



**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 6, 2018  
7:00 PM**

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**ORDER OF  
BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 7:05 pm. Those in attendance were, Deputy Mayor Jeff Starkey, Councilman Bill Phillips, Councilwoman Judy DeBella Thomas and Councilman Chopper Davis.

Also in attendance were City Manager 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. Pledge of Allegiance

3. Moment of Silence

4. Approval of February 20, 2018 Regular Meeting and February 22, 2018 Special Meeting Minutes

Councilman Phillips requested a revision to the February 22, 2018 special meeting minutes to reflect that due to a prior commitment, Councilwoman DeBella Thomas left the work session at 5:34 p.m. Motion was made to approve the minutes as presented.  
(Revision made and updated minutes are attached)

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

5. Proclamation - Florida Loquat Day

Jon Tietz from the Environmental Committee accepted the parchment from Mayor Marlowe.

6. Proclamation - Problem Gambling Awareness Month (By Title Only)

Mayor Marlowe read the proclamation by title only.

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

Mayor Marlowe opened the floor for public comment. Lois Robinson came forward to thank Chief Bogart and Robert Rivera for an issue on River Road. She distributed pictures to Council regarding the location behind AAMCO building.

Chris Bolster came forward and stated the intention of the parklet was supposed to be positive for the city. He thanked those that support it.

Nancy Brotko came forward and stated the crosswalk project was great. She thanked all those who were involved.

Deb Morris came forward and stated the crosswalk was a great project and also enjoys the parklet.

Doreen Scott came forward to apologize for the noise that has been coming from Dulcet. There was an event this weekend and there were no noise complaints. She stated they launched the Cavalaire patio and will be open for lunch.

Mary Moran came forward and stated the parklet did not go through any zoning and permitting. It does not meet any codes and offers off premise alcohol serving. She asked how it can be in existence. City Manager Manns stated that the owners of Sip had some conversation with the City regarding the parklet. They went forward with the construction without a permit which violated several ordinances and have been cited.

Bob Smallwood came forward and stated that he was disappointed with the proposed bridge design. Would like to see us use local talent. Speeding is getting worse along north River Road near Jasmine Park.

Frank Starkey came forward and stated he spent most of Sunday helping with the installation of the parklet. There was a great buzz in the air downtown this weekend. Parklets are experimental in nature and are not to go through a regular permitting process. Mayor Marlowe stated scheduling a work session on parklets would be a good idea and asked City Manager Manns to coordinate it. With no one else coming forward for public comment, Mayor Marlowe closed Vox Pop.

8 Consent Agenda

Motion was made to accept the Consent Agenda.

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

a Parks and Recreation Advisory Board Minutes - December 2017 & January 2018

b Purchase/Payments for City Council Approval

9 Public Reading of Ordinances

a Second Reading, Ordinance No. 2018-2136: Municipal Civil Infraction System

City Attorney Driscoll read the proposed ordinance by title only. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

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

10 Business Items

a Board Re-Appointment: Rose Mohr, Environmental Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item

was to re-appoint Rose Mohr to the Environmental Committee. If approved, Ms. Mohr's term would be for two years and be up for renewal on March 6, 2020. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. 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

- b Board Appointments: Megan Gillespie, Lisa Marie Dolcy and Ruth Ann Jackson, Cultural Affairs Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointments of Megan Gillespie and Lisa Marie Dolcy as members and Ruth Ann Jackson as first alternate to the Cultural Affairs Committee. If approved, the terms would be for two years and be up for renewal on March 6, 2020. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

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

- c Non-Emergency Resolution #2018-04 - Abatement and Removal of Unsafe Structure at 6840 Edgewater Drive

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced Development Director Lisa Fierce who then presented the item to Council. She began her presentation by stating that this was a quasi-judicial hearing. City Council members each stated they had no ex-parte communication on the matter. Ms. Fierce stated that the lot contains a mobile home that was damaged by fire in 2014. The owner started demolition without a permit. When the owner applied for permit it was denied as it was incomplete. The damaged structure meets the provisions to be deemed unfit or unsafe. Certified mail and notices were posted on February 5, 2018. Building Official Jim Evetts then explained the damage to the structure and how it qualifies for condemnation. Overall the structure is uninhabitable. If the City completes the demo a separate resolution will be presented for fees and costs.

