



**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**  
**January 19, 2021**  
**5:30 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 5:30 p.m. Those in attendance were, Deputy Mayor Chopper Davis, Councilman Peter Altman, Councilman Matt Murphy and Councilman Mike Peters. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, City Attorney Timothy Driscoll, Assistant City Manager Rodd Hale, Finance Director Crystal Feast, Economic Development Director Charles Rudd, Public Works Director Robert Rivera and Technology Solutions Director Bryan Weed.

**DISCUSSION ITEMS**

2 Discussion of Pedestrian/Bicycle Overpass at US19 and Marine Parkway - Page 2

City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to to facilitate a discussion related to the planning, designing and constructing of a pedestrian/bicycle overpass on US 19 at Marine Parkway. The purpose would be for pedestrian and bicycle traffic and possibly golf cart traffic. In 2016, a Pedestrian Bridge Feasibility Study was conducted by Kimley-Horn and Associates. The conclusion of the study was that a prefabricated steel truss bridge was recommended with a probable cost of \$3m. which included property acquisition and utility relocation. There is a grant opportunity that the City is looking at. She then introduced Economic Development Director Charles Rudd who then made a presentation to Council. Mr. Rudd began his presentation by highlighting the previous design which would span across U.S. 19. Mr. Rudd then highlighted a new configuration. Mr. Rudd then highlighted the requirements for right-of-way acquisition and maintenance. Decision points included whether to move forward with the project, golf cart use and funding. Deputy Mayor Davis asked why it could not just run down Marine Parkway and Mr. Rudd stated the length would be determined within the design phase. City Manager Manns stated the design consultant would help to determine ADA requirements for the ramp. Mayor Marlowe stated while it may be nice to have golf carts it would add a major expense and we should tell FDOT that golf carts cross U.S. 19 now. Deputy Mayor Davis stated we are building a ramp for those to use who do not live in the city. Mayor Marlowe stated when the underpass project was discussed there were concerns as well as FDOT funding does not cover golf carts. Councilman Murphy asked what

the price difference would be and City Manager Manns stated in all likelihood it would be double the cost and grant funds would only cover the pedestrian and bicycle portion and the City would have to fund the rest of the project. Deputy Mayor Davis stated we need more costs on the acquisition of property. Councilman Murphy asked about the dimensions and Mr. Rudd stated he could research other paths around the state. City Manager Manns stated there was a budgeted allocation of \$100k for planning. Councilman Altman stated there have been several discussions regarding the Coast-to-Coast Trail. He stated the advantage to connect to the Pinellas Trail is that there is an interested party who would help us connect to the coast. Councilman Altman stated we have had very little appetite to increase bus transit traffic. The County has also discussed the possibility of an express bus into Pinellas County. The County is looking for a some kind of bus transfer station. He stated it would be worthy to know what the County's intentions are. Mayor Marlowe stated there is potential around Floramar where the station could be located. He stated he does not really see the need for it as there are two transfer stations in the area already.

Mayor Marlowe then opened the floor for public comment. Shelly Sorenson, 5500 Riva del Place, NPR came forward and stated it is easy to see the large cost of the project but it would also bring more people and money into the city. Gunther Flaig, 7712 West County Line Rd., Odessa, came forward and stated he has been discussing the link to trails for over ten years. He then discussed the trail along Trouble Creek and down Strauber Highway. He is on the County BPAC and they are working on recommendations for the MPO and the BOCC. He stated as a cyclist there is nothing more enjoyable than riding your bike in a safe manner through the countryside. He stated there is a wonderful opportunity in conjunction with the overpass to join the east and west sides. It will also create a great link with cycle tourism. Dan Hollback 5614 Red Snapper Ct., NPR came forward and stated he thought the crosswalk should be located at Main and U.S. Highway 19 especially with the college. John Kane, 6041 Florida Avenue, NPR came forward and stated that the using the multi-use trail and golf carts together cannot operate safely. He stated he is leery about Marine Parkway. He understands the advantages and although it would benefit some he can cross U.S. 19 with the light. There are not a lot of overpasses with the Pinellas Trail. There is an element of risk and you have to be cautious. Mayor Marlowe closed public comment and returned the floor to Council.

