

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on September 10, 2018 at 6:00 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, Public Works Director Shane LeBlanc, HR Director Sandra Amerson, Director of Planning Todd Vande Berg, IT Director Mike Panak, Airport Manager Nathan Coleman, Assistant City Clerk Jessica Carter and City Clerk Lori Hillman.

Father Allan Tupa Pastor of St. Joseph Catholic Church gave the Invocation. The Pledge of Allegiance followed. Ken Burgess moved the minutes of the August 27, 2018 Regular Meeting be approved. Seconded by Charlie Proctor. Motion passed unanimously.

MAYOR

Daughters of the American Revolution Proclamation
City Clerk Lori Hillman read a proclamation honoring the Daughters of the American Revolution. Chair of Constitution Week Marie Wunderlich and Regents of the Echebucassa Chapter Karen Patterson and Councilwoman Jodi Wilkeson were present to accept the proclamation from Mayor Whitfield.

CONSENT ITEMS

1. FDOT Grant Funding for Airport 01/19 Runway Extension and Airport Access Road
2. Jones Edmunds Task Assignment 18-08 Public Relations Services

Alan Knight moved to approve Consent Items 1 and 2. Seconded by Charlie Proctor. Motion passed unanimously.

BUSINESS ITEMS

PUBLIC HEARING

1. Second 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. A public hearing was held and there were no comments from the floor. Ken Burgess moved to approve Ordinance 1370-18. Seconded by Charlie Proctor. Motion passed unanimously on the second reading.

2. First Reading **ORDINANCE NO.: 1372-18 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, LEVYING THE MILLAGE RATE FOR FISCAL YEAR 2018-2019 FOR THE CITY OF ZEPHYRHILLS.”**

Ordinance No. 1372-18 was read by title. Dr. Spina stated the proposed millage rate has been set at 6.35 mills, which is 5.89% more than the rolled back rate of 5.9969 as computed pursuant to Florida Statute 200.065(1). A public hearing was held and there were no comments from the floor. Charlie Proctor moved to approve Business Item 2. Seconded by Alan Knight. Motion passed unanimously on the first reading.

3. First Reading **ORDINANCE NO.: 1373-18 – “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, ADOPTING A BUDGET FOR THE 2018-2019 FISCAL YEAR.”**

Ordinance No. 1373-18 was read by title. Dr. Spina stated the proposed budget is Fifty-Nine Million, Four Hundred Thirty-Three Thousand, Three Hundred Sixty-Seven Dollars. A public hearing was held and there were no comments from the floor.

Jodi Wilkeson moved to approve Business Item 3. Seconded by Ken Burgess. Motion passed unanimously on the first reading.

Dr. Spina acknowledged Kristen Labbe and Clifton, Larson, Allen and Associates (CLA) for their assistance with the budget.

CITY MANAGER'S REPORT

4. Sarah Vande Berg Tennis Center Renderings

Planning Director Todd Vande Berg presented renderings of the proposed floor plan.

Spoke from the floor: Craig Lamberson – J.O. Delotto & Sons, Inc. (Design Builder) – 924 E. Busch Blvd. – Tampa, FL 33612

Mr. Lamberson said the plan was reoriented due to the SW corner of the property being 10' higher than the NE corner and will now provide a step down for a natural flow of water. He said the developer has agreed to pipe storm water discharge from the site to a pond directly to the north of the site. David De Soto with Design Studios will produce the plan on AutoCAD to confirm setbacks and property lines. He said the facility has a great floor plan that will serve the community well.

Spoke from the floor: Pascal Collard – 3988 Aldea Way – Wesley Chapel, FL 33542

Mr. Collard highlighted aspects of the building to include a wellness/fitness space for rehab, a Salt Room, a Cryotherapy Room, a restaurant, space with computers for children, offices, and playground area. He said this will be the only facility in Florida to have four indoor courts with solar panels equipped especially for indoor space. Mr. Collard has secured letters of intent for partnerships from local and unique small business owners.

Dr. Spina said the Tennis Center is similar to the YMCA except the agreement is with an individual instead of a non for profit. The City owns the building and property and the YMCA operates and manages the facility. As a public/private partnership, there will be membership fees but City residents will have access to the facility. A Developer's Agreement between the property owner and the City will be brought before Council on the September 24th Agenda.

Councilwoman Wilkeson commented on the exterior of the building and said the elevation renderings do not look like any other municipal building. She expressed her desire to have a contextual relationship amongst municipal buildings within the City. She would like to incorporate some of the materials that are similar in other facilities to create municipal architecture.

Spoke from the floor: Sol Fleischman - Fleischman and Garcia Architects – 2919 W. Villa Rosa – Tampa, FL 33611

Mr. Fleischman said contextual design was discussed. He said the plan is an elegant, modern solution with towers on all four sides. He said the concept uses the product corten steel, a natural product that requires no maintenance or painting. He explained the design plan which entails a lot of glass, very simple, and cost effective. Mr. Fleishman suggested a way to tie the architecture together would be to use brick instead of metal but this would present a cost issue since brick is more expensive.

