

## **REGULAR COUNCIL MEETING**

A Regular Council Meeting was held on July 23, 2018 at 6:08 p.m. in the meeting room of the Zephyrhills Library.

President Smith called the meeting to order. Roll call was taken. Present were members Ken Burgess, Jodi Wilkeson, 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, Fire Chief Brian Swartout, Utilities Director John Bostic, Public Works Director Shane LeBlanc, Building Official Bill Burgess, HR Director Sandra Amerson, Director of Planning Todd Vande Berg, Library Director Lori Brightwell, IT Director Mike Panak, Airport Manager Nathan Coleman, CRA Director Gail Hamilton, Payroll-HR Clerk Joy Murphy, Main Street Coordinator Anna Stutzriem, Assistant City Clerk Jessica Carter and City Clerk Lori Hillman

Former Mayor Cliff McDuffie gave the Invocation. The Pledge of Allegiance followed. Charlie Proctor moved the minutes of the July 9, 2018 Regular Meeting be approved. Seconded by Alan Knight. Motion passed unanimously.

### **MAYOR**

#### Soccer PowerPoint Presentation

Tennis Pro Florida, LLC, President Pascal Collard said he is the lucky guy who is going to operate the Sarah Vande Berg Tennis Center. He said he has been approached by many people asking why tennis, why not soccer. Through investigating, he found Zephyrhills had an amazing soccer program and then it dropped. He said soccer is the number one sport in the world. Mr. Collard and some friends decided to launch a program in Zephyrhills and after a few months, they have close to 100 kids. He requested Council's help in bringing the soccer program to the next level.

Ms. Ray Childs introduced herself as the Communications Director for Zephyrhills Spirit in charge of Public Relations in social media with a specialization in sports marketing. She said Zephyrhills Spirit is a branch of the Florida Soccer Club and exists to grow youth soccer for boys and girls ages 5 to 19 in Zephyrhills. The group stresses community, routine, character, goal setting and sportsmanship. Their goals are to apply a structure of healthy living to the youth and a reason to stay away from drugs and alcohol and, if possible, preparation for a prestigious college soccer scholarship.

Ms. Childs introduced Zephyrhills Spirit Director of Coaching Gary Blissett from the United Kingdom and benefactor Mr. Gordon Kuhn from the University of Pennsylvania and outlined the soccer group's vision for the future at Krusen Field.

### **BUSINESS ITEMS**

#### **POLICE CHIEF'S REPORT**

##### 1. Sergeant Promotion Recognition

Police Chief Derek Brewer announced the promotion of David Wainright and Joe Rinaldo to sergeant positions.

Police Chief Brewer said Joe started his career as a corrections deputy with the Pasco Sheriff's Office. He was hired by the Zephyrhills Police Department in 2001 where he was assigned to the Uniform Patrol Division. During his time with the department, Joe has been a school resource officer, K-9 officer, and an instructor. In 2014, he earned his Bachelor of Science degree from Columbia Southern University.

Police Chief Brewer said David Wainright was hired by the Zephyrhills Police Department in 2003 where he was assigned to the Uniform Patrol Division. During his time with the department, he has been a Field Training Officer for the past 11 years. In 2014, he earned a Bachelor of Arts degree from Saint Leo University

Police Chief Derek Brewer asked all in attendance to join him in congratulating Sergeant David Wainright and Sergeant Joe Rinaldo.

#### **PLANNING DIRECTOR'S REPORT**

##### 2. Zephyr Commons Conditional Use

Director of Planning Todd Vande Berg said staff and the Planning Commission received a conditional use petition for an indoor climatized storage facility to be located on approximately four acres in the Zephyr Commons Shopping Center. He said the property is zoned C-2 and does not allow storage facilities “by right” but can be considered as a conditional use.

Mr. Vande Berg introduced Todd Addison of North American Development Group who presented renderings based on Zephyr Commons development guidelines that addressed design standards, elevations, landscaping and enhancements, storefronts, windows and accoutrements. Mr. Addison said the unique feature of the property is that ten feet of topography can be utilized to hide or seal from view a significant portion of the project.

