



**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 2, 2021**  
**5:00 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 5:00 p.m. Those in attendance were Councilman Peter Altman, Councilman Matt Murphy and Councilman Mike Peters. Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Finance Director Crystal Feast, Economic Development Director Charles Rudd, Public Works Director Robert Rivera and Technology Solutions Director Bryan Weed. Deputy Mayor Chopper Davis arrived at 5:35 p.m.

**DISCUSSION ITEMS**

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City Manager Manns introduced the item to Council. She stated the purpose of the work session was to present the proposed Nebraska Avenue Parking Lot Improvement Project. She stated staff has worked with Kimley-Horn & Associates, Inc. on this project for over a year. The purpose of the project is to come into compliance with LDC parking and landscape standards along with gaining additional parking spaces. There is a need to increase parking spaces due to the Hacienda opening later this year. She then introduced Nicole Berlin from Kimley-Horn & Associates, Inc. and Keith Greminger from Stantec who then made a presentation to Council. Mr. Greminger began the presentation by stating that there was about 90 spaces in the existing lot and would increase to 106. In order for Nebraska to meet Lincoln the sanitary sewer lines would need to be moved. Total estimated cost would be over \$800k. Mayor Marlowe asked why the sewer would need to be relocated and Mr. Greminger stated normally utilities are located within the ROW's. Mayor Marlowe also asked if there is anything to preclude Council from squaring it off in the future and Mr. Greminger stated no. City Manager Manns stated the consultant on the Master Plan has provided some options. Councilman Altman suggested to talk to the owner and hold off on the plans. He stated the marginal cost for the additional spaces is high. Councilman Altman stated there have been discussions with the owner about building on the other side. He stated we have an opportunity to pick up some space from the County on Missouri that could be used for parking. Councilman Murphy stated he has no issue on waiting as long as project costs do not increase. City Manager Manns stated they will hold a price for 45

days. Councilman Peters suggested we could acquire property more to the south and move the parking there so Nebraska could be used as a pedestrian mall. Councilman Peters stated it may make sense to redevelop this parking lot to gain spaces. Mayor Marlowe opened the floor for public comment. He asked Frank Starkey to come forward. Mr. Starkey stated he would like to see the building halfway between where it is in option 3 and closer to the sidewalk. When you pull the façade back you create retail corners and can incorporate a courtyard. Councilman Altman stated he was the one who recruited Grady Pridgen to come into the city. He stated Mr. Pridgen had always wanted some height downtown. Councilman Altman stated Mr. Pridgen has an appetite for something larger and with height. He would like to set a date in the future and invite Mr. Pridgen into the discussion. Mr. Starkey suggested not developing the plans into too much more detail and leave it up to an RFP. It is important to connect the walkability Bank Street west to the river. Councilman Peters asked if we did not square it off it would leave developers more options. Mr. Greminger stated whatever the developer puts there they will need parking. Councilman Peters asked if the pond would be filled and Ms. Berlin stated it would be a dry pond. Deputy Mayor Davis asked if the property on the south side of Missouri is still for sale. Councilman Peters asked if we will take full ownership of the property and City Manager Manns stated the City currently has an agreement with the County which allows for the City to make improvements. She stated the County Administrator has made a verbal agreement that the property will be exchanged. Councilman Altman stated Mr. Pridgen has expressed interest in doing something with the building on Bank Street if the City obtains it.

3           Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 5:42 p.m.

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

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

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

Judy Meyers, CMC, City Clerk