Upon opening the floor to public comment, Thomas O'Brien came forward and stated he has to look at the damage each day along with the wild animals that live in the damaged structure. He would appreciate the demolition. Jerry Higgs came forward and stated he had a home that was damaged by fire and he had to remove it within ninety days. This has taken four years. Bob Lyman came forward and stated he see no excuse why this has gone on for four years. It is an eyesore. He would like to see it removed.

With no one else coming forward Mayor Marlowe returned the floor to Council. City Attorney Driscoll stated that since the property owner is not present he wanted it noted in the record that we received a letter which states that one of the property owners acknowledged this hearing was taking place. City Attorney Driscoll also stated he had a phone conversation with one of the property owner's attorney and they too acknowledged this hearing was taking place this evening. Deputy Mayor Starkey stated he agreed with all the comments. He is very familiar with this neighborhood. This is another example of property owner not caring about property. Four years is too long. We live in a community where many home owners live in flood zones and if structure is damaged more than fifty percent must be elevated. Councilwoman DeBella Thomas stated that it has been too long. Councilman Phillips it is time to remove the eyesore. Councilman Davis stated he is embarrassed for the people. Should have been more diligent with this situation. Motion was made to approve the item as presented.

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

- d 2015 US Hwy 19 Center Medians Landscaping Project Phase 1 & 2 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 final pay request in the amount of \$141,512.06 to Morelli Landscaping Inc. for the 2015 US Hwy 19 Landscape Project Phase 1 & 2. For the City to be eligible for reimbursement for this project from FDOT, Council must approve this request. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Deputy Mayor stated he was not happy with this project. He has not seen the effort from Morelli that he would have liked. Perennial peanuts still have not taken. He gets complaints over and over. It does not look good from where he stands. Mr. Rivera stated that if not approved by Council we will not be eligible for the \$546,543 reimbursement from FDOT. Mr. Rivera stated we still have funds we can hold on another project to hold them to this project. Councilwoman DeBella Thomas stated the before and after showed very vibrant plants. Mr. Rivera stated the original project called for pots and a few years to fill in. He said it would take several seasons to have it look like the conceptual drawings. It will take time for us to get there. Mr. Rivera stated that Mr. Morelli has given his word he will come back and make it look better. Motion was made to approve the item as presented.

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

e Three Minute Report: Economic Development Department

11 Communications

Mayor Marlowe stated the concert in the park was amazing. Loved the crosswalk and there was about two hundred people who showed up to paint. The parklet is interesting. He thought they had been working closer with the Development Department. Implementation left to be desired. Issues could have been prevented if they had gone through proper channels. There are some alternate solutions to the parking issue. The concept of the parklet needs to be explored. Will be an interesting conversation. Parklets were part of the County's Harbors plan dating back to 2013. We will work our way through it and come up with solutions to move us forward. He was pleased to see the second charging station installed. He went to an interesting and education EV show in Palm Harbor.

Deputy Mayor Starkey agreed with Mr. Smallwood's comments about the bridge design presentation. If we are spending money on presentations we want to be wowed. Congratulated Jennie Pearl for the crosswalk art project. He understands Councilwoman's point of view on the parklet and does not think that it was the intention. He talked to several people who love it and those who don't. The intention was to get people out on the sidewalks. He would like to have a work session on it. Don't get mad at someone for trying something new. Let's slow down and have a work session and see where it goes from there. He was disappointed with Mary Moran's comments as she is on the City's LDRB. Better ways of presenting your opinion. We are all trying to make the downtown a cool and vibrant place.