Mr. Pete Pensa with Avid Group said the original project was approved by a Developer’s Agreement that outlined the project, entitlements, and phasing. He said due to the recession, the project stalled over the last couple of years but stated the original approval included a self-storage facility as a conditional use.

Mr. Pensa presented renderings and pointed out the buildings around the perimeter which are designed specifically to provide an additional buffer, a visual barrier for light, sound, and activity. This keeps loading and unloading internal to the project.

Todd Vande Berg said staff and the Planning Commission reviewed the renderings and believe there is a justified need for a storage facility. He said the Site Plan Review Committee and the Planning Commission recommend approval of the conditional use petition for the indoor storage facility. He said this petition is being reviewed for use only and if approved, an engineered site plan will be submitted and reviewed by staff.

Charlie Proctor moved to approve the Zephyr Commons Conditional Use. Seconded by Ken Burgess.

Councilwoman Wilkeson said she agrees with the conditional use but wants to make note of the specific architectural suggestions presented.

Planning Director Todd Vande Berg acknowledged Councilwoman Wilkeson’s request as duly noted.

Motion passed unanimously.

### **CITY MANAGER’S REPORT**

Mayor Whitfield requested an emergency item be added to the agenda. Charlie Proctor moved to add the Mayor’s emergency item. Seconded by Jodi Wilkeson. Motion passed unanimously.

Dr. Spina said a contract for \$3.5M was approved by Council on July 9, 2018 with Pospiech Contracting to begin construction of an Airport Lift Station and Sewer Extension. The City has budgeted \$3M in FY 18/19 and will be reimbursed \$3.5M by Pasco County. Dr. Spina said Pospiech Contracting will begin construction next week and requested authorization to move \$500,000 out of reserves into the Utility Fund to begin this project.

Councilman Knight moved to authorize the transfer of \$500,000 from Reserves into the Utility Fund for construction of the Airport Lift Station and Force Main Project. Seconded by Charlie Proctor. Motion passed unanimously.

#### **3. Emergency Replacement of Belt Filter Press Sludge Pump**

Dr. Spina said the belt filter press sludge pumps are very important pieces of equipment at the Wastewater Treatment Plant and one recently broke down. The City owns two which are the same age and the City is currently operating on one. Dr. Spina said he authorized Utilities Director John Bostic to secure quotes (ranging from \$27,696 to \$34,281) for the purchase of a belt filter press sludge pump in lieu of going out to bid due to the time factor and risk of operating on one aged filter press sludge pump. Dr. Spina brought his approval before Council since he authorized the purchase over his limit.

Charlie Proctor moved to approve \$27, 696 for the purchase of a belt filter press sludge pump. Seconded by Councilwoman Wilkeson. Motion passed unanimously.

4. Animal Ordinance Amendment – draft

Dr. Spina said the City’s code reads, “domestic (animals) shall mean those animals trained to live with and be of use to man; tame and shall include domesticated dogs, cats, birds, fish, rodents, rabbits and alike; but **shall not include** cattle, horses, **swine, pot-bellied pigs**, sheep, goats or other grazing animals, turkeys, poultry, fowl, ostriches, and llama or other animals normally raised for food.”

Dr. Spina said pot-bellied pigs have been a topic of discussion for the past several months after learning, inadvertently, that several residents in Zephyrhills have miniature pigs that are not allowed. Dr. Spina proposed two alternative options for Council consideration using previous suggestions of a variance or conditional use process.

**Option 1** - delete “shall not include swine, pot-bellied pigs” and add an exception to allow **one miniature pig** per household in single family residential zones under permitted use as a domesticated pet. Pigs shall be required to be spayed or neutered and have all necessary shots and veterinary records. Should such pets become a nuisance and the subject of residential complaints, code enforcement officers shall be charged with requesting veterinary records indicating type or breed of pig and spayed or neutered documentation. Failure to comply with these requirements shall result in the removal of the pet from the household. Owners must comply with remedies to abate nuisance complaints.

