



**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**

**June 19, 2018
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, Councilman Chopper Davis, Councilman Peter Altman and Councilman Matt Murphy. Deputy Mayor Jeff Starkey was excused.

Also in attendance were City Manager Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Police Chief Kim Bogart, Finance Director Crystal Feast, 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 Senior Planner Cristian Arias.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of June 5, 2018 Regular Meeting Minutes

Motion was made to approve the minutes as presented. Councilman Altman requested a correction to the minutes regarding golf carts. The correction should be misuse of golf carts by event organizers.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

5. Proclamation - Independent Retailers Month

Mayor Marlowe presented the parchment to Jeff Wright proclaiming the month of July as Independent Retailers Month.

6. Presentation by Williams Associates Architects, Ltd RE:Library Space Needs Assessment

City Manager Manns introduced Andy Dogan from Williams Associates Architects, Ltd. who then presented the findings from the Library Space Needs Assessment to Council. He stated they have been working with the City for about three months on this project. Input was received from staff and focus groups on how the library could be improved. A thorough assessment of the building condition was done as well as accessibility requirements by law. Community engagement was a very important part of the process. Mr. Dugan stated the overall condition of the building was good. The areas that have met their expected service life included restrooms, furniture, flooring and carpet. The library operations assessment included a helpful and caring staff, a community dependent on internet resources, sound transmission between floors is an issue, lack of meeting and program space, lack of youth and teen space and the potential for eventual expansion as the community grows. Wish list items included tech help desk, genius bar, more group study/quiet rooms, digital media lab/sound studio, more meeting and program space, more power and internet connectivity. Key outcomes from focus groups included strong support and appreciation for library staff, sense of pride in the library and community, library is a source to attract families to the city. Initial recommendations included replacing exterior site items, upgrade furniture and finishes, technology, power and lighting infrastructure, large desk and sightlines throughout the building, address sound transmission between floors, more ways to get meeting space and better way to utilize space on the second floor and consider possibility of future expansion as the community grows. The next steps included gathering additional community input, space utilization analysis, alternative concepts to address suggested improvements. Final presentation to Council will be in August or September.

Councilman Davis suggested the need to investigate the mix of the community as we have youth and elderly.

Councilman Altman stated as to the meeting rooms and space, if we took an inventory of city meeting space we have Peace Hall and decisions regarding the incubator. The last time there was an event there there was a pretty substantial studio left behind by the former tenant. Councilman Altman asked Mr. Dogan if the progression by libraries has been toward more digital media and he replied yes but it does vary from community to community.

Councilman Murphy asked Mr. Dogan if renovating the interior would address the issues. Mr. Dogan stated that the current amount of space is sufficient it just needs to be reconfigured.

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

Mayor Marlowe opened the floor for public comment. Terry Kline came forward to speak about his pet rock at Leverock's. The rock is a treasure. Over the years the Historical Society has done what it can to preserve it. It is one of only three in the State. He asked for Council's help to have someone from the State come and look at it. The rock would be a great addition to one of the parks.

Chip Wichmanowski came forward and wanted to say thank you to the City for the partnership with the Chamber over the last five years that he has served as president.

Walt Casson came forward and wanted to express his opinion about serving hard liquor in Sims Park. He has been so pleased with the park and how much it is used. He asked Council to not approve the use of hard liquor in the park. There are other places where people can buy a drink. He would like to keep the atmosphere family friendly. 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 Pete Altman and seconded by Chopper Davis. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

a Purchases/Payments for City Council Approval

9 Public Reading of Ordinances

a Second Reading - Ordinance No. 2018-2139: Amendments to Fire Pension Ordinance (Memorializing Contract Changes)

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 Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

b First Reading - Ordinance No. 2018-2140: Amendments to Chapter 14 Relating to Drug Paraphernalia

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that several months ago there was interest expressed in regulating the the purpose of this agenda item was to establish warning sign at entrances and requires displays be stored out of view of minors. The ordinance will go into effect after ninety days. Upon opening the floor to public comment, Clare Odell, a student from St. Petersburg College, came forward and stated that tobacco use is the number one cause of preventable disease, death and disability in the United States. She then went on to give several statistics relating to tobacco use. With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

c First Reading - Ordinance No. 2018-2134: Food Trucks Ordinance

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to allow for food trucks within the city. Based on interest that was expressed, staff has drafted the proposed ordinance. The ordinance sets forth that vendors on private property cannot operate more than twice within 30 days, not within a single or multi-family zoning district, cannot operate on public property within 100 ft. of any licensed restaurant and the location shall not impede any pedestrian or vehicular traffic. City Manager Manns stated that a letter of opposition (a copy of which hereto is attached) was received by Frank Starkey and was placed at each seat on the dais. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council.

Councilman Davis began the discussion by stating that the City Manager and himself met with a gentleman from Tampa who coordinates food trucks. He stated that the gentleman would not bring food trucks to Main Street or Grand because it is cost prohibitive. The purpose is for events. Councilman Davis stated that this whole thing began after a complaint was raised by a local restaurant about a food truck that was brought into the Wells Fargo building at Southgate Shopping Center as a reward for employees of a call center located in the building.

Councilman Davis stated the ordinance was reviewed with the gentleman and there were issues raised which still were in the ordinance. The issues included:

- Why was there a licensing requirement if they already had a business tax receipt.
- The application states you need your full name and address. The business is already established.
- The license or registration number of each vehicle or mobile food unit from which sales will be made that is required to be licensed to travel on public roads. Already have this information

from the State.

