.

2.5 Award bid - 6th Avenue Stormwater Improvements

City Manager William Poe presented the need for improvements and steps to get the bid.

Steve Spina motioned to approve awarding the bid to Gilliam Construction, LLC. Seconded by Lance Smith. Motion Passed, 5-0. Opposed by None.

1. FINANCE DIRECTOR'S REPORT

1.1 Utility Fee Schedule Amendment

RESOLUTION NO. 849-25 " A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA TO AMEND THE UNIFORM UTILITY DEPARMENT FEE SCHEDULE FOR THE REMAINDER FO THE 2025-2026 FISCAL YEAR '

City Manager William Poe read Resolution 849-25 by title. Mr. Poe noted a scrivener's error in the print to be corrected to reflect FY 2024—2025

Finance Director Ted Beason proposed adjustments to late fees, leak response truck roll fees, and other service charges.

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

Council President closed the public hearing.

Lance Smith motioned to approve Resolution 849-25. Seconded by Steven Spina. Motion Passed, 5-0.

2. CITY MANAGER'S REPORT

2.1 Special Event Sabor Latino Alcohol Approval-The event is scheduled for May 3rd, 2025 from 12pm-7pm. The event will take place at the Airport Venue.

City Manager pulled this item due to the Sabora Latino event being postponed. The item will return at a future meeting.

2.2 CPH City Complex Extra Work Authorization

City Manager William Poe presented the Extra Work Authorization for CPH. Staff recommended approval of \$48,810 for redesign to a pre-engineered metal building for cost savings.

Council expressed serious concerns about rising project costs (from \$19M to \$27M), design quality, and lack of updates.

Mr. Poe noted that all other structures in the complex are designed metal buildings, the admin building would be the only block structure.

A consensus was reached to not move forward with the change and to request CPH provide an in person explanation of project costs and scope.

2.3 Supplemental Agreement No. 2 450716-1: South Ave Ext National Guard Entrance Road 1. 450716 1 South Ave Ext SFGA - supp 2

City Manager William Poe presented the supplemental agreement for the 6th Avenue extension to the National Guard entrance road, required for the new DMA facility. Due to increased construction costs, the Florida Department of Transportation (DOT) has contributed an additional \$935,000. This brings the total project amount to \$2,875,637, up from the original \$1.94 million. The project is now approximately \$17,000 short of full funding, but with \$220,000 in contingency, no out-of-pocket expenses are expected.

MAYOR ANNOUNCEMENTS

Mayor Monson recognized the successful visit and coverage by Channel 11 on Friday. She commended Public Information Officer Kevin Weiss for his excellent organization and Main Street Zephyrhills Director Antwon Gildon for coordinating visits to local businesses. The media team expressed appreciation for the city's hospitality, stating they had never felt so welcomed. Mayor Monson thanked everyone involved for showcasing the city so positively and effectively.

CITY MANAGER ANNOUNCEMENTS

City Manager Poe reminded Council the W50 tournament is underway at the Tennis Center, with play-in rounds beginning today and the main draw starting tomorrow.

The Re-Grand Opening will take place on Friday at 5:00 PM with a theme of "iconic and white. "

Bay News 9 featured Bauducco with an interview by Planning Director Todd Vande Berg.

Zephyrhills also received morning coverage from ABC, highlighting recent development and industry growth. Mr. Poe defended the City's incentive packages used to attract businesses like Bauducco, emphasizing the benefits of local job creation and reduced commute times for residents.

He noted that a third business, Tibbetts Truss Plant, will hold its groundbreaking on April 23 at 10:00 AM. Pasco County has received interest from suppliers looking to locate near Bauducco, indicating positive economic ripple effects. Mr. Poe reaffirmed the city's approach to using strategic incentives to promote local industrial growth.

CITY ATTORNEY ANNOUNCEMENTS – NONE

CITY COUNCIL COMMENTS

Lance Smith: Criticized the negativity on social media in response to a positive post he made about Bauducco. He expressed frustration that even supportive messages are met with criticism and called social media a "cesspool."

Jodi Wilkeson: Echoed concerns about social media negativity and highlighted the importance of following sunshine laws by avoiding discussion of city matters online. She supported the tax incentives for Bauducco, noting the long-term benefits of job creation and tax revenue growth, and clarified the structure of the abatement.

Kenneth Burgess: Commented that he does not use social media and encouraged concerned residents to get educated on city initiatives. He congratulated Councilman Proctor on his new role as Council President.

Steven Spina: Praised staff efforts in pursuing CDBG grant funding for park and economic development projects. Requested a public update on the Home Theater project from Main Street and recommended that the project be presented to the Historic Preservation Board. He also mentioned ongoing efforts to get FEMA assistance for residents affected by Hurricane Milton and noted Habitat for Humanity's new funding for home repairs.

Charles Proctor: Thanked Councilman Burgess for his service as Council President and acknowledged the challenges faced over the past year. Supported the idea of a public update on the Home Theater and confirmed plans to place it on the upcoming council agenda.

City Manager Poe reminded Council about the May 13th Pasco County HUD funding workshop at the Train Depot at 6:00 PM.

Steven Spina added that he has been working with a family to get help from FEMA but they are no longer responding.

Mayor Monson shared that Habitat for Humanity of East Pasco has funding to assist 20 families with home repairs, particularly those impacted by Hurricane Milton.

5. NOTED ITEMS

5.1 37-16-08A NextRequest - CivicPlus Public Records Request platform

ADJOURN 7:18 PM

Submitted by Ricardo Quiñones