

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on August 27, 2018 at 6:05 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 Captain Reggie Roberts, Fire Chief Brian Swartout, Utilities Director John Bostic, 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, Main Street Coordinator Anna Stutzriem, Historic Preservation Officer Audrey McGuire, Assistant City Clerk Jessica Carter and City Clerk Lori Hillman.

Alan Knight requested a moment of silence for the late Senator John McCain and three young lives lost on C.R. 54.

Alan Knight gave the Invocation. The Pledge of Allegiance followed. Charlie Proctor moved the minutes of the August 13, 2018 Regular Meeting and the minutes of the August 13, 2018 Workshop be approved. Seconded by Jodi Wilkeson. Motion passed unanimously.

CONSENT ITEM

1. Pasco County Library System Strategic Plan 2018-2021

Jodi Wilkeson moved to approve Consent Item 1. Seconded by Ken Burgess. Motion passed unanimously.

BUSINESS ITEMS

PUBLIC HEARING

1. Second Reading ORDINANCE NO. 1368-18 – “AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING 7.06.04.01 OF THE LAND DEVELOPMENT CODE REGULATING LANDSCAPE BUFFERING AND SCREENING; AMENDING TABLE 7.01.01 OF THE LAND DEVELOPMENT CODE REGULATING DENSITY, AREA, HEIGHT AND BULK REQUIREMENTS; PROVIDING FOR REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE.”

Ordinance No. 1368-18 was read by title.

Planning Director Todd Vande Berg requested Council approve minor changes to the City's Land Development Code.

A Public Hearing was held and there were no comments from the floor. Charlie Proctor moved to approve Ordinance No. 1368-18. Seconded by Alan Knight. Motion passed unanimously on the second reading.

CITY MANAGER'S REPORT

2. Draft Budget

Dr. Spina referred to the draft budget and stated all items discussed at the August 13th Workshop have been included.

- Added side loading Sanitation truck (\$280,000) and the purchase of 8,000 solid waste carts (\$480.00) for a total expenditure of \$760,000 per Councilman Knight's suggestion.
- Added \$20,000 to capital projects for Police Department dispatch radio communication system upgrade.
- Added \$13,000 in revenue from the Pasco County School Board for the Hercules Park.
- Added \$50,000 in Parks/Streets budget for sidewalks and trails.
- Fire Department salaries were adjusted and a reserve for the SAFER grant was created.
- Library health care costs were reviewed and are correct. The number is lower as a result of staffing changes.

Dr. Spina said the draft budget includes a 3% cost of living raise for all employees and presented multiple increase scenarios: a 3% cost of living increase and a flat rate bonus of \$1,000, \$1,500 or \$2,000; a 4% cost of living raise; a 4% cost of living raise and a flat rate bonus of \$1,000, \$1,500 or \$2,000; and a 5% cost of living raise.

A discussion ensued regarding raises and the reoccurring expense to the City's budget, percentage increases versus a flat rate bonus, cost of living adjustment (COLA), and pay increase suggestions.

Dr. Spina said the City has accounted for Amendment 4, slated for the November ballot, which may raise the homestead exemption by \$25,000 and cut approximately \$200,000 from the City's revenue stream in ad valorem taxes. The City plans to implement a Fire Assessment Fee to assist with the General Fund Operations going forward in the next ten years.

Councilwoman Wilkeson said her biggest concern is approaching residents within the community and asking for their approval of a Fire Assessment Fee which will offset any relief they may receive from the \$25,000 homestead exemption.

Dr. Spina said the first Budget Hearing is scheduled for September 10th and the second Budget Hearing is scheduled for September 24th.

Jodi Wilkeson moved to approve a 3% cost of living increase and a \$1,500 bonus for all employees. Seconded by Ken Burgess. Councilman Smith clarified \$1,500 minus taxes and deductions (net versus gross).

Motion passed unanimously.

3. Hercules Park Presentation

Dr. Spina stated the City is the proud owner of the Hercules Park and presented two scenarios for park uses:

One scenario proposed to use the pool building as office space for the Water Division of the Utility Department. The Water Department is interested in moving to a central location for better response times to emergency situations, shutoffs, and onsite customer service with minimal impact to the park. The existing building would be cost effective and there would be a presence in the park during the week.

