



**MINUTES OF THE CITY COUNCIL REGULAR MEETING**  
**CITY OF NEW PORT RICHEY**

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

March 19, 2024

7:00 PM

---

**ORDER OF**  
**BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 7:00 p.m. Those in attendance were Deputy Mayor Matt Murphy, Councilman Peter Altman, Councilman Mike Peters and Councilwoman Kelly Mothershead.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Technology and Innovations Director Robert Greene, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2 Pledge of Allegiance

3 Moment of Silence

4 Approval of March 5, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

5 Swearing-In of New Police Officer Jeff Losinski

6 Proclamation - Florida Loquat Day

7 Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Davis opened the floor for public comment. The following people came forward to speak:

- Nathan Pollock, 6153 Massachusetts Ave., NPR spoke regarding billing for his solid waste

pickup.

- Michael Cox, 5709 Tidal Wave Dr., NPR spoke regarding the improvements made within the city over the last eight years.

With no one else coming forward for public comment, Mayor Davis closed Vox Pop.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

## 8 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- a Purchases/Payments for City Council Approval

## 9 Public Reading of Ordinances

- a First Reading, Ordinance No. 2024-2288: Land Use Amendment for 6727 Trouble Creek Rd.

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns stated this is part of a three part request. She stated that the purpose of this agenda item was to conduct a first reading of an ordinance to amend the Future Land Use Map from General Commercial (GC) to Light Industrial (LI) for the property located at 6727 Trouble Creek Rd. Both DRC and LDRB recommended denial of this request. She then introduced Lisa Algiere who then made a presentation to Council. Ms. Algiere began her presentation by highlighting all three requests which included a change in land use, rezoning and conditional use. She then highlighted the uses surrounding the property. Ms. Algiere then highlighted the request for rezoning. She then highlighted the permitted uses for Light Industrial. Ms. Algiere then highlighted the criteria for a conditional use. DRC determined that all three requests are inconsistent with the Comp Plan and/or did not meet the criteria needed.

Todd Pressman on behalf of the applicant came forward to make a presentation to Council. Mr. Pressman began his presentation by stating that this request would be for heavy equipment storage and not only limited to RV's. Mr. Pressman spoke regarding a current facility for storage, the wetlands and C2. He then spoke regarding current allowed uses. He stated there has been no opposition by any neighboring property owners. He stated that predominate uses are outdoor storage. Mr. Pressman stated this is a storage facility so the vehicles would not be coming in or out on a daily basis. He stated there would be no additional vehicle traffic.

Councilman Peters asked about fencing and landscaping for the project. Mr. Byrne stated it would be three tiered landscaping. Councilwoman Mothershead asked about the landscaping along the front. Mr. Pressman stated that trees would be installed every 10ft. There would be ground cover, shrubs and then trees for buffer. Councilman Peters asked about the size of the parking spaces. Mr. Byrne stated he has operated his pressure washing business out of the storage space across the street. He stated he has done everything possible to go about doing this the right way. Deputy Mayor Murphy asked about the storage across the street and City Manager Manns stated that the property owner is looking to build a storage building that when finished would block the outdoor storage. She stated it would significantly improve the appearance of the property. Mayor Davis asked if you can see the RV's and boats from Vorhees and City Manager Manns stated yes. She stated this is a classic example of spot zoning.

Upon opening the floor to public comment, the following people came forward to speak:

- Laurie Baker, 5853 Lafayette St., NPR asked about the difference between a junk yard and an outdoor storage facility. Mr. Pressman explained the difference.

With no one else coming forward Mayor Davis returned the floor to Council. City Attorney Driscoll stated there are three applications that are all inter-related. He stated if the land use is denied then Council cannot approve either of the other two. He stated this is a quasi-judicial proceeding. He stated the land use decision is a legislative decision and is the one Council has the most discretion over. Mr. Driscoll stated that this is classic spot zoning. He stated there is no Light Industrial anywhere on the map for the city but in the county. Councilwoman Mothershead stated that there is a storage facility down from her that has landscaping vehicles and pressure washing vehicles coming and going every day. Councilman Altman asked if the compactness is relevant to this and Mr. Driscoll stated this does make is a small-scale amendment. Councilman Altman stated what makes it difficult for him is the county zoning. He stated if you drive Trouble Creek from Little Road there are a number of these types of properties. He stated he does not see the residential activity. Councilman Peters stated that LDRB voted 5-0 to deny. He stated that he is empathetic but does not believe that is a use for that area.

Motion was made by Councilman Peters to deny the item as presented. Motion died for lack of second. Councilman Altman made a motion to approve the land use change. Motion died for lack of second. Motion made by Councilman Peters to postpone this item until the meeting on April 2, 2024. Seconded by Councilwoman Mothershead. Motion passed.

Motion made by Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- b First Reading, Ordinance No. 2024-2289: Rezoning for 6727 Trouble Creek Rd.

City Attorney Driscoll read the proposed ordinance by title only. Motion made to postpone this item until the April 2, 2024 meeting.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- c First Reading, Ordinance No. 2024-2290: Conditional Use for 6727 Trouble Creek Rd.

City Attorney Driscoll read the proposed ordinance by title only. City Attorney Driscoll read the proposed ordinance by title only. Motion made to postpone this item until the April 2, 2024 meeting.