Councilman Phillips stated he wanted to take his time to ask staff for updates. He asked Mr. Rivera about the paving on Madison Street. Mr. Rivera stated he just received a tentative schedule for March 18th. Milling will be done at night. Crews have been doing preventative measures for leaks. New EV charging station is up and running at Sims Park. The one at City Hall will be installed soon. Street division crews have installed the crosswalk by Sims Park. He asked Library Director Andi Figart for an update on what is happening at the Library. She stated that new computer classes have been added along with databases. Movie streaming from home will be up and running soon. Online music lessons are now available. He asked Human Resources Director Bernie Wharran how many open positions there are. She stated that there are eight to ten openings currently. He told Chief Bogart is was great to have him back. Chief Bogart stated that in response to Councilman's inquiry there has been very targeted efforts by Code Enforcement. He asked Parks and Recreation Director Elaine Smith for an update and she stated they are putting together a request for Jasmine Park proposals and is excited for Grey Preserve opening. Spring camp is already filling up. Looking to add adult exercise classes after

5PM. Councilman Phillips stated the concert on Saturday was the best ever. He stated that all departments need to provide updates on a regular basis.

Councilwoman DeBella Thomas stated that we had a tragic death in our community. The memorial service for Justin Haystrand will be Thursday evening at the Elks Lodge and thanked the Police Department for the assistance they will be providing. This Saturday is the Chasco Street Parade and we are in need of volunteers. If interested meet at IHOP at 8:30 a.m. Know protocol not to respond to comments during Vox Pop but it is the collective approach of Council to ask questions and make informed decisions. We have never shirked responsibility. Mr. Starkey stated that we are not cosmopolitan enough to understand a parklet and we had to see it. That is not so. She has seen them in other cities. Routine of protocol on how we operate. We held work sessions on extended premises and took input from the community. There is an order and protocol or there is chaos. We are tasked at taking care of our beautiful downtown. She is disappointed to learn that Mr. Starkey was involved with them building it as he is aware of the process that it needed to go through. If indeed the intention was to see what could be done it should have been a temporary structure and should have already been taken down. We did not have opportunity to have any discussions on what we wanted or how they worked. We have to operate carefully. She is disappointed that it happened the way that it did and that it cannot move faster to get it removed.

Councilman Davis stated that he asked that Finance to give an audit update at every meeting. Finance Director Feast stated that the month of March will be going through year end closing posting and getting schedules ready for the auditors. She stated that the new employees have been hired and are undergoing training. We are on track. He asked if Kimley-Horn was involved with the Grey Preserve and City Manager Manns stated yes. He asked Mr. Rivera to look at projects that can be done in-house versus Kimley-Horn. He asked about a crosswalk from Florida Avenue to City Hall.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:47 p.m.

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

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

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



**MINUTES OF THE CITY COUNCIL SPECIAL MEETING**  
**CITY OF NEW PORT RICHEY**  
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA  
February 22, 2018  
4:00 PM

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**ORDER OF**  
**BUSINESS**

1 Call to Order – Roll Call

The meeting was called to order by Mayor Rob Marlowe at 4:00 pm. Those in attendance were, Deputy Mayor Jeff Starkey and Councilwoman Judy DeBella Thomas. Councilman Bill Phillips participated electronically. Councilman Chopper Davis was excused.

Also in attendance were City Manager Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, 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, Human Resources Manager Bernie Wharran and Police Lieutenant Lauren Letona.

2 Pledge of Allegiance

3 Moment of Silence

4 Business Items

a. Urban Land Institute Technical Assistance Panel Presentation

City Manager Manns introduced the item to Council. She stated that the purpose of this special meeting was to review the findings from the Urban Land Institute's (ULI) Technical Assistance Panel. The City was selected to participate in a study with ULI to assess current housing stock and reinvestment. Five questions were posed to the Panel for their review. She then introduced Stuart Rogel who made a presentation to Council. Mr. Rogel began his presentation by giving an overview of what the ULI does. ULI has over 40,000 members throughout the country and the world. ULI provides advisory services which give different perspectives from developer and land use point of view to kick start changes. Mr. Rogel then introduced the members of the Panel to Council and also discussed the five questions which were proposed to the Panel. The questions included:

- What role can the city play in motivating the occupancy of both foreclosed and unoccupied residential properties in the next 12, 24, 36 months?

- With the City's limited resources what programs and initiatives can be implemented to motivate cohesive and proactive neighborhoods?
- There are 5 mobile home parks located in the city with a total of ----site locations. These mobile home parks vary in size but all have a consistent level (poor) of condition and value. What programs can be developed to encourage a more dedicated stewardship and focus on raising the value of the structures in these parks?
- Should the city consider reinvestment programs geared towards improving the percentage of home ownership vs. rental properties?
- What can the city offer as an incentive for positive reinvestment in our residential housing stock in order to improve the appearance of properties and the sense of community throughout the City?

