



**MINUTES OF THE CITY COUNCIL REGULAR MEETING**  
**CITY OF NEW PORT RICHEY**

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

February 1, 2022  
7:00 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 7:00 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 Attorney Timothy Driscoll, City Clerk Judy Meyers, Police Chief Kim Bogart, Finance Director Crystal Feast, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Library Director Andi Figart, Parks and Recreation Director Kevin Adams and Technology Solutions Director Bryan Weed.

2 Pledge of Allegiance

3 Moment of Silence

4 Approval of January 18, 2022 Special Meeting and Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

5 Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

Mayor Marlowe opened the floor for public comment. William Labbanz, 5415 Main Street, NPR came forward to speak about the upcoming Dessert Stroll hosted by New Port Richey Main Street. Reyna Giler, 5500 Main Street, NPR came forward to say congratulations for a successful Christmas Parade. She also spoke regarding bringing more people to the businesses on the west side of the river. With no one else coming forward for public comment, Mayor Marlowe closed Vox Pop.

6 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

a Parks and Recreation Advisory Board Minutes - December 2021

b Purchases/Payments for City Council Approval

7 Public Reading of Ordinances

a Second Reading, Ordinance No. 2022-2247: Voluntary Annexation for JEA Property Holdings, LLC and Hudson Bay Developers, LLC

City Attorney Driscoll read the proposed ordinance by title only. Mayor Marlowe asked if there were any changes from first reading and City Manager Manns stated no. She stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance for the voluntary annexation of 18.9 acres located on Sea Forest Drive. Upon opening the floor to public comment, Barbara Wilhite, 6327 Grand Blvd., NPR came forward to urge Council's approval of the project. With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

b Second Reading, Ordinance No. 2022-2248: Small Scale Future Land Use Amendment from County RES-24 Classification to City MF-HDR-24 Classification for 18.9 Acres on Sea Forest Drive

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance for a small scale future land use amendment to assign a future land use designation of HDR-24 to the 18.9 acres +/- of property located on the east and west sides of Sea Forest Drive just south of South Road. The project consists of 50 apartments and 32 townhomes. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

c Second Reading, Ordinance No. 2022-2249: Rezoning of 18.9 Acres on Sea Forest Drive to Planned Development District - Residential

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a second and final reading of an ordinance for a small scale future land use amendment to assign a zoning designation of Planned Development District – Residential to the 18.9 acres +/- of property located on the east and west sides of Sea Forest Drive just south of South Road. The DRC and LDRB recommended approval of the PDD-Residential designation. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Mayor Marlowe asked about the density and Mr. Cornelius stated that they are developing significantly less than what is allowed. Councilman Altman asked about density rights and if there has been any follow up if the developers will contribute to the pool and City Manager Manns stated there have been some discussions and staff is pursuing the matter. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Chopper Davis and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

d First Reading, Ordinance No. 2022-2252: Rezoning for 7940 Rutillio Ct.

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced

Brad Cornelius who presented the item to Council. He stated that the purpose of this agenda item was to conduct a first reading of an ordinance for the rezoning of 7940 Rutillio Court from General Commercial (C-2) to Light Industrial (LI). The property is just short of an acre in size. The future land use map for the area is industrial. The DRC and LDRB both recommended approval. Councilman Peters asked if each property owner would have to request a rezoning or could Council initiate a total rezoning for the area. Mr. Cornelius stated that would be addressed in the updates for the Comp Plan. City Manager Manns stated the City initiated a rezoning of the area just over a year ago but there were property owners who were operating commercial businesses and the light industrial classification may reduce the value of their property. Upon opening the floor to public comment, George Romagnoli, 6235 Florida Ave., NPR came forward and stated the City Manager was being very kind as the businesses were very much against the rezoning. With no one else coming forward Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Pete Altman and seconded by Mike Peters. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

e First Reading, Ordinance No. 2022-2254: Rezoning for 7944 Rutillio Ct.

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Brad Cornelius who presented the item to Council. He stated that the purpose of this agenda item was to conduct a first reading of an ordinance for the rezoning of 7944 Rutillio Court from General Commercial (C-2) to Light Industrial (LI). The property is .14 acres in size. The DRC and LDRB recommended approval. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Chopper Davis and seconded by Pete Altman. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

f First Reading, Ordinance No. 2022-2255: Rezoning for 6530 Orchid Lake Rd.