The second scenario proposes to use the pool building as a trailhead and restrooms with the pool area as a gathering space. The park only plan would be passive with limited activity.

Spoke from the floor: Harriett Morton Weicht – 39247 Pattie Road – Zephyrhills, Florida

Ms. Weicht said her father was one of the representatives for Hercules when it was sold to the Pasco County School District in the 60's. She said it was very important to the Hercules Powder Company that the land be used for the people in Zephyrhills because they wanted to give back to the town who embraced them in the 40's when they came to Zephyrhills. Ms. Weicht asked Council to think about the youth and people of Zephyrhills. She said if the City created a trailhead with the walking trails or a dog park it would be with the intent that Hercules meant for it to be used.

Mayor Whitfield said the Hercules property was intended to be park and does not believe offices dropped in the middle of a park is conducive to a park atmosphere.

Utilities Director John Bostic said his staff came up with this idea of relocating to Hercules when they heard the City would be getting the park. He said his department has been looking city-wide for the best location to put a new water division and this site is cost effective. He said he understands Hercules is a historical area and is willing to design the building with plaques, historical markers and name the building accordingly.

Councilman Burgess said he would like to see the City use the existing building and area as an indoor/outdoor event center that could generate revenue for the City and still be used as a trailhead, restrooms and gathering space. He suggested letting the community have input on what they would like to see at Hercules and have the Parks and Recreation Board field some ideas.

Councilwoman Wilkeson said in the spirit it was intended for use by the youth of our community, she would like to preserve the park as a passive park and requested any

modifications that are made to the building be contextually sensitive to the surrounding nature and existing architecture of the building.

Mayor Whitfield said Ms. Weicht's father was the foreman of the Hercules Power Company when they were closing the plant and he had a handshake agreement with Pasco County School District Superintendent Chester Taylor. The agreement was that the property would always be used for public use, schools, recreation and parks. For over 50 years, the Pasco County School District had a handshake agreement and every school board and City Council continued to honor that agreement until a few years ago. He said the park has been a part of our community for seventy something years and has had an impact on our community.

Councilman Smith said the City can create something very nice, tasteful and within budget. He recommended having the Parks and Recreation receive suggestions from the community.

Spoke from the floor: Ciara Hayn – 40718 Jerry Road – Zephyrhills, Florida 33540

Ms. Hayn said she agrees with Council that placing a Water Department in the middle of the park would not be a good idea. She said a question was posted on the Zephyrhills Community Page asking what could be done to improve Zephyrhills. She said responses to the question included opening new parks and renovating existing parks.

4. Pretty Pond/US 301 Intersection Proposal

Dr. Spina said the City has been negotiating with FDOT and local property owners to relocate the traffic signal from Townview Square and Merchant Square Shopping Centers to Pretty Pond Road and US 301. A compromise has been reached between property owners, DOT and the City.

Spoke from the floor: Professional Engineer Christopher Hatton – Kimley Horn

Mr. Hatton said the initial Pretty Pond Road traffic signal warrant study was performed in 2010 in an effort to impact all four corners of the intersection in lieu of primarily Townview and Merchant Square Shopping Centers. He said representatives from Merchant Square and Townview Center were brought in during one of the planning sessions to discuss options to increase their vitality. A plan consensus entailed moving the signal between the two centers to Pretty Pond and adding an additional signal at Medical Arts Court. This plan includes median modifications and roadwork to Pretty Pond and Medical Arts Court. He said an official letter from DOT was received today. The project cost is in the \$1.2M to \$1.4M range and DOT has offered to assist in funding. This project is a public, private partnership with several developers in the area responsible for moving the signal to Pretty Pond.

Dr. Spina said if Council concurs to proceed, staff will begin discussions and negotiations on contributions with DOT. He stated this project will require some public relations marketing to notify citizens and businesses.

Jodi Wilkeson moved to approve Business Item #4. Seconded by Ken Burgess. Motion passed unanimously.

