

## **CITY COUNCIL WORKSHOP**

A City Council Workshop was held on January 9, 2012 at 5:00 p.m. in the Robert H. Johnson Council Chambers of the Municipal Building.

President Wilkeson called the meeting to order at 5:05 p.m. Roll call was taken. Present were members Ken Burgess, Charlie Proctor, Jodi Wilkeson and Mayor Cliff McDuffie. Lance Smith arrived at 5:07 p.m. and Kenneth Compton arrived at 5:30 p.m. City Manager James Drumm and City Attorney Joseph Poblick were also present.

Staff present: Utilities Director David Henderson, Director of Planning Todd Vande Berg, and City Clerk Linda Boan.

### **BUSINESS ITEMS**

#### **1. Presentation by Pasco County Staff on the Brownfields Incentive Program and Discussion on Whether to Establish a Brownfields Incentive Area**

Mr. Drumm said Pasco County has been working with the City for the past several months to see if the City would designate a brownfield incentive area.

Todd Vande Berg provided a presentation giving the history and timeline of the activities, and the exact proposal. R.J. Keetch outlined eligible incentives and the proposed boundary incentive area.

Melanie Kendrick, Senior Planner with Pasco County Economic Development/Redevelopment provided a presentation on brownfields with specific sites and contaminated zones. She explained tax incentives and what is being done to encourage redevelopment in the County. She said brownfield sites are nationally marketed and companies are interested for the incentives.

President Wilkeson asked her to explain environmental insurance and property and hazard insurance and how the designation of Brownfield could impact property owners insurance. She said she did not know how it would affect a certain property unless a cleanup is being done and people were to get environmental insurance on the property.

Melanie Kendrick introduced John Sego from the Florida Department of Environmental Protection; Miles Ballogg from Cardno TBE; and Frank Hearne from Mechanik Hearne and Webster, PA. They were available to answer questions from Council.

The following persons spoke from the floor: John Bolender, 38461 CR 54 E; addressed Council with his concerns of the insurance issues and suggested a per property incentive instead of designated and complete area. He was also concerned about the perception of a brownfield designation when Zephyrhills is the "City of Pure Water". Zack Arnold, 4108 Leaf Lane, said he was glad to see that his property was taken out of the proposed brownfield area.

Meeting adjourned 5:57 p.m.