



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

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

**July 18, 2018
4:00 PM**

**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, Councilman Peter Altman and Councilman Matt Murphy. Councilman Chopper Davis was excused.

Also in attendance were City Manager Debbie Manns, City Attorney Timothy Driscoll, Deputy City Clerk Joyce Haasnoot, Police Chief Kim Bogart, Fire Chief Chris Fitch, Public Works Director Robert Rivera and Technology Solutions Director Bryan Weed.

DISCUSSION ITEMS

2 Annexation Study - Page 2

City Manager Manns introduced the item to Council. She stated the purpose of this work session was to review the updated results of the Annexation Study based on discussion at the last work session March 27th regarding the study. Since that meeting the City conducted a fiscal impact analysis that included cost of services and revenues as a result of annexation. It was decided that the City would not pursue annexation that would require a referendum in Phase I but only annexation requiring an interlocal agreement with the City.

She then introduced Phil Gonot from PMG Associates, Inc. who presented the findings to Council. Mr. Gonot discussed the criteria for establishing the boundaries for the current study. He stated the criteria should be to eliminate enclaves, eliminate areas requiring a referendum and include areas that would like to voluntarily annex into the City. Mr. Gonot reviewed a final boundary map showing areas to include in the first phase of annexation along with the demographics of those areas and the additional taxable value to the City.

Mr. Gonot discussed planning issues in regards to annexation. A benefit for businesses annexing into the City, the Floor Area Ratio (FAR) is higher in the City than in the County.

Mr. Gonot analyzed each line item of revenue that City currently generates. There would be one negative revenue item due to annexation which would be the loss of the surcharge to utility customers outside of the city limits. Once annexed, they would not pay the surcharge. Most line items would be increased revenue to the General Fund. Stormwater, street lighting and paving revenue increase would go to those particular funds. Total areas would generate \$215,000 additional revenue a year.

Mr. Gonot stated that additional staff needed would be one full time police officer, one full time code officer and one equipment operator in stormwater for a total of \$163,000 a year, that total includes salary and benefits. Other necessary funds for increased personnel, such as for vehicles could be funded through the the Penny 4 Pasco fund.

If the CRA is expanded to include annexed areas, the additional ad valorem taxes would go towards the CRA and not the general fund. For at least 8 years the City would see no direct impact to the general fund ad valorem, however, beyond that time frame it will limit the city's growth in ad valorem taxes to the General Fund. Of potential annexation areas, Leisure Lane would be best to include in the CRA boundaries in order to improve the area. City Manager Manns stated that all of Leisure Lane is neglected properties and would benefit from the additional resources.

Mr. Gonot reviewed the implementation procedures for annexation of enclaves. The City would begin discussion with the County and enter into an interlocal agreement rather than a referendum to make it happen. The City is required under state law to pass an ordinance with an analysis showing they can cover the costs and needs of the population associated with annexation. A survey of the areas would also be required. The City may then begin annexation.

Once the annexation is completed the City should identify other areas of future annexation along US 19. The city would need a referendum for that area and should enter into an Annexation Reserve Agreement with the County to include the areas the City is considering to annex.

City Manager Manns stated the City should do a referendum vote to straighten the boundaries of the City. From a logistics and service delivery perspective it makes the most sense. The City should annex neglected properties first to demonstrate success and then move forward with annexing other areas. Another reason to annex these areas is because of the problems that spill over to the City boundaries as a result of those problems not being completely addressed as they should be by the County.

Mayor Marlowe discussed complaints of gun fire received in regards to parcel 3 on Mr. Gonot's map that is located near Fire Station # 2. The City has received complaints on this property but it is in the Pasco County jurisdiction and would be a good area to annex.

Deputy Mayor Starkey wants to eventually annex Sea Forest, Gulf Harbors Woodlands and we should speak to the home owners associations. This should be sent to referendum so the City is not focusing solely on problem areas. Councilman Murphy agreed with Deputy Mayor Starkey and stated it would be a benefit to the City to have those areas, however, the City needs to give them a reason to want to annex into the City and should start with neglected areas and prove ourselves.