PLANNING DIRECTOR'S REPORT

5. Land Development Code Use Table Proposed Amendments

Planning Staff Audrey McGuire presented permitted uses table 2.02.01 which was reformatted and combined with a second table that existed in the land development code. The table was broadened for residential and commercial uses. She said outdoor merchandising storage and display as well as churches in commercial areas will be provided as provisional uses and explained a Level 1 review will be required for OP, C1 and C2. She said criteria will be built into the design standards section of the code pertaining to these uses. The current table 2.02.02 -

allowable uses in traditional downtown zoning will be repealed since the uses are include in table 2.02.01.

Ms. McGuire referred to a second table in the land development code that was labeled as 2.02.01 in error. With the repeal of the traditional downtown zoning table, it will be renamed from table 2.02.01 to table 2.02.02.

Councilman Proctor said he will have some questions in the next couple of weeks. He said there are a significant amount of changes and additions and said it is extremely important that all Council members review the use table with a fine-toothed comb.

Ms. McGuire said the intent was to update and modernize the use table. Going forward, the Planning Department will grandfather in locations to assure existing owners would not be affected.

Dr. Spina said planning staff has been working on updates for nine-to- ten months and said he is not asking Council to review and approve the changes in two weeks. Dr. Spina said he plans on scheduling a workshop clarify zoning uses, correlations between the form based code and traditional downtown zoning and the requirements for pre-permitting.

Councilman Smith suggested presenting real case studies at the workshop for a better understanding of the affect to property owners.

6. First Reading ORDINANCE NO. 1370-18 – “AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA AMENDING SECTION 93.02 OF THE CODE OF ORDINANCES KNOWN AS THE ANIMAL CONTROL ORDINANCE; PROVIDING FOR REPEALER, CODIFICATION SEVERABILITY, AND AN EFFECTIVE DATE.”

Ordinance No. 1370-18 was read by title. Dr. Spina said he confirmed that there is a classification known as mini pigs by speaking with Dr. Chet Taylor with the Dade City Animal Hospital and the City Attorney researched the Mini Pig Association.

City Attorney Matthew Maggard said the research he found was consistent with the information residents presented a few months ago when speaking to Council in support of their pet mini pig. He said there is a classification for mini pig which is confirmed with the Mini Pig Association of America.

Alan Knight moved to approve Ordinance No. 1370-18. Seconded by Charlie Proctor. Motion passed unanimously on the first reading.

CITIZEN COMMENTS

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

Mr. Earle said he noticed exposed wood on the porch at the Captain Jeffries’ House that needs attention. He said the porch is beautiful and requested staff address with paint.

He thanked everyone for the past year as Citizen of the Year and said he is still Grand Marshal through March 2019. Mr. Earle added his birthday is September 4th where he will be 91 years of age.

MAYOR ANNOUNCEMENTS – N/A

CITY MANAGER ANNOUNCEMENTS – N/A

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilwoman Wilkeson asked everyone to keep the family of Bob Stephens in their prayers. She said Bob Stephens was the owner of Skywatch Signs who recently passed away. She said he designed a number of signs in our historic district, designed the conceptual design for the Chamber of Commerce and designed the Main Street Zephyrhills

logo. She said as a design professional, she felt that he was the best graphic designer that she ever worked with. She said she recently attended a FLC Conference and learned about small cell towers and the efforts that Verizon and AT&T's of the world are making to improve coverage for users of technology in our City limits and the importance of having rules in place.

Council Vice President Burgess congratulated Todd Vande Berg on winning the Chamber of Commerce's Economic Development award. He also congratulated Executive Director Chamber of Commerce Melonie Monson and staff for hosting a great banquet.

Councilman Proctor – N/A

Councilman Knight said attending the Florida League of Cities conference has planted a seed and solar energy is coming for us. He reminded Council of their commitment to work the concession stand at Zephyrhills High School on Friday, August 31st @ 6:00 p.m.

Council President Smith said he mowed over a stub up for a house connection and created a water fountain and recognized the Water Department crew for responding so quickly.

Meeting adjourned 7:47 p.m.