

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on June 25, 2018 at 6:00 p.m. in the meeting room of the Zephyrhills Library.

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

Staff present: Police Chief Derek Brewer, Utilities Director John Bostic, Director of Planning Todd Vande Berg, IT Director Mike Panak, Airport Manager Nathan Coleman, CRA Director Gail Hamilton, Assistant Planner Rodney Corriveau, Main Street Coordinator Anna Stutzriem, Historic Preservation Officer Audrey McGuire, GIS Technician Kevie Defranc, Assistant City Clerk Jessica Carter and City Clerk Lori Hillman.

Alan Knight gave the Invocation. The Pledge of Allegiance followed. Alan Knight moved the minutes of the June 11, 2018 Regular Meeting and minutes of the June 18, 2018 Workshop be approved. Seconded by Charlie Proctor. Motion passed unanimously.

MAYOR

This item was pulled from the agenda
Soccer PowerPoint Presentation by Pascal Collard

This item was added to the agenda

Mayor Whitfield requested an emergency item be added to the agenda. Charlie Proctor moved to approve adding the Mayor's emergency item to the agenda. Seconded by Alan Knight. Motion passed unanimously.

Planning Director Todd Vande Berg stated he met with Attorney Clarke Hobby, City Manager Steve Spina and City Attorney Matthew Maggard to discuss an Affordable Tax Credit for the Zephyr Lakes Development. Attorney Hobby requested the City approve the Affordable Tax Credit paperwork for Phase II of the Zephyr Lakes Development to be eligible to apply for the Affordable Tax Credit Program through Pasco County.

Dr. Spina said the City passed a moratorium on Affordable Tax Credits and inadvertently excluded Phase II developments. He said Council's approval of the Affordable Tax Credit acknowledges the City's intent to work with Zephyr Lakes.

Alan Knight moved to approve the Mayor's Emergency Item. Seconded by Charlie Proctor. Motion passed unanimously.

CONSENT ITEM

1. City Board Renewals

Alan Knight moved to approve Consent Item 1. Seconded by Charlie Proctor. Motion passed unanimously.

BUSINESS ITEMS

PUBLIC HEARING

1. Second Reading **ORDINANCE NO. 1359-18 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING THE PREAMBLE TO PART 7.09.00 OF THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE, SUPPLEMENTAL STANDARDS FOR SPECIAL USES; AND AMENDING §7.09.01 OF THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE, ACCESSORY USES AND STRUCTURES; AND PROVIDING FOR AN EFFECTIVE DATE.”**

Ordinance No. 1359-18 was read by title.

Assistant Planner Rodney Corriveau highlighted three minor changes to Ordinance No. 1359-18 between the first and second readings to include clarification of the provision for conditional use, addition of an AP2 zoning district, and a modification to the removal of conex containers in the Form Based Code and residential areas from 30 to 60 days.

A public hearing was held and there were no comments from the floor. Alan Knight moved to approve Ordinance No. 1359-18. Seconded by Charlie Proctor. Motion passed unanimously on the second reading.

PLANNING DIRECTOR'S REPORT

2. Historic Façade Improvement Matching Grant

Historic Preservation Officer Audrey McGuire presented a Historic Façade Matching Grant in the amount of \$5,000 for improvements to 5239 10th Street by Tony and Linda Kerns. The Historic Preservation Board and staff recommended approval.

Charlie Proctor moved to approve Business Item 2. Seconded by Alan Knight. Motion passed unanimously.

3. June Planning Commission Meeting Report

Mr. Vande Berg stated the Planning Department initiated a Corridor Vision and Land Use Strategy on north US-301 between Kossik Road in Zephyrhills and the US-98 Bypass in Dade City. The City obtained funding for Phase I from Pasco County's Metropolitan Planning Organization (MPO) and has obtained a Department of Economic Opportunity (DEO) Grant to fund Phase II.

Mr. Vande Berg narrated a PowerPoint presentation of the Corridor Vision and Land Use Strategy outlining the goals, vision, strategies, code focus, code elements, regulating plan, and design standards. He stated every property owner within a quarter mile radius of the US-301 corridor were mailed notices from the Pasco County Planning Department.

Dr. Spina said the main attribute to this project is the terrain that is unique to Florida.

4. Citizen Advisory Task Force (CATF)

Planning Director Todd Vande Berg shared the City's interest in applying for a Community Development Block Grant (CDBG) for enhancements to Lake Necessity in April 2019. He said one of the grant requirements is the establishment of a Citizen Advisory Task Force (CATF) and requested Council approve Bobbie Swetland, Devin Alexander, Wilma Beasley, Jen Weed and Joel Bacon to serve as members.

Alan Knight moved to approve Business Item 4. Seconded by Charlie Proctor. Motion passed unanimously.

CITY MANAGER'S REPORT

5. Tentative Budget Schedule for FY 2018-2019

Dr. Spina proposed a Budget Workshop be held on July 23rd, prior to or following the regularly scheduled City Council meeting, with a Special Meeting to be held on July 30th to set the millage rate for the FY 2018/2019 budget. He stated additional workshops can be held in August if necessary. Budget related Public Hearings are scheduled on September 10th and September 24th by Florida Statute.