Motion made by Mike Peters and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

- d First Reading, Ordinance No. 2024-2293: Amending Chapter 7 of the LDC to Create an R-4 Coastal Cottage Zoning District

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Senior Planner Lisa Algiere who then presented the item to Council. She stated that the purpose of this agenda item was to conduct a first reading of an ordinance to amend Chapter 7 of the Land Development Code to create an R-4 Coastal Cottage Zoning District. The City's Land Development Code provides minimum development standards for residential lots including minimum lot size. Ms. Algiere stated that the City is in the process of annexing an area where the lots do not meet the City's minimum standards. The R-4 zoning district would create a district that would establish minimum lot size and development standards that would allow property owners to build on their lots without obtaining a variance. Ms. Algiere then highlighted the proposed development standards. She stated that Habitat owns quite a few lots and have built homes that meet some of our standards. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Matt Murphy and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

10 Business Items

a 2022 N. River Neighborhood Streetscape Improvements Project Close Out

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to approve a deductive change order in the amount of \$57,034.92 and a final pay request in the amount not to exceed \$92,005.70 to Keystone Excavators, Inc. for the completion of the 2022 N. River Neighborhood Streetscape Improvements Project. The improvements included:

1. Removal and replacement of the existing sidewalk on the east side of N. River Road.
2. The milling and narrowing of the existing roadway.
3. Roadway lane, stop bar, and pedestrian crossing striping.
4. Decorative street lighting.
5. Landscape and hardscape.
6. The removal and replacement of existing traffic signage.
7. The straightening of the intersection located at N. River Road and Veterans Drive.

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

b 2024 Sims Park Playground Surface Replacement Project Close Out

City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to approve a deductive change order in the amount of \$4,000 and the final pay request in the amount of \$115,152.83 from Top Line Recreation Incorporated for the 2024 Sims Park Playground Surface Replacement Project. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Kelly Mothershead and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

c Request to Purchase Gravity - Cloud Based Platform

Finance Director Crystal Dunn introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase of the Gravity Cloud Based Platform to assist in budget planning and debt management. This is a budgeted item proposed in the 23/24 Capital Software budget of the Finance Department. The estimated amount is not to exceed \$63,964.12 which covers software implementation and annual licensing. The purchase would be made through a 3rd party vendor, SHI International, a reseller for software purchasing, using a piggyback agreement on an existing NASPO Cloud Solutions Contract #AR2488. This purchase is to streamline the budgeting process by allowing multiple users across the organization to participate in the budgeting process. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Mothershead, Murphy, Peters

11 Communications

Councilwoman Mothershead stated that Chasco is off to a roaring start. She has heard many positive

comments. Attendance is definitely up this year. She stated that she loves that so many people are involved in the centennial celebration. She stated she wanted to correct a comment made that she took her name off a business last year. Deputy Mayor Murphy agreed that Chasco is off to a great start. Councilman Peters stated that it was different not to have Chasco kick off with the street parade. He stated he wanted to extend his thanks to the City Manager and all of the staff for their hard work so far for Chasco. Councilman Altman stated it is always great to get the paid events through without any weather events. He stated that he was encouraged to have a room full of people that seemed happy to hear about all of the expansion projects in the city. He stated there is an election coming up and this group that has activated in the community has gotten all of the candidates involved with the project. He stated he hopes that contract negotiations continue and we will be able to close. He suggested looking to see if it could be extended to four years. He stated multi-family is not in the vision for the property. City Manager Manns stated she has asked for additional time as we will be doing some planning and visioning. Councilman Peters stated that he was taken aback from 2019 to now of all the projects that have been completed or near completion. Mayor Davis stated that the group that was here has roots here longer than he has. He stated we still have a lot to do. He stated that 90% of the volunteer work is done by 10% of the people.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:39 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, CMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_



March 19, 2024

Patriot Stogies  
6153 Massachusetts Ave.  
New Port Richey, FL 34653

Attn: Nathan Pollock  
Re: Service Level

Dear Mr. Pollock,

It has been a pleasure talking to you over the past couple of months as we work through the transition of the waste collection services in New Port Richey from an open market enterprise to a franchise system. We truly appreciate your patronage as a JD Parker customer before the transition and we will work tirelessly to make this new system successful for your business application going forward.

As we spoke when I delivered your new cart the other month, this 96-gallon wheeled cart is designed to accommodate approximately a week's worth of normal waste for small businesses. It is about 3x larger than the normal 32-gallon Rubbermaid container that most businesses usually set out and it has a lid to keep materials securely inside the container until serviced. The wheels make it easier to handle and more functional in small business setting, by taking up less space than the normal Rubbermaid containers.

Due to the increased size of the 96-gallon cart than previously being used before in the small business settings in New Port Richey, we have found most of the small businesses now will only need to utilize our service collection on one day a week, instead of the previous two days a week that most were receiving. We realize that you occasionally will have special functions and need additional service, we will still be able to collect extra materials set with the cart either in boxes or bags as before.

The monthly rate for the one time a week service level as described above will be \$26.36/month.

We feel that this level will be appropriate for your needs, based upon your past usage and our conversations. We will work with you, under the guidance of the new City contract, to address any concerns as we move forward.

Please feel free to reach out to me to discuss your needs in further detail.

Sincerely,



Dave Parker

Division Manager

Cell: 727-271-5052

Email: [jdarker@wasteprousa.com](mailto:jdarker@wasteprousa.com)