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Brad Cornelius who presented the item to Council. He stated that the purpose of this agenda item was to conduct a first reading of an ordinance for the rezoning of 6530 Orchid Lake Rd. from General Commercial (C-2) to Light Industrial (LI). The property is .87 acres in size. The DRC and LDRB both recommended approval. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Mike Peters and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

g First Reading, Ordinance No. 2022-2257: Amendments to Fire Pension Ordinance

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to conduct a first reading of an ordinance amending the City of New Port Richey Firefighters' Retirement System in respect to Benefit Amounts and Eligibility and Pre-Retirement Death. The changes have been approved by the Firefighters' Board of Trustees and they are as follows:

- Section 17-41, Benefit Amounts and Eligibility, Section 17-42 Pre-Retirement Death, Section 17-45, Optional forms of Benefits, and Section 17-50-1, Minimum Distribution of Benefits are all being amended to provide for recent changes to the Internal Revenue Code changing the required distribution from 701/2 to age 72.
- Section 17-42, Pre-Retirement Death, is also being amended to clarify numbering throughout the section for consistency and accurate references.

The proposed changes have been reviewed by the Plan's actuary and it has been determined that the changes will have no impact on the assumptions used in determining the funding requirements of the

program. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Mike Peters and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

h First Reading, Ordinance No. 2022-2256: Prohibiting Boat Trailer Parking

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Public Works Director Robert Rivera who then presented the item to Council. He stated that the purpose of this agenda item was to conduct a first reading of an ordinance providing for the prohibition of boat trailer parking along several streets in the Downtown area. Mr. Rivera stated that there is overflow parking in the old River Road Church property however we have some boaters who park the trailers in front of Stonehaven. No parking signs were posted. He stated the ordinance must be passed to allow for enforcement by the police department. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the ordinance to include the two spots on south River Road by Stonehaven upon its first reading .

Motion made by Matt Murphy and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

8 Business Items

a Board Re-Appointment: Linda Blake, Environmental Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the re-appointment of Linda Blake as member to the City's Environmental Committee. Mrs. Blake has been a member of the Environmental Committee since January 21, 2020. If approved, Mrs. Blake's term will be for two years and will be up for renewal on February 1, 2024. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

b Professional Service Agreement RE: City Engineering Services for 2022

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to authorize the City Manager to enter into a contract with Ayres Associates to provide professional engineering services for the City. Ayres Associates has served the City since 2016. The firm handles several special projects in addition to consulting services. There is no change in the charge for fees from the previous year's agreement. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Chopper Davis and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

c 2022 Chasco Fiesta Alcoholic Beverage Special Event

City Manager Manns introduced Parks and Recreation Director Kevin Adams who then presented the item to Council. He stated that the purpose of this agenda item was to authorize the City Manager to approve the ABSEP for beer and wine to be sold in Sims Park for the upcoming Chasco Fiesta. The request to sell beer and wine is as follows:

- Friday, March 25th 5:00pm - 11:00pm
- Saturday, March 26th 1:00pm - 11:00pm
- Sunday, March 27th 1:00pm - 9:00pm
- Tuesday, March 29th through Friday, April 1st 5:00pm - 11:00pm

- Saturday, April 2nd and Sunday, April 3rd 1:00pm - 11:00pm

City Manager Manns stated the time proposed for Sunday April 3rd is non-traditional due to the date of the scheduled headlining performances availability. Deputy Mayor Davis asked about alcohol on the Christian concert night and Mr. Renedo stated yes it was sold on that night in 2019. Upon opening the floor to public comment, no one came forward therefore Mayor Marlowe returned the floor to Council. Mayor Marlowe asked about golf cart shuttles and Mr. Renedo stated the City's shuttle will be in service and there will be two shuttle buses running from Schwettman. Councilman Altman stated he is on the Steering Committee however it is an unpaid position. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Chopper Davis. The Motion Passed. 5-0. Ayes: Altman, Davis, Marlowe, Murphy, Peters

d Quarterly Cash & Investment Performance Report

City Manager Manns Finance Director Crystal Feast who then introduced the item to Council. She stated that the purpose of this agenda item was to review the Quarterly Cash & Investment Report, as of December 31, 2021. Total in the portfolio as of December 31, 2021 was \$37,723,963. Net income earned in the quarter was \$712 due to unsteady market funds and the resurgence of COVID-19. Changes from the last quarter were due to receiving the first payment of ARPA Funds and the collection of ad valorem taxes.

e Discussion Regarding the Continued Closure of Railroad Square

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to continue the discussion as to whether or not Railroad Square should continue to be closed on the weekends. The closure was initiated in May 2020 as a result of the COVID-19 pandemic. The affected businesses were sent a survey and feedback was received from Boulevard Beef & Ale, The White Heron Tea & Gifts, Rose's Bistro, Wright's Natural Market and Pontlitz Advisors. Upon opening the floor to public comment, Margot Fisher, 5781 Nebraska Ave., NPR came forward to say that she did talk to each of the businesses that are on Nebraska Avenue and with the exception of Rose's Bistro they were in favor of the closure. She stated patrons like the walkability. She stated her business has increased by 40% due to the closure. She also suggested using the arms instead of barricades. Gene Sullivan, 6210 Grand Blvd., NPR came forward and stated that the closure takes away parking. He suggested putting the food trucks all in one area on the south side. Deputy Mayor Davis stated that under the ordinance food trucks need to be parked near the associated business. With no one else coming forward Mayor Marlowe returned the floor to Council.

