

## **REGULAR COUNCIL MEETING**

A Regular Council Meeting was held on January 22, 2018 at 6:00 p.m. in the meeting room of the Zephyrhills Library.

President Knight called the meeting to order. Roll call was taken. Present were members Ken Burgess, Kenneth Compton, Alan Knight, Charlie Proctor, Lance Smith, and Mayor Whitfield. City Manager Steve Spina and City Attorney Matthew Maggard were also present.

Staff present: Police Chief Derek Brewer, Utilities Director John Bostic, Public Works Director Shane LeBlanc, Finance Director Brian Williams, Airport Manager Nathan Coleman, CRA Director Gail Hamilton, Staff Accountant Martha Simons, Water Superintendent C.J. Funnell, Assistant City Clerk Jessica Carter and City Clerk Lori Hillman.

President Knight asked for a moment of silence on behalf of two outstanding members of our community who passed away; Eddie Smith "Little Man" and Floyd Cherry.

Dale Miller from the Church of the Living Word gave the Invocation. The Pledge of Allegiance followed. Kenneth Compton moved the minutes of the January 8, 2018 Regular Meeting be approved. Seconded by Lance Smith. Motion passed unanimously.

### **CONSENT**

#### 1. Aero Center Roof Bid Award

Lance Smith questioned why there was a substantial difference between the bids.

Airport Manager Nathan Coleman said contractors were contacted to submit quotes following Hurricane Irma to repair the Aero Center roof; unfortunately, due to the dollar amount threshold, the City was forced to go out for bid. At this time, the City hired a roofing contractor consultant to write the specifications for the bid. The bid was advertised and the deadline passed with no responses. Due to the timeframe and the effects to the Aero Center's damaged roof from weathering, the City went out for quotes as an emergency repair. Steel Worx came in at \$130,000 along with two higher quotes (\$283,977.00 and \$306,457.00). Mr. Coleman said Steel Worx specializes in T-Hangers and due to their volume on a daily basis was able to provide a lower quote. He said the quote includes a 25 year roof warranty and 5 year labor warranty.

Lance Smith moved to approve the Consent Item. Seconded by Kenneth Compton. Motion passed unanimously.

### **BUSINESS ITEMS**

#### **CITY CLERK'S REPORT**

#### 1. Candidate Qualifying Special Meeting

City Clerk Lori Hillman stated the Charter requires the Mayor's Caucus be held within 3 days following the end of qualifying to accept the candidate petitions. The qualifying period for the upcoming municipal election begins February 13<sup>th</sup> at noon and ends February 20<sup>th</sup> at noon. She said the Supervisor of Elections' Office will be conducting a workshop for candidates on February 21<sup>st</sup> at 9:30 a.m. – 12:00 p.m. in Land O'Lakes and requested Council approve Tuesday, February 20<sup>th</sup> at 5:30 p.m. for the Mayor's Caucus in the Meeting Room at the Zephyrhills Public Library.

Lance Smith moved to approve a Mayor's Caucus on Tuesday, February 20<sup>th</sup> at 5:30 p.m. in the Meeting Room of the Zephyrhills Public Library. Seconded by Charlie Proctor. Motion passed unanimously.

#### **CITY ATTORNEY'S REPORT**

#### 2. A Helping Rock Mortgage Lien for Utility Improvements and Promissory Note

City Attorney Matthew Maggard stated Council previously approved a \$30,000 water project on A Helping Rock, Inc. property that will expand the City's infrastructure in exchange for an easement for new utility lines. He said the City will finance the remaining \$20,000 in impact fees and place a lien on the property which is self-forgiving at the rate of 10% per year for the next 10 years contingent upon A Helping Rock, Inc. remaining the owner of the property and operating same as a homeless shelter. Mr. Maggard said the Mortgage Lien and Promissory Note will be signed by the President of A Helping Rock, Inc.

Councilmen Smith and Knight said Helping Rock is an asset to our community.

Police Chief Derek Brewer said Helping Rock has been helpful with the police department's efforts to assist with the homeless issues in the City.

Ken Burgess moved to approve Business Item 2. Seconded by Charlie Proctor. Motion passed unanimously.

3. AMVETS Post 550 of Florida, Inc. and the City of Zephyrhills Land Swap

City Attorney Matthew Maggard recommended Council approval of the deeds associated with the proposed land swap between AMVETS Post 550 and the City of Zephyrhills.