Councilman Smith said the elevation is unlike anything the City has built before and thinks it looks out of place.

Dr. Spina said in order to make the plan more community oriented with Council input, he recommended Council request another plan or two. He said if there are cost factors, the building needs to be reduced to the initial 7,000 sq. ft.

Councilman Burgess said Councilwoman Wilkeson is the architectural expert and understands her point in creating a community theme although he believes the building is removed from the downtown core and looks like a modern Tennis Center. He is not opposed to the design but would like to look into brick in lieu of steel as a possible option. He said the Tennis Center is a first class facility for the state of Florida with great potential for tourism

Spoke from the floor: Pascal Collard

Mr. Collard said everybody has different tastes but believes this building will attract visitors to Zephyrhills. He explained his partners understand the vision and want to create something different that is modern and evolving not just a Tennis Center like all the others.

Councilman Smith said not everyone is going to like the same designs and architecture of a building but when he walks in the door of a business and staff is friendly and they take care of him, he doesn't care what the building looks like. He said the customer experience is much more important than the building. He would like to look at other options.

Councilwoman Wilkeson said she is not proposing many changes but would like to look at other options because the current plan is a very decisive and contemporary. She feels certain some citizens would take offense to the current plan. She is all about defending the decisions Council makes but the decisions have to have some basis.

Councilman Smith said the consensus of Council is to look at more conceptual designs.

5. PRM Proposal

Dr. Spina said the City has a two year contract with Public Risk Management (PRM) and World Risk Management for Property & Casualty, Workers' Compensation, Aviation, AD&D, and Pollution coverages through September 30, 2019. He said PRM has been a beneficial program to the City.

Dr. Spina introduced PRM Executive Director Bonnie Mims, PRM Assistant Executive Director Katrina Bouthot, World Risk Management Account Manager Debbie Young, and World Risk Management Executive Vice President Hasib Vangloria.

Spoke from the floor: Hasib Vangloria

Mr. Vangloria stated Public Risk Management of Florida has been around since 1987 and has approximately 60 members currently. The City of Zephyrhills has been in the program in excess of 20 years. The program is not meant to be the biggest or is not meant for everyone, it has been setup to be a nimble, boutique operation that serves its members. He said the average member's tenure is about 20 years. Mr. Vangloria presented an opportunity to the City to renew for an additional year and lock in the existing rates through September 30, 2020.

Councilwoman Wilkeson moved to approve Business Item 5 and extend service through September 30, 2020. Seconded by Charlie Proctor. Motion passed unanimously.

CITIZEN COMMENTS

John McRae with McCrae McCrae Realty – Lightning Steel, Inc. - 4538 Skydive Lane

Mr. McRae said he represents the owner of a building located at 4538 Skydive Lane at the Airport which is presently for sale. He said the building is currently under contract and introduced John Robinson, the buyer.

Spoke from the floor: John Robinson - Lightning Steel, Inc. – 23110 S.R. 54 #114 – Lutz, FL 33549

Mr. Robinson said he has been in the heavy structural steel erection business for 26 years and entered the manufacturing business eight years ago. He caters to handicapped people by manufacturing handrails, stairs, etc. Mr. Robinson is looking to bring his manufacturing business to Zephyrhills along with manufacturing and installation jobs.

Councilman Burgess asked Mr. Robertson if there is an opportunity for a possible apprenticeship program with the local high school.

Mr. Robertson said he would welcome the opportunity.

City Attorney Matthew Maggard stated he has reviewed the current lease and the building was a capital improvement that was negotiated as part of the lease which became City property. Attorney Maggard advised Mr. McRae that his client does not have the right to sell the building but he does have the right to transfer the lease.

Dr. Spina said he will coordinate a meeting with the Building Official, Planning Director Airport Manager, City Attorney, and City Manager to meet with Mr. McRae and Mr. Robinson.

MAYOR ANNOUNCEMENTS – Mayor Whitfield reminded everyone of Patriot’s Day on September 11th and a ceremony at Zephyr Park at 11:00 a.m. He encouraged everyone to attend in support of the City’s First Responders.

CITY MANAGER ANNOUNCEMENTS – Dr. Spina provided each Council member with a map of proposed sidewalks and a map of reclaimed water lines.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS - Councilman Knight said his cousin’s grandson, Bailey, was in a terrible accident and may never walk again. He asked everyone to keep Bailey in their prayers. He thanked everyone who volunteered to work the concession stand at Zephyrhills High School on Friday, August 31, 2018 and thanked Chief Brewer for the shirts.

Councilman Proctor said is always excited to see new businesses come to the community. He is excited about the new Tennis Center.

Council Vice President Burgess – N/A

Councilwoman Wilkeson – N/A

Council President Smith acknowledged Judge Elect Kenneth Compton who was in attendance.

Meeting adjourned 7:32 p.m.