- In regards to automobile insurance, should be a \$1M liability and \$100,000 for each occurrence.
- Re-evaluate the section on dimension and scale. Requesting someone to dictate the size of their vehicle. If it is on the road then it is legal. It will fit into one or maybe two parking spaces just as an RV may be.
- Proof of City BTR is already addressed prior in the ordinance.
- Sign a hold harmless agreement. This should be moved into the insurance section.
- Under zoning, Councilman Davis stated Deputy Mayor Starkey had made a good point and how Ordinance One would like to have a truck out front to promote their business. On the television show Bar Rescue they said if you have food in your bar patrons will stay there 52 more minutes.
- Food truck industry trucks only go where they are hired to go. Where they think there is an opportunity. Would not be like an ice cream truck driving up and down neighborhoods.
- Councilman Davis stated he understands when there is an event with street closures how you would not want to put a truck right outside of an establishment but when you start talking about 100 ft. you are eating up the whole downtown. Perhaps change language to read 100 ft. from the door. Business encourages business.
- In regards to license period, most insurance companies do not give you 45 days.
- Leeway on the hours of between 2-8AM. Some businesses may want to utilize food trucks later than 2AM or earlier than 8AM.
- Required to have trash receptacles by the State.
- There needs to be leeway with the 200 sq. ft. space requirement. The food truck may coincide with other event activities.
- In regards to removing the food truck within two to three days, Councilman Davis stated there was a bull that sat in the downtown for years. If the person has a business and a food truck they should be able to park there.
- In regards to the section stating the mobile food vendor or any of the mobile food vendor's agents or employees engages in any fraudulent, deceptive or unlawful business practice in connection with the mobile food vendor's business, if someone was selling marijuana in a bar downtown we would not take the license we would arrest the guy. Police the guy who made the mistake not the one trying to do business.
- The State already handles health regulations why are we getting into the regulations. If you do not take the health classes you cannot do this business.

Councilman Davis then stated that perhaps this should be tabled to allow for more work to be done in it.

Councilman Murphy stated he wished there were some local businesses in attendance to discuss this. Food trucks are more of an event type thing. It helps bring new people here so they can see what is here. Do not want to be so restrictive it scares them away.

Councilman Altman made a motion to deny this ordinance. Seconded by Councilman Davis. Councilman Altman stated we should create an ordinance for hot dog stands. We would allow for some of this usage to occur in a similar way we allowed the little pop up to occur on Grand. He does not see the need for it and does not see it was a priority at this point in time. The issue could be revisited in the future.

Mayor Marlowe asked City Attorney Driscoll if we move to deny ordinance does that preclude moving forward or would it be better if there is interest in having an ordinance to send it back to staff. City Attorney Driscoll stated there is no harm in denying it but it is not necessary either because for an ordinance to go into effect you have to approve it twice. City Attorney Driscoll stated Council could take no action, direct staff to come back with something else or vote for the motion that is on the floor.

Councilman Davis stated we need to work on it because the ordinance we have now only covers a hot dog cart. He would like for it to go back to staff for continued work.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Other. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

d First Reading - Ordinance No. 2018-2137: Rezoning for 6450 Sea Forest Drive - Sanctuary at Sea Forest

City Manager Manns was to reconsider rezoning of 6450 Sea Forest Drive. She then introduced Cristian Arias who presented the item to Council. Mr. Arias stated the property is south of Green Key Road. The property is 12.36 acres and the applicant only wants to rezone 4.1 to PDD. This will put entire property into the PDD. Proposal to build a senior living facility. The proposed project meets concurrency requirements and consistent with Comp Plan. Emergency Services will be provided under a separate agreement. LDRB voted to deny the rezoning 4-3 and Pasco County sent a letter stating opposition of the rezoning.

Mayor Marlowe stated that this was a quasi-judicial proceeding and disclosed that he had received two exparte communications (of which are hereto attached).

Jonathan Shepherd came forward and stated there is a great demand for senior living and memory care. Currently the property is overgrown and is frequented by transients. Intend to landscape the area and will be a peaceful area. Complied with all city requirements and SWFMD.

Wanda Cook came forward to oppose the rezoning. The proposed ALF would greatly increase city services. Any project should impact community. Signatures were given in opposition. This should be built in a safer zone with the right zoning. Damage surrounding properties if fill dirt is brought in.

Dexter Cook came forward and stated their home is on nine acres and is adjacent to the subject property. R1 should remain R1 for the protection of the neighborhood. Nothing against the development but should be in an area zoned for it. Existing wetlands would need to be eliminated to support this facility. Runoff would be an issue.

Craig Conrad came forward to oppose the rezoning. There will be considerable traffic from employees, visitors and trucks.

Stella Richard came forward and read from the letter she gave to Council regarding her opposition. With no one else coming forward, Mayor Marlowe closed public comment and returned the floor to Council.

Mayor Marlowe asked for clarification on the 8ft. David Ramsey project engineer came forward to address concerns. Runoff will be discharged into the estuaries per SWFMD's requirements. The area to be filled will only be where the building is.

Councilman Davis asked Mr. Arias about LDRB's recommended denial. Mr. Arias stated the concerns were over emergency services, fill and runoff. Councilman Davis asked about the County's letter and Mr. Arias stated that the County stated per Comp Plan policies, these facilities are not permitted in high flood zones.

Councilman Murphy asked whether catastrophic events were taken into effect when the agreement for

emergency services was prepared. Asst. Chief Darling stated that they are still working on the numbers for the costs for this facility. Each ALF has to have their own evacuation plan. Mayor Marlowe stated he had similar concerns when he was a licensed facility administrator.