Mr. Rogel commended Council for many good things that are already happening. There is a lot to build upon. He then introduced Chris Worley who made a presentation to Council regarding market opportunities. Mr. Worley began his presentation by stating that housing trends have been along the Suncoast Parkway and the SR 54 corridor. Entry level product has been pushed into Hernando County and towards Zephyrhills. Average home price in New Port Richey is \$203,000. MLS reports show average rent rate \$1,425/month in greater New Port Richey. Mr. Worley suggested building relationships with local real estate professionals. He also suggested continuing to offer incentives for repairing existing homes. He also suggested encouraging vertical development in infill locations. He then introduced Jim McCarthy who then made a presentation to Council regarding developer's perspective. He stated the number one thing we all want in a place is a quality of life and a place to thrive. He stated the SR54 corridor is the hottest corridor in the State of Florida but has no urban core like there is in New Port Richey. He encouraged staff and community leaders to keep up the sense of community. There are equity in our neighborhoods. What happens in the downtown area will benefit the surrounding neighborhoods. He then introduced Nikki Nate and John Osborne who then made a presentation to Council regarding mobile homes. He stated that there are many aging mobile homes which pose major issues. He suggested instituting State Coastal High Hazard regulations which will not allow for them to be reconstructed in these areas. Need post-disaster redevelopment plan for these properties reflected in zoning and land use plan. He suggested continuing Code Enforcement pressure. If properties become City owned then hold on to them. He also suggested amending Future Land Use categories where mobile homes occur reflecting their existence, but also expand to allow redevelopment activities. Ms. Nate suggested amend zoning regulations to allow redevelopment to other uses and to be explicit that no new mobile homes be allowed in the Coastal High Hazard Area. She then introduced Carol Stricklin. Ms. Stricklin stated that the challenge is to administer all and evaluate effectiveness or programs in place. A Citywide CRA presents challenges to focus and measure geographical impact. She suggested implementing a vacant and foreclosed property inventory. Detail on lien priority for problem properties. Set goals for performance measures for programs. Focus on key programs and discontinue others. Ms. Nate suggested instituting an administrative lien forgiveness program for new owners. Evaluate façade and grant matching program to look at data on how often the program is being used and why people are not using it. Determine geographic focus and have a pilot program in neighborhoods. Ms. Stricklin suggested clear standards in land development regulations. Encourage diverse and dense uses around downtown. Improve the process by administrative site plan approvals and electronic submittals. Build capacity for best practices. Other considerations included solid waste, annexation and school quality. Ms. Nate stated by focusing on programs already in place will help engage perspective. She then introduced David Conner who made a presentation to Council regarding identity and community engagement. Mr. Conner stated we have a downtown with character, history and scale. He stated we also have a walkable identity which is important. Mr. Conner stated that there are parks and accessible natural resources. He highlighted Sims Park and the river. Mr. Conner also noted the ease of access to major metropolitan areas via US19 and the Suncoast Parkway. Strategies included a grassroots effort to listen to the local community and embrace key stakeholders. Promote accomplishments and embrace private investment that reinforces our identity. Other suggestions included an improved entry, walkability and encourage more mobility via golf carts and bicycles. Mr. Conner suggested being aggressive with code enforcement. Mr. Osborne stated that there is a lack of identity, community and voice. Do not recognize the potential of their properties. His recommendations included creating an outreach person to act as an ombudsman to help establish rapport with neighborhood groups and associations. Mr.

Rogel then discussed our next steps. There is opportunity for quality housing. Need to build up from the grassroots in the neighborhoods. Work with code enforcement and land use regulations for mobile homes. Build on culture of community service. Next steps include a full report in next 6-8 weeks, convene an action team, review study findings. Take action one step at a time until you see results.

Mayor Marlowe, Deputy Mayor Starkey and Councilman Phillips thanked the Panel for their time and for the information presented. Due to a prior commitment, Councilwoman DeBella Thomas left the work session at 5:34 p.m.

5 Communications

None.

6 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 5:49 p.m.

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

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

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