



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

February 5, 2019
5:00 PM

ORDER OF
BUSINESS

1 **Call to Order - Roll Call**

The meeting was called to order by Mayor Rob Marlowe at 5:00 pm. Those in attendance were, Deputy Mayor Jeff Starkey, Councilman Chopper Davis, Councilman Peter Altman and Councilman Matt Murphy.

Also in attendance were City Manager Debbie Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Economic Development Director Mario Iezzoni, Public Works Director Robert Rivera, Development Director George Romagnoli, Finance Director Crystal Feast and Technology Solutions Director Bryan Weed.

DISCUSSION ITEMS

2 **Discussion on Future CRA Projects- Page 2**

City Manager Manns introduced the item to Council. She stated the purpose of this work session was to discuss possible future CRA projects. She stated that the City entered into an agreement with Kimley-Horn and Associates, Inc. in April 2017 to assist with updating the CRA Plan and that Keith Greminger and Kelly Klepper were in attendance to answer any questions. City Manager Manns stated the City has until October 2019 to submit its updated plan. Projections show an estimated \$134 million in revenue over the next thirty years.

Mr. Greminger began his presentation by giving an overview of the Plan update. Highlights included community engagement survey, strategic planning, quick wins, public art, building on investments, redevelopment incentives, ULI Technical Assistance Panel report, city beautification opportunities, targeted redevelopment areas, financial analysis. Next steps included finding of necessity, final Plan update, approval of the update, and CRA extension.

Mayor Marlowe then opened the floor for public comment. Bob Smallwood came forward and

stated that the debt service on the Rec Center is quite large. He asked about the general fund loan listed on the projection sheet. He stated more funding needed to be given to Main Street but that was a discussion for another time.

John Kane came forward and stated he has talked a long time about a bike path on Grand along the river. He stated Grand could be converted to a one-way and the other lane used for recreational activities. Mayor Marlowe stated the underpass project is one that is going to be discussed. Deputy Mayor Starkey stated a joint Interlocal Agreement has been signed and a cost allocation study is in the works.

With no one else coming forward, Mayor Marlowe closed public comment. Councilman Altman stated when you look at the revenue coming in from the growth curve versus the first round of projects, there has been discussion in the past about hesitation on financing. If the projects bring in the tax base he hopes this Council will be willing to discuss an investment strategy. Once the CRA Plan is approved it should move forward. He spoke with Walt Casson after the election last year about creating a historic walkable downtown. There are some specific project discussions that need to take place. We have heard what Tallahassee wants to see done with CRA's. The County seems in on our redevelopment plans. We are in a critical juncture. We need to look at the gateway project.

Deputy Mayor Starkey asked Councilman Altman about his comments on higher densities. Councilman Altman stated that his point was things could be moved and shuffled around.

Deputy Mayor Starkey stated two main things to focus on is west side of US19 especially from Green Key to Main Street.

Councilman Davis stated the whole stretch from Main Street to the bridge needs to be looked at. He also stated we need to look at the old hospital property. Once the Hacienda gets up and running he feels they will need more space.

Councilman Murphy agreed with the comments about improving the gateway. The underpass project looks like it is going to get some traction. He would like to see improvements to the boat ramp and the building where the Chamber is located.

Mayor Marlowe stated he would focus all along US19 from the bridge down to Floramar. He would like to see a gateway feature at US19 and Main Street. In regards to financing projects, he is not opposed to looking at it but cautioned against what was done in the early 2000's by bonding out and going on a spending spree.

Councilman Davis stated both Adamek properties are for sale. He stated Mr. Iezzoni's office could help.

Mayor Marlowe stated the building on the north side has serious issues. If we look at it as an opportunity we could look at expanding storefronts.

Councilman Altman stated the boat trailers cannot be parked out on Main Street once Main Street Landing is open.

Councilman Davis stated if we work with the County we could possibly use school parking with municipal transportation on weekends for boat trailers.

Councilman Altman stated that in response to Mr. Smallwood's question from earlier the loan from the CRA to the City was one of the three bonds that were paid off when the City drew money from its public utility. The general fund loaned it to the CRA.

Deputy Mayor Starkey asked Mr. Iezzoni about rent rates over the last five years. Mr. Iezzoni stated they were about \$6 and have gone up to \$11-\$14sq. ft. He is encouraged with the rent rates. We are very affordable.

Councilman Davis asked about the objective of the work session and City Manager Manns stated it was to discuss projects and direct staff to prioritize them.

Deputy Mayor Starkey stated the gateway project would be a priority and Mayor Marlowe stated he agreed and we should start at Main Street and go north and south.

Councilman Altman then read his list of proposed projects as follows:

- **Gateway Redevelopment**
 - Major Infrastructure Plan
 - Drainage
 - Parking
 - Master Plan to Rebuild
 - Boat Ramp/Redesign
 - Entryway – Signage/Gateway
- **Historic District**
 - Gibbs Study Implementation
 - County Land Exchange (Ball Field)
 - Install Wireless Network
 - Parking – Acquire Private and Upgrade
 - Expand Streetscape
- **Bicycle Path**
 - Grand to Marine Parkway
 - Sims Park to Port Richey - Underpass
 - U.S. 19 Crossover – Pedestrian/Bicycle
 - Connect Spur to Coast to Coast
- **3P – Public/Private Partnerships**
- **Residential Enhancements**
 - Curb Appeal – Right-of-Way Upgrades
 - Alley Rehabilitation
 - Fix Up Grants
- **Corridor Improvements**
 - Gulf Drive – Utilities Buried, etc.
- **Tourism Facilities**
 - Recreation Enhancements

- Dockage
- Boat Ramps
- River Taxi
- Training Facilities
 - Olympic Swimming Pool

Councilman Murphy stated there are areas where we could expand downtown and build to increase density.

Mayor Marlowe suggested expanding CRA to cover the annexation of Leisure Lane and Van Doren. He would like us not to lose sight of that opportunity.

Deputy Mayor Starkey stated the hotel/motel ordinance will tremendously help along the US19 corridor.

Mr. Greminger stated that private investment always follow public investment. He stated they will look at prioritizing the projects.

Mr. Klepper stated that the City has willing partners who want to be part of a 3P. He goes to a lot of areas and unfortunately the market or partner is not there.

Joan Nelson Hook came forward and stated that our library will be 100 years old in 2020. She stated there was no discussion on the library. Our library needs polishing. Mayor Marlowe stated the item on the regular agenda later tonight will help get the improvement process for the library moving.

Walt Casson came forward and complimented Council on their planning. He stated New Port Richey is unique and he encouraged not to change the downtown too much. He stated putting a large residential building across from the Hacienda would diminish it. He encouraged Council to reconsider putting a higher density in the downtown. He would like to see the character of the downtown maintained.

Bob Smallwood came forward and stated he did not hear any discussion about the former HCA site. City Manager Manns stated that was a targeted areas we discussed tonight.

Nitszu Lo came forward and stated he just moved here from Charlotte. He sees a lot of people going to Sims Park but there is really nothing for people from 20-30. There is nothing for his age group to engage them or get them to spend money. There is no commitment to keep them engaged. If there is no engagement people will move out. Councilman Davis asked Mr. Lo if he thought we were losing the younger population with older plays at Richey Suncoast and he stated yes. Mayor Marlowe encouraged Mr. Lo to speak to Lia Gallegos with Rock the Boat.

There being no further business to consider, upon proper motion, the meeting adjourned at 6:12 p.m.

Approved: _____ (date)

_____ (signed)

Initialed: _____

Judy Meyers, CMC, City Clerk