John Ross came forward and stated he was specifically asked about the emergency services. Each ALF has to have a plan in place or can be fined by the State. There is a huge need for this facility. He stated one food truck a week. Roughly 35 employees at full capacity. The impact from this facility would be less than a townhome development that could be built there under current zoning.

Councilman Davis asked when Main Street will be paved under the PMP. Mr. Rivera stated it would be about five years. However the PMP only addresses paving and not stormwater improvements.

Councilman Altman made motion to approve the request. Motion failed with no second. Councilman Davis made a motion to deny. Councilman Murphy seconded the motion. Mayor Marlowe stated he understands the need for this type of facility. Had concerns about it being on the west side of US19. Motion to deny the rezoning request passed 3-1.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 3-1. Ayes: Davis, Marlowe, Murphy Nays: Altman Absent: Starkey

10 Business Items

a Special Event Guidelines

City Manager Manns introduced Parks and Recreation Director Elaine Smith who then presented the item to Council. She stated that the purpose of this agenda item was to incorporate Council's requested revisions from the last Council meeting. Staff has incorporated the changes and are before Council for final approval. Upon opening the floor to public comment, Chip Wichmanowski came forward and extended congratulations to Council for creating a plan to preserve the park. The guidelines as printed may cause event organizers to lose money. He asked for clarification on the vendors and the set back, no signage on shade structures, event organizers should be able to use the shade structures. With no one else coming forward Mayor Marlowe returned the floor to Council. Councilman Davis brought up a permanent evacuation plan. City Manager Manns stated that evacuation route would be as proposed by the fire department and would be between every three tents and it is a state regulation. Motion was made to approve the item with correction from 3 to 4 tents. Councilman Davis stated there should be set aside at every event to mark evacuation areas. Councilman Altman asked to be provided with the document the fire department works off of. City Manager Manns stated this would be forwarded to Council via the City Manager's report. Councilman Murphy just asked for clarification on the signage. It would be temporary and on the stage. Mayor Marlowe asked staff to look at the layout of the ten foot tents and map out evacuation line to see if it makes clear sense to those getting out. He agreed with Mr. Wichmanowski's comments about placing tents in front of businesses.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

b Rejection of Bids ITB18-015 – Dr. Frederick A. Grassin Bridge LED Lighting Project

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 reject the bids received for the Main Street Bridge Lighting Project. All four bids received were over the amount budgeted for the project. Staff could incorporate this project into another project for next year. 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 Pete Altman. The Motion Passed. 4-0. Ayes:

Altman, Davis, Marlowe, Murphy Absent: Starkey

c 2015 Madison Street Streetscape/Multi-Use Path Expansion Change Order

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 Change Order No. 1 in an amount not to exceed \$277,553.47 for Augustine Construction, Inc. for the Madison Street project. This Change Order is at the direction of Council which asked staff to research and see about incorporating more landscaping into the project. To accommodate the request, the City obtained additional easements along Madison Street. He then introduced Jim Gilman from AECOM who made a presentation to Council showing concepts of before and after plantings. 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 Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

d Discussion Regarding Amendments to the Alcohol Ordinance

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to get a consensus from Council as to whether or not the alcohol ordinance should be amended to include the approval of liquor in Sims Park for special events. The only way to allow hard liquor is to amend the ordinance. Increase City's risk of liability. May impede family friendly atmosphere. One reason we support special events as it provides economic opportunity. Staff recommends not amending the ordinance. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to deny request to amend the ordinance to allow for hard liquor during special events. City Manager Manns stated that Tina Farrell communicated earlier today about a proposition and that was distributed to each of the Council members (a copy of which is attached hereto).

Motion made by Pete Altman and seconded by Chopper Davis. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

e Replacement of Storage Array

City Manager Manns introduced Technology Solutions Director Bryan Weed who then presented the item to Council. He stated that the purpose of this agenda item was to approve the purchase of new storage array in an amount not to exceed \$38,634.75 from Datrium. He stated that the new storage array offers increased speed and an additional 10 Terabytes of storage to our current solution. 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 Pete Altman and seconded by Chopper Davis. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

f Request to Purchase and Install Camera Systems for Police Impound Lot, Property Evidence Section and Police Boat Dock

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the purchase and installation of a closed circuit television camera system from Security Camera Warehouse to cover the police impound lot, new police boat dock and the department's property and evidence storage room at a total cost of \$11,944. 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 Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Murphy Absent: Starkey

g Three Minute Report: Human Resources

11 Communications

Mayor Marlowe gave an update from the Tampa Bay Water meeting he attended on Monday and stated Tampa Bay Water has investigated working with TECO for solar on top of the reservoir that would generate power. This Saturday is Summertime in the City in Sims Park and movie night.

Councilman Davis would like to get the report from People Places on the parking study. Complimented Mr. Rivera about the crosswalks.

Councilman Altman stated the second half of department budget presentations to Council perhaps should be an afternoon meeting to allow for enough time.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:58 p.m.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____

REVISED



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CITY OF NEW PORT RICHEY
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA
June 5, 2018
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 Jeff Starkey, Councilman Chopper Davis and Councilman Peter Altman. Councilman Matt Murphy was excused.

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

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of May 15, 2018 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Jeff Starkey and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Starkey Absent: Murphy

5. Proclamation - World Elder Abuse Awareness Day (By Title Only)

Mayor Marlowe read the proclamation by title only.

6. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Marlowe opened the floor for public comment. Richard Sliz came forward to ask Council to amend the ordinance to allow alcohol in the park during Bikefest. The income from alcohol sales

would be of great benefit for the charities. With no one else coming forward for public comment, Mayor Marlowe closed Vox Pop.

7 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Chopper Davis and seconded by Jeff Starkey. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Starkey Absent: Murphy

- a Parks and Recreation Advisory Board Minutes - April 2018
- b Cultural Affairs Committee Minutes - April 2018
- c Purchase/Payments for City Council Approval

8 Public Reading of Ordinances

- a First Reading - Ordinance No. 2018-2139: Amendments to Fire Pension Ordinance (Memorializing Contract Changes)

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to adopt an ordinance which memorializes the contract changes with the IAFF. She stated that contract was ratified by Council on April 3, 2018. The changes to the pension were outlined in the agenda packet. 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 first reading.

Motion made by Chopper Davis and seconded by Jeff Starkey. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Starkey Absent: Murphy

9 Business Items

- a Board Appointments: Marcia Mihall and Bonnie Martin, Library Advisory Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointments of Marcia Mihall and Bonnie Martin to the Library Advisory Board. She stated that there is currently one member and two alternate positions open on this Board. Staff has determined that Ms. Mihall shall fill the member vacancy position and Ms. Martin as first alternate. If approved, both applicant's terms will be for three years and will be up for renewal on June 5, 2021. 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 Jeff Starkey. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Starkey Absent: Murphy

- b Board Re-Appointment: Edward Beckman, Police Pension Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointment of Edward Beckman to the Police Pension Board. She stated that Mr. Beckman was appointed to the Police Pension Board on November 10, 2015. Mr. Beckman's term was to be for four years with a renewal date of November 10, 2019. However, in January, Mr. Beckman submitted his resignation from the Board. Since that time, Mr. Beckman has contacted the City Manager and expressed his interest in being re-appointed to the Board. Therefore staff is requesting that City Council approve the re-appointment of Mr. Beckman to the Police Pension Board

so that he may serve the remaining length of his term. 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 Pete Altman and seconded by Chopper Davis. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Starkey Absent: Murphy

c US Hwy 19 Landscape Maintenance Agreement

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 maintenance agreement with Gulf Coast Highway Road Maintenance Organization, LLC for landscape improvements to the center medians along US Hwy 19 within the City's corporate limits from Trouble Creek Road to the Port Richey Bridge. Public Works recently completed Phase I of the project. Mr. Greg Armstrong, president of the RMO, presented an adopt-a-median program by local businesses. Businesses would have a sign at each end of the median showing them as sponsor. This program will be of no cost to the City and there is no budget impact. Out of the 22 medians in the city, 16 businesses have already committed sponsorship. Mr. Armstrong came forward and stated that we now have all 22 medians sponsored. He stated that the RMO will collect 120% which will allow for extra funds to help maintain. Councilman Altman stated that businesses would not be out on the median for cleanup. Mr. Armstrong stated no that there are very specific FDOT guidelines. Deputy Mayor Starkey asked about the medians in the county and Mr. Armstrong stated that all medians will be eligible for sponsorship. Councilman Davis stated that he has driven around the city the last few days and noticed how wonderful the gateways all look. This project has a long way to go to compare to the other streets. Mr. Armstrong stated that there will be a Gulf Coast Highway Beautification Project contest for businesses. Motion was made to approve the item as presented.

Motion made by Jeff Starkey and seconded by Chopper Davis. The Motion Passed. 4-0. Ayes: Altman, Davis, Marlowe, Starkey Absent: Murphy

d Special Event Guidelines

City Manager Manns introduced Parks and Recreation Director Elaine Smith who then presented the item to Council. She stated that the special event guidelines process has been a great exercise and involved work sessions and meetings to gather input from the community and event organizers. Looked at other communities to see how they handle special events. What Council approves will be added to the Special Event Manual.

Upon opening the floor to public comment, Steve Schurdell came forward and asked for Council to consider that KIAFest Main Street Blast and the Rap River Run would be the only two events that would be impacted by the new guidelines for this fiscal year and asked to implement the guidelines for the next fiscal year. He asked for clarification on tents in the inner circle. Ms. Smith stated that the stage or Peace Hall is rented and we allow use of the park. If there is a large event in the park then shelters are not available for rent. With no one else coming forward Mayor Marlowe returned the floor to Council.

Councilman Davis wanted clarification on the wording on tents. He stated that weighted should not be included. Chief Fitch stated that we ask for all tents to be weighted. Councilman Davis also asked for the 10x10 to be removed. Deputy Mayor Starkey stated that the park is for family friendly events and is not a fair ground. Most events are family friendly events. Mayor Marlowe stated to keep in the provision for no adult entertainment businesses. Councilman Altman asked for the definition of large. He stated there are preparations for park and ride for Chasco next year. Ms. Smith stated this provision was put in so it can be discussed at the SET meeting. It is to engage the event organizer as to how we can have a successful event. Councilman Davis stated he understands the space for the food tents but why for regular tents. Chief Fitch stated that was a safety requirement put in to allow for people to evacuate an area in the event of an emergency. Councilman Davis asked if it could be changed to every