**Option 2** – the same as Option 1 with the addition, “as provided by the Land Development Code, residents may request a variance (conditional use) application to have a miniature pig as a domesticated pet within single family residential zones within the City of Zephyrhills. Such pets are limited to one per household and residents must provide documentation of breed, veterinary records and proof of the pet having been spayed or neutered. Failure to meet these requirements shall result in denial of the variance (conditional use) request.”

Following discussion and comments from Building Official Bill Burgess, Dr. Spina recommended Council accept an option and direct the City Attorney to amend the current code.

Alan Knight moved to approve Business Item 4, Option 1. Seconded by Jodi Wilkeson. Motion passed unanimously.

5. Set the Tentative Millage Rate for FY 2018-2019 and Set the Time, Date, and Place for Public Hearings

Dr. Spina stated as required by state law, the City must set a tentative millage rate by the first week of August along with the time, date and place for the public hearings on the proposed budget for FY 2018-2019. He said the draft budget is based on a 6.35 millage rate which will generate \$4.2M based on a City-wide valuation of \$706,047,828 and includes an increase of \$18,059.079 in new construction. The millage rate, once set, may be lowered but not raised. The rollback rate is approximately 5.64%. Public hearings have tentatively been scheduled for Monday, September 10, 2018 at 6:00 p.m. and Monday, September 24, 2018 at 6:00 p.m. in the meeting room at the Zephyrhills Public Library.

Charlie Proctor moved to set the millage rate at 6.35. Seconded by Jodi Wilkeson. Motion passed unanimously. Council concurred to schedule a Budget Workshop on August 13<sup>th</sup> at 5:00 p.m. in the meeting room of the Zephyrhills Public Library.

## CITIZEN COMMENTS

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

Mr. Earle introduced himself as Citizen of the Year and said he will donate his usual seed money in support of the Zephyrhills Spirit Soccer Team.

**MAYOR ANNOUNCEMENTS** – Mayor Whitfield said the VFW hosted a meal for first responder personnel on Saturday, July 18<sup>th</sup> with great music. There was a good turnout from the Zephyrhills Police Department, Zephyrhills Fire Rescue, and Pasco County.

**CITY MANAGER ANNOUNCEMENTS** – Dr. Spina announced Saturday, July 28<sup>th</sup> as Main Street’s Saturday in the Square and Touch a Truck rain date event from 5:00 p.m. to 8:00 p.m. Dr. Spina said on June 11<sup>th</sup>, Council approved the ranking of six consultants (Jones Edmunds, Fleischman Garcia, Cornelison Engineering, Furr and Wegman, Kimley Horn, and Oliver Tindale) and directed staff and the City Attorney to negotiate Professional Service Agreements for continuing services. Dr. Spina asked Council if they preferred all agreements be added to the Consent Agenda for approval or may staff proceed with signing the agreements following staff’s negotiations.

Council concurred for staff to proceed with signing the Professional Service Agreements following staff negotiations.

**CITY ATTORNEY ANNOUNCEMENTS** - None

**CITY COUNCIL COMMENTS** - Councilwoman Wilkeson – None

Council Vice President Burgess said he is excited about the soccer team. He said he remembers coaching and his daughter playing. He said everyone in Zephyrhills was out at the soccer fields on Saturday mornings. He said recreational soccer transitioned to the high school for excellent, competitive teams and then soccer programs went away. He is glad to see soccer coming back.

Councilman Proctor – None

Councilman Knight acknowledged and praised Police Chief Brewer and his staff for their efforts in handling difficult situations. He recognized Victoria Neukom for her accomplishments on So You Think You Can Dance. He said he is proud of Victoria and said she represented Zephyrhills, Dade City and Pasco County well.

Council President Smith said the corner at Hercules is an addition to our community.

Meeting adjourned 7:32 p.m.