



**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**  
**June 8, 2021**  
**6:00 PM**

---

**ORDER OF  
BUSINESS**

1 Call to Order - Roll Call

The meeting was called to order by Mayor Rob Marlowe at 6:00 p.m. Those in attendance were Councilman Peter Altman, Councilman Matt Murphy and Councilman Mike Peters. Deputy Mayor Chopper Davis was excused.

Also in attendance were City Manager Debbie L. Manns, City Clerk Judy Meyers, Finance Director Crystal Feast, Fire Chief Chris Fitch, Economic Development Director Charles Rudd, Parks and Recreation Director Kevin Adams, Technology Solutions Director Bryan Weed, Human Resources Manager Bernie Wharran, Deputy Police Chief Lauren Letona, Systems & Services Librarian Stephanie Jones and Assistant Public Works Director Barret Doe.

**DISCUSSION ITEMS**

2 Presentation of Final Draft US Hwy 19 and Downtown Master Plans

City Manager Manns introduced Economic Development Director Charles Rudd who then presented the item to Council. He stated the purpose of the work session was to review the final drafts of the Master Plans for the US Highway 19 and Downtown corridors. He then introduced Tom McGilloway from Mahan Rykiel Associates who then made a presentation to Council. Mr. McGilloway stated this was the culmination of several meetings. The final plan incorporates all of the comments from the previous meetings. Mr. McGilloway then highlighted the frameworks and time periods to implement. He then highlighted short-term projects which included Active and Micro-mobility, parking, public art, housing, design guidelines, Railroad Square east, Cavalaire Square, south Grand, the Health building, Palm District, Main Street Gateway area, Rivergate area. Mid-term projects were Main Street streetscape, Railroad Square west, Sims Park boat launch and Chamber site. Long-term projects included east Main, Rivergate, Southgate, Marine Parkway and US 19. Private sector driven projects included Main and Bank infill, pop up container park, Main and Grand opportunities which included infill and façade improvements, Grand and Circle Blvd. in fill opportunities, Bourbon on Main façade improvements, Sims building improvements, east Main arts district, south Grand business

district, River Road Plaza, turning the old church property into a park space, David Plaza improvements, south gateway area improvements, north gateway area improvements. Mr. McGilloway then highlighted the cost estimate. Public investment is estimated \$33-\$37m and private investment \$125-\$235m.

Mayor Marlowe stated Cavalaire Square is concrete block and could not be moved. City Manager Manns stated it is possible but is expensive. He stated he spoke to Frank Starkey and he suggested widening the sidewalks instead of a center bike lane over to the flashing light at Lincoln. Mayor Marlowe stated he did not like the idea of a building at the boat ramp. He would like to see the boat ramp on the west of US19 constructed. It would be a joint project with the City of Port Richey. Councilman Murphy asked what part the City owns for the boat ramp and City Manager Manns stated we don't own anything but some of it is within the city limits. Councilman Altman stated there is an importance in pursuing a boat ramp on the west side. It would reduce speeding along the river. He liked the north gateway concept. He stated the first steps in the downtown is to make sure we have the economic formula. He is all for a CIP that has a formula. Councilman Altman stated there are also opportunity zones around town. He stated we should add the West Pasco Press building to the list. Councilman Altman stated walkability and microtransit is becoming more popular. He stated he would like to see the City pushed forward. He stated we need to have a working plan and strategy. Councilman Altman then talked about stormwater and where the water is diverted to. Councilman Peters stated he would like to see more stormwater diversion in order to keep the river cleaner. He stated we need to encourage commercial and residential investment. He stated an increase in density needs to happen. Councilman Peters stated he would like to see the parking for the boat ramp moved to allow for more redevelopment. He stated he can appreciate having more shade trees throughout the city. He stated the bike lane up Grand did not seem practical. Councilman Peters suggested restriping Grand as a test for bike users. He stated we are already working on public art and all cities should have a good art program. He would like to see an increase in housing stock. He liked the ideas for Railroad Square. Councilman Peters stated the gateways are important. He suggested palms on all four corners at Main and US19. He asked Mr. Rudd how do we bring in private investment and Mr. Rudd stated private investment follows public investment. He stated there is a tremendous amount of interest out there right now. He stated what they look for is a busy and successful downtown. Mayor Marlowe stated that Green Key Rd. is sadly looking and with minimal investment it can be fixed up. He stated there are also opportunities south of Keiser University. The Palm District is ripe for redevelopment. Councilman Murphy stated that once the bigger projects are done like the Hacienda will draw people in. City Manager Manns stated the City's real advantage is that we demonstrate ourselves to be a project partner. We champion them through processes. Mayor Marlowe stated we are definitely at a point where we need to expand our focus. He stated we need to get the excitement to spread into the other areas of the city. Councilman Altman stated he is excited to see his colleagues all of the same mind. What people are seeing is what is generating the excitement. He stated the FDOT is loaning money to redesign urban dense places. Councilman Altman then talked about the Gibbs study that was completed a few years ago and the goals that were to be implemented. He stated the City needs to get behind the redevelopment. He stated everyone has a role to play. He stated he is ready to purchase a trolley as one will be needed once the parking garage opens. Mayor Marlowe stated we should think about reconfiguring the lanes on Grand Blvd. in the short term. He stated he is not sure a turn lane is needed. Councilman Altman stated it could start having side streets used for movement. Councilman Peters stated that the car show utilized that space on Grand. He stated we have to present our bicyclists a safe pathway on the roads. Mayor Marlowe stated he is pleased what has happened over the last six years but we can do better. Councilman Altman stated that alleys are public spaces. He stated they should be functional, safe and clean.

Mayor Marlowe stated the discussion on golf carts is on the next agenda. He stated the high speed on the study was 93mpn. Councilman Altman stated there has been an interest in a 4th of

July event. He stated he would like to start directing events towards the downtown businesses. He would rather have the City put in funds instead of relying on beer sales. Mayor Marlowe stated he would like to see it postponed until Labor Day to allow for more vaccines. Councilman Murphy stated it could be a one night event and beer sales would not be necessary. Councilman Peters asked if there are any plans that can be shared and City Manager Manns stated she needed confirmation from three Council to move forward with a fireworks show. She stated the City will still move forward with a Labor Day celebration. Councilman Murphy and Peters both stated they would like to see staff contact Mr. Gilliss about a 4th of July event. Mayor Marlowe stated we need to look at what kind of crowd we want and if it is a family-friendly event. Mayor Marlowe stated there were many positive experiences from the recent car show.

4 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:18 p.m.

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

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

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

Judy Meyers, CMC, City Clerk