four or five. Chief Fitch stated he would look into the matter. Councilman Altman suggested creating a corridor instead of going by number of tents. Councilman Altman stated there is a lot of misuse by golf carts by event organizers in the past. Mayor Marlowe stated there is a prohibition about bringing golf carts into the park but carts routinely show up and park on the back side of the shade structures. Deputy Mayor stated he supports city residents bringing their carts into the park for family movie nights or concerts as we have room since there are no vendors. Chief Bogart stated that for the most part there is a group that is very courteous but they have responded to some calls where carts show up and park in front of people and block their view. He suggested a designated parking area. Mayor Marlowe stated if Parks and Rec and Public Works can put up signage behind the shade structures to designate parking that would be good. Mayor Marlowe stated he received an email from Kelly Hackman about issues with vendors in front of her business which blocks access to her business during events. The area south of Main on Grand should not have tents on the sidewalks. We have to have access for businesses to survive. Mayor Marlowe stated the last KIAFest had a lot of area taken up in the circle. He has no problem with a small tent in the one corner for the sponsor but to not take up half the circle. He stated he does not believe the shade structures should be reserved for special events. Councilman Davis suggested having staff make the revisions requested and bring this back in two weeks. Councilman Altman also stated he would like to see the supply trailer issue addressed. Mayor Marlowe stated that supply trailers do not need to be strewn throughout the park. However, there are some incidences where the supply trailers are needed. Motion was made to table the item until the next City Council meeting.

e Three Minute Report: Fire Department

10 Communications

Mayor Marlowe attended a Gold Star Family event over Memorial Day weekend and encouraged colleagues to look at going next year. The dining deck at SIP looks much better than it did. There is a designated spot on the north end for golf cart parking. June 18th is the next Talk About Town and the subject is parking. He asked for the meeting to be properly noticed. He noticed there is plywood over the roof of the last building at MSL and it is encouraging that the project is entering the final phase of completion. He had a short meeting with the auditor and the auditor stated he was on track to wrap up the report by the end of this month.

Deputy Mayor Starkey stated we have done a great job of maintaining our park. As summer has come upon us he has seen police presence increased. There was an incident at the Sarazen Overlook with his son and a homeless person. He hopes that the cameras captured the incident.

Councilman Davis asked to look at the need for crosswalks at Forest, Ohio and Indiana near the hospital.

Councilman Altman stated as we continue to use our transportation funds Gulf Drive is another good way to get into the city. It does not have enough right-of-way and there are no sidewalks. Gulf Drive is an important and critical link and he would like to see a plan for improvements to bring it more in line with the rest of the city. He asked the City Manager about the City pursuing CDBG funds on its own he wants to make sure we get every dime that is due in the existing agreement and he would be interested in seeing the analysis and strategy in the matter. City Manager Manns stated the City is currently using all of the CDBG funds and will all be used by the end of the fiscal year. We will be eligible for \$750,000 from the State which is more than we receive from the County. We will be eligible for \$1.5 million in economic development projects as well. City Manager Manns stated this will be discussed in more detail during budget work sessions. He would like to revisit the pursuit of the funds for the pedestrian overpass project. City Manager Manns stated the City received a grant of \$750,000 for the pedestrian overpass project. The project estimates were \$2.5 million. The State took back the funds but stated that if things changed and funding was available the funds would be given back for the project. Councilman Altman stated this would be a great joint project and he thinks we could get the other third of the funds from the County.

11 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:19 p.m.

(signed) _____
Judy Meyers, City Clerk

Approved: _____ (date)

Initialed: _____

Recommended Revisions to the Special Event Policies and Procedures

- Event Organizer Responsibilities:
 - Attend the Special Event Team Meeting and Wrap-Up Meeting.
 - Be on-site for Move-in, Vendor Inspections and Move-out.

- Tent Permits and Inspections:
 - Inspections will be conducted on all tents, whether they are pop-up or framed tents that are staked or weighted.
 - Tent placement on any City Street requires prior approval through the event application process.
 - Tent placement on any City Sidewalk in the downtown must also obtain prior approval through the event application process and will not be permitted in front of any business without the written approval from the business owner/operator.
 - Fees will be assessed for tents with the following exceptions:
No fee will be charged for any pop-up tents or any tents that are 10 x 10 or smaller.

- Vendors:
 - Family Friendly, no adult entertainment businesses.
 - A five foot set-back distance from all sidewalks for each vendor booth will be required. No sidewalks may be blocked.
 - There will be a ten foot space between every three non-food tents and a ten foot space between each food tent.

- Park Capacity:
 - Large events will be requested to provide a park and ride plan.

- Signage:
 - No banners or signs on any park shelters or shade structures.

- Golf Carts and ATV's:
 - Reduce number allowed by event organizers. The City Special Event Team will review the number requested by each event organizer.
 - No ATV's without turf tires.

- Supply Trailers and Vehicles for Vendors:

- Supply Trailers and/or Vehicles not part of the vendor set-up may not be left in the park behind or near any vendor booth during the event or overnight.
- Set-Up on Concert Venue Lawn:
 - No set-up under or within ten feet of any park shade structure. Exception: If the concert venue is rented for a private event, the shade structures may be reserved.
 - The Park Shade Structures are for public use.
 - No tents may be set-up in front of stage area that will obstruct view. Exception: A small tent for sound production for concerts will be allowed.