CITY ATTORNEY'S REPORT

6. Hercules Interlocal Agreement

City Attorney Matthew Maggard presented an Interlocal Agreement between the District School Board of Pasco County and the City of Zephyrhills transferring the remaining Hercules property and a 35 foot strip of land (parking area near Woodland Elementary School). He said the intent of the agreement is for the property to be used for public purpose consistent with a park. City Attorney Maggard added the School Board has agreed to contribute \$13,000 toward cleanup efforts of the Hercules pool area.

Dr. Spina said the City is considering using the pool building as offices for the Utility Water Department which is allowed within the Interlocal Agreement as long as the offices do not negatively impact the park.

Alan Knight moved to approve Business Item 6. Seconded by Charlie Proctor. Motion passed unanimously.

CITIZEN COMMENTS

Airport – Derek Thomas – 4439 Skydive Lane – Zephyrhills, Florida 33542

Mr. Thomas said he became aware of plans to extend the north/south runway at the Airport and asked Council for an explanation. He said one of the largest employers in town will suffer the adverse effects of the extended runway. He said his business will be affected if the drop zone at Skydive City is negatively affected by the runway extension.

Mr. Thomas said there is a plan to add 1,500 feet to the south end of the north/south runway at the Airport which runs directly through the middle of Skydive City's landing area. He said it is being suggested to put a dangerous, concrete slab right through the place that parachutes normally land and that is going to create a hazard to people's landings, especially to novice parachutists. He said Skydive City is world famous and carries a lot of weight in bringing people to Zephyrhills from all over the world. He said this decision will affect skydivers that come to Zephyrhills along with the hotels, restaurants and bars. He said skydiving is a big business for this town and an obstacle is being placed in their path and he doesn't understand why.

Councilman Proctor said he spoke with State Representative Danny Burgess and is trying to put together a meeting between the City and concerned airport business owners so these questions can be answered.

Dr. Spina stated he was contacted in January 2018 by State Senator Wilton Simpson to submit an appropriations request (allocation of state resources) to extend the airport runway to improve the economic viability of the airport. He said the FAA requires the City to submit an airport layout plan update, environmental assessment, purpose and need statement, design standards, buffer zones, and a control tower. Dr. Spina compared the airport runway extension to building a house, you don't just build a house, you have to build a driveway, you have to build a sidewalk, and you have to put in air conditioning.

Councilman Knight said the City recently approved 1,500 new homes. He said the CRA Director was approached last week regarding five businesses coming to town. He said Zephyrhills is not growing, they are exploding.

Spoke from the floor: Airport Manager Nathan Coleman – City of Zephyrhills

Mr. Coleman said he wants the airport to grow but wants the City to be prepared to take on a huge infrastructure maintenance that will cost millions of dollars. He said if the City extends the runway, they will not have accomplished anything if they want to bring in UPS or FEDEX. He said the City will have to buy or protect land on the south side of the airport, purchase additional land, and Chancey Road will have to be reconstructed. He believes the City is making a big mistake unless the City is positioned to put in a control tower and subsidize the airport heavily.

Councilman Knight said let's not put our head in the sand and say nothing is happening in Zephyrhills, we have people coming out of Tampa by the droves. He said whether it's five years, eight years, or ten years, the City has to be prepared to extend the runway because it's coming.

Councilman Burgess stated anytime you make a major decision, you need as much information as possible. He said a lot of people are making what they think are good decisions for the City but everybody needs to hear from different angles. He said we don't want to close the door on any one thing but we do need to hear from everybody and how everybody is going to be impacted. He said there are a lot of moving parts and everybody needs to convene in the same room to discuss concerns in order for Council to make a decision.

Spoke from the floor: Susan Stark, President of Skydive City – 4241 Skydive Lane – Zephyrhills, Florida 33542.

Ms. Stark stated the runway extension conversation was music to her ears. Ms. Stark addressed Councilman Knight and said the growth he spoke about is real and it is about organized planning. She said it's about the City knowing what they want not about something being rammed down their throat. It is not about the vision of the county, it's not about the vision of the state, it's not about the vision of special interest or singular politicians, it's about the City's vision. She asked Council to continue to have skydiving in their vision due to the economic impact that people from over 26 nations have on Zephyrhills. Ms. Stark requested Council include Skydive City in discussions to assure there are solutions to preserve their landing area and that future airport projects include skydiving.

Council Vice President Burgess said he thinks it is important that all of the interested parties bring their expertise to discussions. He recognized Airport Manager Nathan Coleman for a great presentation and explanation. He stressed the importance of expediting a meeting since \$5.9M has been appropriated toward the airport runway extension.

Councilman Proctor said everybody concerned needs to come to the table and talk. He said he will do everything within his power to make sure businesses are not affected.

Councilman Knight thanked Nathan for what he brought to the table and thanked Derek Thomas as well.

MAYOR ANNOUNCEMENTS - NONE

CITY MANAGER ANNOUNCEMENTS - NONE

CITY ATTORNEY ANNOUNCEMENTS - NONE

CITY COUNCIL COMMENTS – Councilman Knight said Council will work the concession stand at Zephyrhills High School on Friday, August 31, 2018.

Councilman Proctor - NONE

Council Vice President Burgess said tonight is why he enjoys about being a Councilman, a small town coming together to share comments and being respectful.

Meeting adjourned 7:36 p.m.