Councilman Murphy stated we should make it wide enough to accommodate things in the future. He stated we should see what the County's plan are for the bus transfer station and see if it can save us money. Councilman Altman stated that we really need to understand the economic benefit it will have to open it up to bicycle enthusiasts from Pinellas County. This is our one shot to connect to tourism. He stated we spent millions on the trail along Marine Parkway. We have to see how this will connect with the new Grand Blvd. bridge. Mayor Marlowe stated it will work for our residents to safely cross U.S. 19. This is a first step. From a safety point we need the overpass at U.S. 19 and Marine Parkway and the underpass at the bridge. Making a safe way across is critical. Councilman Peters asked if there was a timeline to apply for the grant. Mr. Rudd stated it was March. Councilman Peters asked for an explanation of the projects on the MPO list. Councilman Murphy stated it depends on the status of the project and land acquisition. Councilman Peters stated that he is in favor of a connector and bridge.

3 Property Acquisition Update - Page 8

City Manager Manns introduced the item to Council. She stated there was some discussion last year about the possible acquisition of three properties. She then introduced Economic Development Director Charles Rudd who then made a presentation to Council. Then Mr. Rudd highlighted each of the three properties. The first property is located at 6348 River Road is an income producing property and is currently leased to a pediatrician's office. An appraisal was done in October 2019 and it was \$410k and was based on a sales approach and not income producing approach. The owners at that time were asking for \$1m for the property. The owners believed the income should have been included. She stated that staff is waiting on information in order to bring an update amount on the property.

The second property is located at 6356 River Road and is vacant. The property is owned by the Potter's. The appraisal came in at \$170k and an offer was made at that time in the amount of \$200k which was rejected. The owners made a counter offer of \$300k. The City decided to have a review appraisal done and it was determined the amount was \$275k.

The final property is located at 5432 Acorn Street. When this property was presented it was for boat ramp purposes. An engineer was hired to determine whether the property was large enough to accommodate the traffic and it was determined to be so however it was not large enough for parking. The first appraisal that was done was for \$190k and the owner at the time wanted \$250k. Mr. Rudd made an offer of \$210k which was rejected. The property was sold for \$250k and the new owner indicated an interest in selling the property to the City at their cost plus some expenses they incurred since taking ownership for a total of \$260k. It would establish a boat and kayak ramp. This is the type of project that would be grant eligible.

Deputy Mayor Davis stated the first property has limited space along River Road. He stated it would have to be purchased along with the second property. He stated he has reservations about the third property as there is a kayak launch already in Sims Park and a vendor.

Councilman Peters asked if we need another boat ramp. He stated the first property has more advantages than the third property. He has some reservations about the third property. He stated he sees the first two properties as opportunities to expand Sims Park across the river.

Mayor Marlowe stated the first and second properties could be used as overflow for the existing boat ramp. He stated the first and second properties would need to be purchased together. He stated the third property is not as essential as the other two.

Councilman Altman stated that this should be sent to the CRA. He stated the third property could be incorporated into the property the City already owns. He stated there are several people in MSL with paddleboards. He stated both church properties were filled during scallop season. He stated from an economic standpoint the CRA could look at the potential in the next few months. He stated there also needs to be a buffer. As much as a footprint we can have on the river we should take it. It will allow for us to rent things more quickly. He thinks the third property has a lot of merit and could be used as a pocket park.

Councilman Murphy asked if there was grant opportunities for the first two properties. City Manager Manns stated yes but it would be limited as there is not a specific plan for the redevelopment of those properties. Councilman Murphy stated the second property would be the most important in order to expand the current boat ramp. Councilman Murphy stated he did not think the third property would be big enough for a boat ramp and it would be more suitable for ecotourism. He stated we should focus on the second property. He stated we should approach the County for help to acquire the properties to expand the boat ramp or have County residents purchase a pass to use the boat ramp.

Mayor Marlowe stated the third property could be used as a pocket park. Deputy Mayor Davis asked to get information from Port Richey on their boat ramp. Councilman Peters stated he can see a paddleboard and kayak park.

Mayor Marlowe opened the floor for public comment. John Kane, 6041 Florida Ave., NPR came forward and stated the first two properties would not be an ideal investment. He stated the third property would be great for a pocket park. It already has a kayak launch. Tim McClain, 5443 Main Street, NPR came forward and stated he sees the use behind the Chamber building. He stated the third property would be a good pocket park. Fred Sorenson, 4003 Rudder Way, NPR, came forward and stated he is the owner of the third property. He stated he made a commitment at a meeting with Mr. Rudd and City Manager Manns that he could sell to the City for the purchase price plus expenses. It would be nice to retain it for everyone's use. He has had other interested parties who have offered higher for the property but those offers have been rejected so far. With no one else coming forward, Mayor Marlowe returned the floor to

Council. Councilman Altman asked if we could hold a CRA meeting as this does not fit into the General Fund budget.

4 Communications

None

5 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:52 p.m.

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

\_\_\_\_\_ (signed)

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

Judy Meyers, CMC, City Clerk