June 13, 2018

Mr. Marlowe, Mayor, New Port Richey

Subject: Proposed Rezoning Application case #REZ2018-01

Dear Mr. Mayor:

My name is Wanda Cook and I live in New Port Richey at 4731 Sanctuary Drive. This letter is regarding a proposed rezoning application, case #REZ2018-01. This case (which is basically to rezone a parcel from R-1 to PDD in order to build a 142-bed assisted care facility) was reviewed by New Port Richey's Land Development Review Board, followed by a public meeting on May 17, 2018. The application is scheduled to be voted on at City Council meetings June 19, 2018 and July 3, 2018. My husband and I attended the Review Board meeting and voiced our opposition to the rezoning, as did many our neighbors who also oppose the proposed rezoning. I am writing now to reiterate, for your benefit, my opposition and encourage you to support the Land Development Review Boards' recommendation to **deny** the rezoning.

More specifically, I would like to rebut some claims that were made by the Applicant at the hearing and present additional arguments supporting the Boards' decision to **deny** the rezoning application.

Firstly, the meeting was opened by pointing out that it didn't matter how many people were there to object to the zoning change, the Board would follow the law. I agree we need to follow the law – including the zoning laws. The zoning law stipulates the property in question is R-1, and the restrictions that follow the law with respect to R-1 need to be followed, as well. I realize the law allows for rezoning; my point is the zoning law is in place to protect all of us, particularly those who would be negatively impacted by changing the zoning and we are relying on this law to protect our neighborhood and our home values.

Secondly, the Pasco County Local Mitigation Strategy, as developed by the Hazard Mitigation Committee and coordinated and prepared by the Office of Emergency Management, states that we are to lower the cost and demands on the city services.

The proposed rezoning, however, would greatly increase these demands. It also states any project should consider the impact on the surrounding community. ALL the surrounding neighbors, who this rezoning would immediately impact, are greatly against the rezoning. We gave the Board at the meeting on May 17, signatures of the immediate surrounding neighbors who oppose the rezoning. The one person who said they were not against this, does not live in the immediate area. To grant this rezoning, goes against the Pasco County Local Mitigation Strategy that the city of New Port Richey agreed to follow.

Additionally, please consider:

My husband and I went to the city planners before we purchased our property to see what protection we had, under the law, to make an informed decision. The city planner showed us the surrounding property was R-1 and wetlands. We were informed that we could buy with confidence because the undeveloped land adjacent to us was R-1 and wetlands. So, we purchased our home next to R-1 undeveloped land.

Ask yourself, would you buy a home in a single-family neighborhood, next to a commercial-type building with food service trucks making deliveries, ambulances, fire trucks, medical services, visitors, shift changes all through the day and night? Please protect the area zoned R-1; it was zoned R-1 for a reason and people in the community trusted our zoning laws to maintain the residential neighborhood we sought and desired.

At the public meeting, one Board member said, he thought “people should be able to do what they want with their property”. I agree, if it conforms with the zoning laws, deed restrictions, etc. that are put there to protect all the people, and not just one who wants to change the zoning for his benefit alone. That is the reason for the zoning restrictions - to protect the property next to each other. The Applicant bought R-1 property. He can do anything he wants, consistent with R-1 zoning, and we would welcome a single-family home built on the property – that would only enhance values in the neighborhood. If he wants to develop PDD on the part that is zoned PDD, then fine - he can do so. However, putting elderly people who need assistance in a high evacuation zone seems to be putting them, and us, at higher risk. It stresses the city’s emergency services that we will need during emergency situations. Common sense would suggest this is **not** a good location for an assisted living home.

One purpose of zoning laws is to ensure that one can buy a home and know that, for example, someone can't build a strip club next door to them, or a junk yard, or build a facility that creates traffic that is not consistent with residential zoning, etc. This common sense understanding of the purpose of zoning laws seems to escape certain individual Board members who should be protecting our neighborhoods, not destroying them.

I believe the proposed zoning change puts the city at risk, if they rezoned the property, as it would be unsafe for some 142 elderly that will need city services to evacuate in a flood or other emergency. How can that be a smart thing to do? This elderly care facility should be built in a safer zone and one that contemplates the intended use. Changing the zoning could come back with some liability on the City for endangering their safety. I also think the City could be liable for diminishing surrounding property values, as those who bought with the R-1 zoning and assurance of what that entailed, then to change the zoning puts the surrounding property values at risk.

I have rights to protect my property. Our zoning laws protect all the property owners. Please uphold the law for my property so I can enjoy my property in the manor it was zoned for, and I purchased on your assurance that the neighboring property was zoned R-1 and would remain R-1.

The Applicant also mentioned homeless people living on the property. I also bought 6 acres next to the property in question and had problems with some people trespassing and dumping. So, I cleared the Brazilian peppers off the property and the problem was solved -a simple solution to trespassing. It is my understanding that that problem was years ago, and is no longer an issue. There may be one or two vagrants that the police run off, but not as it was before. On my property (6 acres undeveloped), I simply cleared the Brazilian peppers off the property and that got rid of trespassers on my property. This is a simple low-cost solution to keep vagrants from trespassing. The solution to vagrants on a piece of property is certainly not to build an assisted care facility for which the property is not zoned.

The roads that service the subject property, Green Key and Main Street, are not good roads. They are filled with pot holes and patches, and flood every time it rains. To have a facility with 142 beds, plus staff, plus visitors and medical personnel will only tear up the roads even more. Heavy food service trucks coming and going on daily or weekly basis will again, tear up the

roads even more. There is a lot of foot traffic on these roads and they do not have sidewalks. These roads are built to serve a residential neighborhood of single family homes. They cannot handle much more traffic, unless there is a plan to repave, widen the road, install storm drains, and add sidewalks.

