



MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
July 18, 2017
IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

MINUTES

**ORDER OF
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Chairman Rob Marlowe at 8:30 pm. Those in attendance were, Director Bill Phillips, Director Judy DeBella Thomas, Director Jeff Starkey and Director Chopper Davis.

Also in attendance were Executive Director Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Chief of Police Kim Bogart, Finance Director Crystal Feast, Development Director Lisa Fierce, Fire Chief Chris Fitch, Economic Development Director Mario Iezzoni, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Elaine Smith, Technology Solutions Director Bryan Weed and Human Resources Manager Bernie Wharran.

2 Approval of May 16, 2017 CRA Meeting Minutes - Page 2

Director Phillips requested the minutes be edited to reflect that Director DeBella Thomas "participated" via telephonically instead of "appeared." Motion was made to approve the minutes with the requested revision.

Motion made by Chopper Davis and seconded by Judy DeBella Thomas. The Motion Passed. 5-0.
Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

3 Former Smart Start Business Incubator – Front Roof Replacement Project Close Out - Page 7

Executive Director Manns introduced Public Works Director Robert Rivera who presented the item to the Board. He stated the purpose of this agenda item was to approve a deductive change order in the amount of \$352.00 and a final pay request in the amount of \$27,749.80 for the front roof replacement of the Incubator. This project was result of defective workmanship. Subsequent to completion, staff received the engineering report confirming and identifying deficiencies from the original contractor and have forwarded the report to the City Attorney along with all warranty paperwork so that he may begin to initiate legal action.

Upon opening the floor to public comment, no one came forward therefore Chairman Marlowe returned the floor to the Board. Director Davis asked how much were we looking for and City Attorney Driscoll replied that it would be in excess of \$50,000 and will exhaust the limits of the bond.

Director Phillips stated that since there were issues with nails and metal he wanted to know if there were any outstanding issues. Mr. Rivera stated he was not aware of any claims. Director Phillips stated that the report lacks being specific of the prior roof that was put on and the date parameters gave the impression that the new roof had been on for a while. He stated he was not here for the Signature selection but it appears we used the same TPO roof material as the previous contractor and some of the flashing material is from a different manufacturer and wanted to make sure there was no wiggle room for the flashing details. Director Phillips also asked how long is the warranty and when it was received and if it is prorated. He inquired as to the transferability of the warranty and that it is important as some time in the future we can sell building. Value of roof can be added to the overall value. Mr. Rivera stated that we did submit all the warranty paperwork and he would double check that it is the same transferable product.

Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Bill Phillips. The Motion Passed. 5-0. Ayes: Davis, DeBella Thomas, Marlowe, Phillips, Starkey

4 Adjournment

Communications and Reports (deferred from regular City Council meeting):

Chairman Marlowe agreed with Deputy Mayor's comments and stated that Commissioner Starkey was clearly working with misinformation. He asked about the next Okra occasion at the Library and Executive Director Manns stated it was this coming Monday, July 24th. There is another concert in the park Saturday. He stated that he and Director Phillips had a chance to visit Main Street Landings and was pleased with the progress.

Director Starkey stated that Commissioner Kathryn Starkey had called out the City on the FGUA rates at the last BOCC meeting. He asked for confirmation that we are not price gouging. Executive Director Manns stated that we are currently reviewing the inflationary increase that occurs every year as a result of selling our bulk water. She stated that staff is working on setting meeting in order to provide accurate information for when she speaks. Director Starkey stated that we need to have a positive working relationship with County. Negative comments do not help. Relationships are what helps move our community forward.

Director Phillips stated that something in the fire pension board meeting triggered him to check if all board members are in compliance with filing their financial disclosures. He toured Main Street Landings and they are about a week to ten days behind schedule due to weather but good to hear how they are interacting with neighbors on addressing issues. Director Phillips asked if there are any water plants still in use by Lindrick. Mr. Rivera responded that the wastewater is not but they have some wells that are used. Their usage is declined. Director Phillips stated he wanted to point out the quality of water as opposed to other sources they have used in the past. He appreciates Commissioner Starkey but facts will bear out what's allowable and what the quality is. He thought Gulf Harbors wanted to work with City. Mr. Rivera stated there are other issues involved and also the bonding is high. Mr. Rivera stated that our 5% increase is based on a study and the methodology used is industry standard. Mr. Rivera stated that we will take another look at the rates and see where they correlate with other utilities. There are other variables. Mr. Rivera stated he has sat down with Flip Mellinger from the County and there are more issues than just what the city is charging for bulk water. Director Phillips stated that he had FGUA in the past and wished he had city water. He thanked New Port Richey Main Street for the invitation to sit in on their meeting last week. This Saturday is the jazz concert and

hopefully there will be good weather. He would like to see us reach out on Monday night's work session as the more we can talk about it the better it will help during budget meetings. He stated that businesses in the downtown are utilizing the sidewalk for seating. We have to understand our liabilities. The sidewalks have opened up since the planting of the palm trees. He thought the Grand Blvd. enhancement project from Delaware to Gulf would be a good project for New Port Richey Main Street. He stated there is no consistency with right-of-way. He is looking for streetscape elements.

Director DeBella Thomas asked where were were on Cavalaire Sur Mer as she remembers there was expressed interest in wanting to come here for a visit. Executive Director Manns stated she would put together a report. Director DeBella Thomas then asked about an old neighborhood naming system as it provided an opportunity for a city our size to have a sense of ownership. She stated that we have so many wonderful things and if new residents could know all the neat things such as we are a tree city and water saving items. She asked for an update on the golf cart program. She also requested a copy of the pie chart from the budget presentation earlier this evening. She stated that it is so nice to see the flow of information across social media pages. Quality customer service when she called and great level of enthusiasm at the Rec Center.

Director Davis stated he was in a fender bender earlier today and had rear-ended a vehicle after the driver had slammed on the brakes due to a yellow light. He stated the driver told him she always stops since she received a ticket for running a red light. He jokingly asked if anyone wanted to donate \$158 towards his \$250 deductible.

There being no further business to consider, upon proper motion, the meeting adjourned at 8:55 pm.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____