Dr. Spina said the Pasco County Health Department closed their office at Krusen Field which sat partially on the AMVETS property and partially on City property. He said years ago when the Health Department was the Senior Care Center, the City sold a strip of land to CARES and CARES sold the land to the AMVETS. The AMVETS approached the City with the recommendation of a land swap in lieu of moving the modular building. He said the City will receive a corner piece of land that can be incorporated into Krusen Field and the AMVETS will receive a sliver of land where the modular home resides.

Lance Smith moved to approve Business Item 3. Seconded by Ken Burgess. Motion passed unanimously.

**FATHOM VISIT**

Dr. Spina said Staff Accountant Martha Simons, Utilities Director John Bostic, Water Superintendent C.J. Funnell, Head Meter Reader Mike Barnes and he flew to Phoenix, Arizona to visit the Fathom offices. He said Fathom was extremely helpful and courteous; providing staff with tours, information and insights.

Staff Accountant Martha Simons and Water Superintendent C.J. Funnell presented a brief synopsis of their visit to the Fathom Office and reported on areas of concern.

**MAYOR ANNOUNCEMENTS** – Mayor Whitfield said City Clerk Lori Hillman, Planning Director Todd Vande Berg, Public Works Director Shane LeBlanc, and Public Works Superintendent Shane Daughtery attended the Arbor Day event at Zephyr Park on Friday, January 19<sup>th</sup>. He said a tree was dedicated by the Garden Club in honor of Greg First for his commitment to the community.

**CITY MANAGER ANNOUNCEMENTS** – Dr. Spina spoke on the Budget Appropriations to the Florida State Legislature. The City submitted a budget request through Representative Burgess for an Alignment Study to extend S.R. 56 from U.S. 301 to Hwy. 39 and possibly Chancey Road for a bypass. Representative Burgess followed up and stated the Alignment Study was added to the house budget by a unanimous vote. He said the City also applied for funding through Representative Burgess to assist with the Sarah Vande Berg Tennis Center construction costs.

Dr. Spina said he received a call from State Senator Wilton Simpson who advised he had access to aviation funding and asked the City to request funding to extend runway 1-19. He said the funding award would entail amending the airport layout plan because runway 05-23 is the primary runway currently.

Dr. Spina said he is very proud of staff for a great job in representing the City while at Fathom offices.

Dr. Spina said the next Citizen Academy is Monday, January 29<sup>th</sup> at 6:00 p.m. in the Meeting Room at the Zephyrhills Public Library. He said the topic is Department reviews.

Dr. Spina said Sunday, January 21<sup>st</sup> was Law Day at Macedonia Missionary Baptist Church where the church community recognizes the Law Enforcement community for their services. Chief Brewer, Captain Roberts, Lieutenant Hillen, Lieutenant Gardner, representatives from the Tampa Police Department, representatives from the Port Richey Police Department and representatives from the Pasco County Sheriff's Office were all in attendance.

**CITY ATTORNEY ANNOUNCEMENTS - NONE**

**CITY COUNCIL COMMENTS** – Councilman Proctor said he had a great time at the Pigz in Z'hills Event and the food was phenomenal.

Councilman Burgess said he had a good time at the BBQ and Blues event and the weather was nice. He said he was with Senator Simpson over the holidays and expressed his appreciation on behalf of the City for all his support. He said he would like the City to look into Preventative Healthcare Clinics for employees which helps reduce insurance rates.

Councilman Compton complimented the Chamber of Commerce for a success Pigz in Z'hills event with great food and music. He said he was pleased with the Fathom presentations by staff.

Council Vice President Smith said the Pigs in Z'hills was a great event. He recognized Finance Director Brian Williams for a great presentation on Finance at the Citizen Academy on January 11<sup>th</sup>.

Spoke from the floor: Warren Earle – 3822 Florida Ranch Blvd – Zephyrhills, FL

Mr. Warren introduced himself as Citizen of the Year and presented each Councilman and the Mayor with a small token of appreciation for Valentine's Day to display on their desks.

Council Vice President Smith recognized the Citizen of the Year, Warren Earle, for donating money for the fence at the Jeffries' House. Everyone in attendance gave Mr. Earle a round of applause.

Meeting adjourned 7:13 p.m.