Councilman Altman stated we have talked about making Railroad Square an exciting place and that is a whole other discussion. He stated closing the square was a temporary COVID thing to allow for a wet zone. He stated the circulation of parking is not as active until you get to Ordinance One. He stated he would support moving the barricades back. Mayor Marlowe stated moving the barricades back to give access to the parking lots would be helpful. This would still allow for Juan-A-Taco's and Wright's events. Mayor Marlowe stated he has not seen the railroad arms down for many years. Mr. Rivera stated the arms at Grand could not be lowered but the ones at Adams could. Mayor Marlowe stated some of the food trucks that come in have generators that are too loud. He stated that may be a discussion for another night. He suggested moving the barricades back to the Verizon lot. Councilman Peters stated he likes the idea of a wet zone. He stated the activity has dwindled. He stated moving the barricades makes good sense to him. He stated we could find something that is more appealing than just the barricades. Councilman Murphy stated he likes the idea of using the railroad arms. He stated if we move the barricades to the Verizon building we might as well leave the whole street open. He suggested the first inlet and drivers could circle back around. He stated we need to leave a path to get through in addition to golf cart parking. Councilman Murphy stated we are looking to make Railroad Square more of an entertainment area where you can have vendor events. Deputy Mayor Davis stated he spoke to the owner of Ordinance One today and they are concerned over safety out back after dark. He stated most people use the space after dark. He stated that golf carts park by the Verizon parking lot when they come down to the area. He stated that there could be some plastic reflectors we could put

on to protect the railroad arms so they could be utilized more. Deputy Mayor Davis also suggested putting the barricades away during the day. Mr. Rivera stated staff can take the barricades back to Public Works each day. He stated there are directional arrows on the barricades to lead people to the parking areas. Deputy Mayor Davis stated we need to be flexible with the rules. Mayor Marlowe stated the parking issue may not be such an issue in a couple of weeks once the shuttle starts to run.

9 Communications

Mayor Marlowe stated he inadvertently hit reply all to an email sent by the City Manager earlier today so he wanted to disclose that aggressive Muscovy is a redundant term. He stated it has come to his attention that the EV parking signs are not entirely accurate and it should say charging instead. He would like to have a discussion at some point about time limits on parallel parking downtown. Councilman Murphy stated parking limits are not a bad idea but may be difficult to regulate without parking meters. He asked when Railroad Square will be coming up and she stated a presentation would be made later this month. Councilman Altman stated he has been nominated as co-chair of the resiliency committee for the TBRPC. He stated there is emerging development that is not in the downtown and we have held back on our grants and when we start to talk about capital improvement it will be interesting to see what we can do for businesses. The parking discussion should include other areas outside of the downtown. Councilman Altman suggested redevelopment strategies should include letting the City take over drainage. He stated the signage on Madison states no golf carts so he suggested golf cart crossing. Councilman Altman stated the Charter was something handed to him when he got into office and wanted to read the prohibitions portion into the record. He stated we are a collegial body and we work well together. City Manager Manns stated it is an appropriate reminder and thanked Councilman Altman for reading it into the record. Deputy Mayor Davis thanked Mr. Labbanz for speaking regarding the dessert stroll. There are thirty stops on the tour. He stated we need to educate the people to utilize the parking lot in the downtown. Councilman Peters stated he has learned recently that FDOT is looking to put in a pedestrian crossing signal at Green Key. He stated FDOT just installed a new crosswalk on the north side of Main Street. He stated he foresees accidents if that happens. He suggested sending our concerns to FDOT and to seek more information on the project. City Manager Manns stated she would forward design documents on to Council from FDOT for their review. Mr. Rivera stated it will actually be another red light and not a flashing pedestrian crossing and it would be synchronized with the light at Main Street. Councilman Peters stated he was in Tallahassee this week and met with Allison Payne with the FLC today and wanted to bring attention to some Bills - SB 280 which requires an impact statement to be done and SB 620 which deals with lawsuits from businesses over passed local ordinances. He stated this bill was possibly generated by occurrences in South Florida. The final bill he spoke about was regarding sovereign immunity. Mayor Marlowe stated SB 260 was generated by Key West and the blocking of cruise ships. Mayor Marlowe stated he will be in Tallahassee next week for the FLC Legislative Action Days. City Manager Manns stated that the School Board of Pasco County will be hosting a community meeting regarding proposed renovations to Gulf High School on Tuesday, February 22nd at 6:00 p.m. at the school.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 9:12 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, CMC, City Clerk

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

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