



MINUTES OF THE CITY COUNCIL WORK SESSION
CITY OF NEW PORT RICHEY

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS

5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

September 28, 2016

7:00 PM

**ORDER OF
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:00 pm. Those in attendance were, Deputy Mayor Bill Phillips, Councilwoman Judy DeBella Thomas, Councilman Jeff Starkey and Councilman Chopper Davis.

Also in attendance were City Manager Debbie Manns, City Clerk Judy Meyers, Development Director Lisa Fierce, Public Works Director Robert Rivera, Parks and Recreation Director Elaine Smith and Technology Solutions Director Bryan Weed.

DISCUSSION ITEMS

2 Recreation & Aquatic Center Expansion Project Discussion - Page 2

City Manager Manns introduced the item to Council by stating that this project has been contemplated since 2014 with a scope undefined. The original recommendation was altered to expand project for a new fitness area, childcare area, drop off, two multi-purpose rooms and pool deck improvements. The City hired the Sports Facilities Advisory Group (SFA) in January 2016 to perform a pro forma. Ms. Manns stated that the purpose of the work session tonight is to review and garnish further direction on how to move forward. Ms. Manns stated that unfortunately construction costs have increased 5% and therefore the budget would have to be adjusted.

Keith Greminger from Kimley-Horn & Associates then made a presentation to Council. Mr. Greminger stated that permitting process has been ongoing. Originally the plan was for an expansion of the fitness center. Looking at other opportunities generate revenue including meeting rooms and to utilize more of the pool deck. Putting the fitness center at the front of the building allows the ease of in and out for those using the equipment.

Jason Jensen with Wannemacher Jensen Architects stated that the plan submitted in October 2015 included expanding the west façade for the fitness center and childcare play area and to construct a multi-purpose room on the south side of the building. Councilman Davis asked for a

breakdown of the square footage to be added. Mr. Jensen stated the new party rooms would be accessible off the pool deck. Deputy Mayor Phillips stated the new drop off design would invite more people to come in. Mr. Jensen stated to add on the east side can only add 1,100 feet and would compromise the layout of the equipment. The rooms could not be repurposed for any other kind of use in the future.

Mr. Greminger stated that Kimley-Horn agreed with SFA's recommendations to move the fitness center to the front of the facility and convert current fitness area to a multi-purpose room.

Mark Stalker with Hennessy Construction provided the following budget summary:

\$2,384,487 total cost of the project in October 2015

if Council decided to delete drop off and covered walkway it would be a savings of \$385,912

if Council decided to delete pool improvements it would be a savings \$279,069

if Council decided to delete the health fitness path through it would be a savings of \$1,963 for a total of \$1,717,543.

To extend the current fitness room would be \$338,559

If Council wanted just the canopy and not drop off it would be \$93,539

To delete the activity rooms the savings would be \$169,085

The construction timeline would be as follows:

pre-construction design 49 days

documentation 20 days

permitting 23 days

bidding 31 days

construction 194 days

Deputy Mayor stated this would make it a full two years behind original plan. Councilwoman DeBella Thomas asked if there would be a disruption in services during construction. Mr. Stalker replied that operations would not shut down and that construction was isolated from public and staff. Mayor Marlowe stated that Sims Park was proof of what can happen when you spend the money needed. He stated he was inclined to fund the entire project. Councilman Starkey stated that he took heat from Sims Park but we need to spend money to make money and improvements will help bring people to the center. Councilwoman DeBella Thomas stated that she was also leaning towards the full project. Councilman Davis asked about expanding the existing room out to the sidewalk and to put party rooms on the north side of the building. He stated he had done some research on usage of rec center now and not even using 50% of the rooms.

Mayor Marlowe then opened the floor for public comment. No one came forward therefore Mayor Marlowe closed public comment and returned the floor back to Council.

Deputy Mayor Phillips stated that the project keeps moving back and forth Those who use the facility on a regular basis can identify the shortcomings and those shortcomings have been addressed. Time to find the components that we like and move forward. Councilman Starkey stated that after looking at the handout from Councilman Davis, it helped to make a decision to move forward seeing the numbers the improvements need to be made and to have the drop off for the elderly and school buses and that the pool improvements could be done during the winter season. Councilwoman DeBella Thomas stated that it made sense to have fitness center upfront with the childcare and converting old fitness center to multi-purpose. With the additions may be able to keep the pool open year round. Looking for a similar result as what is experienced with the Sims Park improvements.

Deputy Mayor Phillips stated that we need a plan before we can execute. He asked about pursuing grant funding although it is a short window in the budget season. He asked that we try to find some matching fund grants. Councilman Starkey stated that perhaps we could look into new market tax credits. Ms. Manns stated she did not believe this project was eligible for those tax credits.

Mayor Marlowe then asked for Communications and reported that a local attorney donated a bike repair stand to the County at the Suncoast Parkway which provides tools available to fix your bike. He made the suggestion that the County may look at businesses to install more of these and see if downtown businesses could sponsor.

3 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:25 pm.

Approved: _____ (date)

_____ (signed)

Initialed: _____

Judy Meyers, Interim City Clerk