R-1 zoning never contemplated importing major amounts of fill dirt to raise the elevation of the property. Doing so would cause run-off on to the surrounding properties, mine especially. These wetland and low areas need to be protected. The amount of fill they would need to raise this building to 13 feet, when it is now an average of 3-5 feet, is enormous. It doesn't take an engineer to know what will happen, namely water running onto surrounding properties, causing erosion and flooding that will be detrimental to my property. I have experienced this before when someone raised a building site next to mine. They said they put in the necessary drains, but it is not the same. They were responsible for the damage they caused to surrounding properties. (This was in Houston, TX.)

Our Eco system is already being affected by the added drainage the County put in and redirected after Tropical Storm Debbie. The plant life is changing because of too much fresh water and too much silt going into the canals across Sea Forest Dr. The fish and wildlife are being affected, and to add even more run-off would seriously exacerbate an already bad problem.

In summary, I appreciate your time in considering my views on this subject and I trust you will faithfully carry out your duties as an elected official and look after the needs of all of New Port Richey's residents. I urge you to support the recommendation of the Land Development Review Board and **deny** the application for rezoning.

Sincerely,

Wanda Cook
4731 Sanctuary Drive
New Port Richey, FL 34652
813-451-4504

Proposed Rezoning by City of New Port Richey, Case #REZ2018-01

Stella Richard [stellatampa@hotmail.com]

Sent: Thursday, May 24, 2018 6:12 PM

To: Rob Marlowe

Importance:High

May 24, 2018

Dear Mayor Marlow,

Re: Proposed Rezoning by City of New Port Richey, Case #REZ2018-01

The purpose of this letter is to voice our strong opposition to the proposed Rezoning in Case #REZ2018-01. This case involves a parcel zoned R-1 that a developer is seeking to rezone PDD in order to develop a 142-bed assisted care facility.

On May 17, 2018, New Port Richey's Land Development Review Board voted 4-3 in opposition of the proposed rezoning. As property owners on Green Key Road, we fully support this recommendation AGAINST the rezoning as our property value will be directly impacted should the rezoning be approved. The City Council is currently scheduled to meet on June 19th and July 3, 2018, to determine as to whether the rezoning will be approved.

It would be in the best interest of Pasco County for the Review Board to accept the recommendation of the City Counsel. The parcel in question for rezoning is located in the City of New Port Richey, however, access to this parcel is via two streets in Pasco County's jurisdiction. Specifically, Green Key and Sea Forest Roads.

Following are some specific points as to why we oppose this Rezong.

1. The Current zoning is R-1 which is entirely appropriate for this residential area. The R-1 zoning should remain intact. Needless to say, the parcel in question lies in a Mandatory Evacuation Zone which is obviously not suited for an elderly assisted living facility. As previously mentioned, the roads that will be utilized to access the parcel in question are single lane roads. Specifically, Green Key and Sea Forest as well as Main Street. As far as Green Key and Main Street are concerned, these roads have no shoulders. These roads were constructed for residential traffic only. These roads were not meant to accommodate the high volume of a 142-bed assisted living facility. Such a facility would necessitate the means of constant Emergency Vehicles, Resident Transportation Vehicles, Medical Staff, Food Service Trucks, etc., etc., hence impacting these residential roads in a negative and hazardous manner.

2. In the event of a hurricane or a flooding emergency, the patients residing in the

proposed rezoning facility would need to be evacuated. Keep in mind that should such an emergency arise, the City and County's will have limited resources to safely evacuate the residents as their resources will undoubtedly already be stressed during such emergency. Keep in mind that the proposed rezoning parcel is in a low-lying area and a mandatory evacuation zone. Green Key often floods in moderate rainfalls as does Main Street. A major storm could very well threaten the safety of the residents as the roads may become impassable, hence creating a potential liability for the City and the County should the rezoning be approved.

3. The existing wetlands are absolutely essential to this area and will need to be preserved in order to handle run-off and surface water. The City and the County should not allow the existing wetlands on the proposed parcel to be reclaimed. The building of such a facility would require a tremendous amount of fill in order to meet the current elevation level required. This would in turn increase the run-off significantly, not only to our neighborhood but to other areas such as the canals in Gulf Harbors. This may also pose a major threat to marine life in the affected areas hence creating another potential liability for the City and the County should such a rezoning be approved.

4. The proposed 142-bed facility would undoubtedly negatively affect the property values of the residential home owners in the immediate area of the proposed rezoning parcel. Green Key is an actual Key. It is a very valuable and rare asset to New Port Richey and the community. This area is appropriately zoned R-1 and any new structures should solely be restricted for residential occupancy to preserve the value of this rare waterfront Key and its beach and boating community. The proposed rezoning will also negatively impact the neighboring areas such as Gulf Harbors, due to the increase in run-off. Sirens glaring from the frequency of emergency vehicles, medical staff, visitors, caregivers, food and delivery trucks, etc., etc., is highly inappropriate for this residential area. This again will significantly increase the potential liability to the City and the County.

Kindly consult with the City of New Port Richey and review the extremely negative impact this proposed rezoning would have in our area as well as the neighboring areas. Take into consideration the safety of the proposed assisted living facility residents who will be residing in a low-lying mandatory evacuation zone where moderate rainfall currently makes the residential roads in this community impassable.

We look forward to your support on our strong opposition to this proposed rezoning.

Thank you,
Victor & Stella Richard

PETITION

Subject: Rezoning Application Case #REZ2018-01

We, the undersigned, as residents in the immediate neighborhood of the subject Rezoning Application, **OPPOSE** the proposed rezoning from R-1 to PDD. We are concerned that the proposed rezoning will adversely negatively impact residential property values in the neighborhood and request that the subject application be **DENIED**.