Councilman Altman asked for clarification regarding what constitutes an enclave. Mr. Gonot explained it must be 100 acres or if it's less than the required acreage it must be under 250 voters to be an enclave. Councilman Altman also asked for clarification on the 2 small lots of vacant land that is on the annexation boundary map and if we can annex land that has not been parceled. Mr. Gonot advised that all the land the City is looking at has been parceled. Councilman Altman confirmed if a referendum is voted and on and doesn't pass, the City will be required to wait a set amount of time before re-introducing the referendum.

Councilman Altman stated the City should do a referendum vote on a larger area and if it fails we

can see what the areas expect and what is necessary to eventually have a referendum pass as well as possibly determine other large areas that would want to be annexed. Councilman Altman noted an area near Trouble Creek that has no sewers but are in our service area. The City could develop a sewer project as an incentive to annex. There is also a large amount of undeveloped land in that area also provides an opportunity for better housing and does not have problem areas and could be a potential area to include in annexation. Sea Forest and Gulf Harbors have requested the City to acquire their utility system and would also be a good incentive to encourage annexation. The City can lower their utility bills with annexation and the City should consider an economic study in regards to acquiring the utility. An issue preventing Gulf Harbors residents from wanting to annex would be the increase in taxes. Other than annexing Gulf Harbors we should also discuss with the County allowing the City to collect a surcharge from county residents for stormwater and streets since they are part of the City's drainage and watershed going to the gulf.

Councilman Starkey said that before we add a referendum for Gulf Harbors annexation we need to lower our millage rate. All of Council agreed they'd like to see a workshop with the residents of Gulf Harbors before jumping into a referendum to see their feelings on annexation. City Manager Manns said she has spoken to Gulf Harbors residents and they do not want annexation. Councilman Murphy stated that the home owners association is a small group and may not represent all the residents.

Public Works Director Robert Rivera stated to Council that the City is currently doing a revenue sufficient study in regards to acquiring the Gulf Harbors utility, FGUA, and it will be presented to Council once complete. Public Works Director Rivera explained also that language was added to all new utility services agreements that once the City is either adjacent to the new utility area or works its way out to the area, the area automatically annexes into the City.

Mayor Marlowe stated to look east of the City for annexation also and confirmed that he wants to explore the possibility of a referendum and to begin with annexation of the enclaves.

Councilman Altman discussed a bond that was issued approximately 25 years ago while he was on council to cover parks and recreation costs within the County. It was decided that since the City of New Port Richey already had their own funding for parks and recreation the bond would not include the City. When the bond was voted on for referendum it did include the City. The City has been paying a full share of county park and library taxes but has not received any funding. The City should have received a share of funding when the bond was issued 25 years ago and the City residents have been paying a double tax for parks and libraries.

Mr. Gonot again stated that the City should enter into an Annexation Reserve Agreement with the County to include the areas the City is considering to annex. Deputy Mayor Starkey discussed that West Pasco continues to be neglected by the County and it could be a plus towards annexation support.

Before the close of the meeting, Deputy Mayor Starkey asked to add communications to discuss the dumpster ordinance. The City's ordinance requires fencing but no gates and he would like to see the ordinance amended to require gates in the front of dumpsters. He also discussed the food truck ordinance that was tabled at a previous council meeting and stated he is in favor of the ordinance because of the crowd it brings in to the town. He feels that restaurant owners can come up with ideas to increase their business while food trucks are in town.

Mayor Marlowe agreed with Deputy Mayor Starkey and used Beef O'Bradys as an example stating that since they've been in business there hasn't been any changes in the dynamics to the restaurants downtown. Councilman Altman suggested reviewing the food truck ordinance that the City of Gainesville passed.

3 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 4:54 p.m.

Approved: _____ (date)

_____ (signed)

Initialed: _____

Joyce Haasnoot, Deputy City Clerk