①

- Name Wanda Cook Address 4731 Sanctuary Dr, NPR
- Name Dexter Cook Address 4731 Sanctuary Dr, NPR
- Name Louise Dellagrotta Address 6345 Fjord Way N.P.R
- Name Connie Rohr Address 6333 Fjord Way NPR
- Name Jerry Rohr Address 6333 Fjord Wky NPR
- Name Haven Longmire Address 6315 Fjord Way N.P.R
- Name W Address 6309 Fjord Way NPR
- Name Paul Stevas Address 6103 - Randu Ct NPR
- Name Suea Hall Address 6045 Fjord Way NPR
- Name Chgo Freeman Address 6203 " " "
- Name Don Elaine Keller Address 6327 Fjord Way NPR
- Name John Keller Address 6327 Fjord Way NPR
- Name DAVIS VAN Address 6321 Fjord Way NPR
- Name Douglas Tracy Address 6344 SPOONBILL DR.

②

- Name Mr & Mrs R. Keller Address 6215 Fjord Way NPR 341
- Name Mr + Mrs Chris Robinson Address 4749 Marine Pky 346
- Name _____ Address _____
- Name _____ Address _____
- Name _____ Address _____
- Name _____ Address _____
- Name _____ Address _____

PETITION

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Name Peggy Neelan

Address 5007 Forestay Ct

Name Sue Franzoni

Address 5091 Ensign Loop

Name Marylou Hontz

Address 3861 Topsail Trs.

Name Joseph A. Albarzella

Address 3853 Floramar Terrace

Name Nora Hernandez

Address 6351 Spoonbill

Name _____

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Judy Meyers

From: Frank Starkey <starkey.f@gmail.com>
Sent: Tuesday, June 19, 2018 4:45 PM
To: Mr. Rob Marlowe; Jeff Starkey; Chopper Davis; Matt Murphy; Peter Altman; Debbie Manns; Judy Meyers; Tim Driscoll; Mario Iezzoni
Subject: Food Truck Ordinance

Dear Mayor, Councilmembers and Ms. Manns;

I am writing to express my concerns with the Food Truck Ordinance being introduced at tonight's meeting.

Food Trucks are a great way to add vitality to Downtown and build a customer base to both support our current restaurants and establish a market for new restaurants. The vibrancy they help generate also benefits retailers and community events through additional "feet on the street." They should be welcomed and encouraged in our City, particularly downtown!

Unfortunately, much of the draft ordinance would serve to repel food trucks and frustrate the sorts of activity many of us want to generate Downtown.

Specific comments follow:

- Licensing requirements
 - License (IF ANY!) should be annual and should be nothing more than a matter of proving to the City that the operator is in good standing with all other required licenses (Health Department, Department of Revenue, DMV, etc.) and has the required insurance.
- The site plan requirement is an unnecessary burden on City staff and an onerous requirement for a food truck operator, especially for a one-time event.
 - Instead, the City should set forth clear expectations and requirements for food trucks:
 - Put this in a flyer that is given with the annual license;
 - Enforce the site requirements through citations, as necessary.
- On Private Property
 - We plan to host community-building and place-making events at The Central, which would include food and food trucks. Prohibiting food trucks on multifamily property and undeveloped property would negatively impact our ability to create the kind of lively attractive place to live that we are building.
 - Requiring a reasonable minimum distance from single-family property would be OK.
 - With the current glut of parking spaces downtown food trucks should be ENCOURAGED on standard parking spaces (not Handicapped ones), not prohibited on them.
- On Public Property
 - The 100' minimum separation from a licensed restaurant should be able to be waived in writing by the restaurant operator (similar to churches waiving restrictions on sale of alcoholic beverages within 1000').
 - Distance should be measured from the main entrance of the restaurant.
- Standards
 - the Space for sales/distribution area of 200sf seems small
- Railroad Square should be a designated food truck zone!

Thank you for your consideration of the above.

Judy Meyers

From: Debbie Manns
Sent: Tuesday, June 19, 2018 4:35 PM
To: Judy Meyers
Subject: FW: Cotee River Bike Fest Addendum

Judy,

Make a copy of her email and place at the dais tonight for City Council

Thank you,
Debbie L. Manns
City Manager

From: Farrell Roofing [mailto:farrellroofing@goteamfarrell.com]
Sent: Tuesday, June 19, 2018 1:42 PM
To: Debbie Manns
Subject: Cotee River Bike Fest Addendum

Ms. Manns,

The Cotee River Bike Fest is a tremendous opportunity to show case The City of New Port Richey and raise funds for the two charities that provide needed services to children and adults; The Children's Burn Camp and The Angelus House.

We originally proposed the idea of allowing liquor sales in the park during this event with the thought of increasing the monies raised for these two very important charities. We appreciate and recognize the concerns that Mayor Marlowe and Councilman Starkey have presented regarding this request. We would like to propose a compromise that we feel will benefit our events charitable recipients and downtown businesses that wish to participate.

We would propose that the City allow alcohol vendors to give out free samples of their brand to adult participants in the event. With the free sample, the vendor would provide a gift certificate to a local participating New Port Richey bar for a discounted drink with that brand.

We feel this compromise would benefit both charities, the event, the guests attending and the downtown vendors.

Thank you for the time and consideration.

Tina Farrell

--
Farrell Roofing
727-845-7663
Fax: 727-845-7664
farrellroofing@goteamfarrell.com