



**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

October 15, 2024  
6:00 PM

\*Please note the meeting times for regular city council meetings has been changed to 6:00 p.m. effective for all meetings after April 1, 2024.\*

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**ORDER OF**  
**BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 6:00 p.m. Those in attendance were Deputy Mayor Kelly Mothershead, Councilwoman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler, IV.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Finance Director Crystal Dunn, Fire Chief Chris Fitch, Public Works Director Robert Rivera, Police Chief Bob Kochen, Library Director Andi Figart, Technology Solutions Director Leanne Mahadeo, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of September 24, 2024 Special Meeting and October 1, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

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

City Attorney Driscoll read aloud the rules governing Vox Pop. Mayor Davis then opened the floor for public comment. The following people came forward to speak:

- Jeff Starkey, 3751 Wiregrass Rd., NPR spoke regarding the fifty percent rule.
- Derek Anderson, 5517 Tropic Dr., NPR spoke regarding debris on his street and water bill relief.
- Richard Costanza, 5531 Tropic Dr., NPR also spoke regarding the debris on the his street.
- Janel Heffelfinger, 5945 Eastlake Dr., NPR spoke regarding the debris at Harborview Mobile

Home Park.

- Don House, 2104 Beach Trail, Indian Rocks Beach, commended staff for the good work on the drainage areas on Marine Parkway and Azalea which resulted in no flooding in the storm events.

With no one else coming forward Mayor Davis closed Vox Pop.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

## 6 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

- a Purchases/Payments for City Council Approval

## 7 Public Reading of Ordinances

- a Second Reading, Ordinance No. 2024-2286: Amendments to City Dock 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 second and final reading of an ordinance to amend Section 5-44 of the City's Code of Ordinances regarding docks on city-owned land. She stated that currently the City provides a license to property owners owning property abutting city-owned property along the Pithlachascotee River to allow the attachment of a dock to the city property. The current dock ordinance describes the eligible properties by lot and block numbers. Staff is recommending that the City's Code be amended to describe eligible properties attaching a dock to city-owned land by map rather than legal description. This way the map could then be amended by resolution in the future. This amendment also provides that docks constructed pursuant to this section shall be limited to floating docks subject to approval of the design, size and shape.

Upon opening the floor to public comment, the following people came forward to speak:

- Scott Chittum, 5708 Kentucky Ave., NPR spoke regarding Ordinance One, the proposed map changes by resolution and the approval of the design, size and shape.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Butler asked about lifts on public property and City Manager Manns stated there are none. He asked about the approval process and appeal and City Manager Manns explained it. Councilman Murphy asked about permits and City Manager Manns explained the process. Councilman Altman spoke about Ordinance One. He stated staff is asking to not allow for items that are listed in the ordinance from a hundred years ago. City Manager Manns stated the reason this was initiated was that the property at 5600 Virginia Avenue did not have legal authority to have a dock. There may have been an error made last time there was a map and we wanted to correct that error. They would be deserving of having a dock based on their placement. She stated since we were only permitting floating docks we made the language stronger to reflect that. It would provide more discretion to protect the public. She stated that any language can be amended per Council's request. City Attorney Driscoll stated that the language under 5-44(C)(2) "be limited to floating docks and" could be removed.

Motion was made to approve the ordinance upon its second and final reading with the amendment that the language under 5-44(C)(2) "be limited to floating docks and" be removed.

Motion made by Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

8 Business Items

a Resolution No. 2025-01: Establishing a City Dock Map

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a resolution which establishes a City Dock Map. She stated that this agenda item is a companion item to the second reading of Ordinance No. 2024-2304 which amends Section 5-44 of the Code of Ordinances related to docks on city owned property. The attached resolution establishes eligible properties via a City Dock Map instead of by lot and block numbers.

Upon opening the floor to public comment, the following people came forward to speak:

- Scott Chittum, 5708 Kentucky Ave., NPR asked for clarification from using a legal description versus using a map. He stated he did not think Orange Grove was included in Ordinance One. City Manager Manns stated there is not any expectation to amend in the future but the resolution makes for a more simpler process.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

b 2024 Water and Wastewater Revenue Sufficiency Analysis and Rate Design Study

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 approve the 2024 Water and Wastewater Revenue Sufficiency Analysis and Rate Design Study. He stated the County has a partial ownership in the WWTP and they also use Stantec. He then introduced Danica Katz with Stantec Consulting Services who then presented the study to Council. She began her presentation by highlighting a project background and scope. The Revenue Sufficiency Analysis concluded a 4% increase was needed. She then highlighted the key elements, assumptions and 10-year forecast. Ms. Katz then highlighted the funding needs. She then highlighted the financial management plan summary. She then highlighted the cost allocation review. Ms. Katz then highlighted the recommendations which included that the 4% annual adjustment is sufficient to meet the needs through FY28. Councilman Altman spoke about the bulk service and how to walk away from the potential revenue as short term there were many expenses. He stated after that we modified the percentage of the facility. He asked if anything was learned from those results and Ms. Katz stated fund balance is being used for debt service and capital projects. She stated staff provided revenue for bulk which was incorporated. Councilman Altman stated there was a provision in the agreement to not charge County residents extra and we need to make our process clear to the County. He also spoke about gray water. He stated we need to have more understanding and conversation about gray water revenue. He would like legal to look at our legal obligations under the agreement. Upon opening the floor to public comment, no one came forward therefore Mayor Davis 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, Butler, Davis, Mothershead, Murphy

c Request for Extension for the Police Accreditation Managed Services/Independent Contractor Agreement

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve a twelve month extension with consultant Frank Ruggiero for police accreditation consulting services. Currently the city has an

agreement with the CFA for our police department to meet the requirements of CFA accreditation by December 1, 2025. Our accreditation consultant has been instrumental in guiding the New Port Richey Police Department through this arduous process, and we have made much progress. He stated that it is essential that we continue to utilize the services of the accreditation consultant by extending the existing contract for twelve months so we can fulfill our goal of becoming a fully accredited police agency prior to December 1, 2025. Upon opening the floor to public comment, no one came forward therefore Mayor Davis 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, Butler, Davis, Mothershead, Murphy

d Approval of Revised Memorandum of Understanding with the Pasco County Sheriff's Office RE: Operation Stonegarden

City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated that the purpose of this agenda item was to approve the revised Operation Stonegarden Memorandum of Understanding between the Pasco Sheriff's Office and the New Port Richey Police Department to allow our department to seek cost reimbursements for police operations under a Homeland Security Grant that the Sheriff's Office administers. He stated that City Council approved the MOU on September 17, 2024 however there have been some minor revisions to the MOU that require us to bring this back to you for approval. The revisions to the MOU are as follows:

- The grant number changed from RO461 to RO545
- Section III e. (Terms and procedures of Operation Stonegarden) was changed to add grant number RO545.
- Section g. was added to Section III and states the following: All Parties agree that any allocations and use of funds under the OPSG Border Security Grant, shall be in accordance with the guidelines of the grant.
- In section V. iii. (Fiscal) the language was changed to require us to send PSO Stonegarden reimbursement invoices within 45 business days of an operation as opposed to within 10 business days of an operation.
- In section V. (Fiscal) the revised MOU added section iv. with language that disallows grant reimbursement if we do not send reimbursement invoices within 45 days of an operation as per section V. iii.
- Section V. c iii. was changed to require our agency to provide the Sheriff's Office with a designated contact person for this MOU within 15 business days of its execution.
- In section VII K. (Miscellaneous) is highlighted as a change; however, the language still allows all parties to terminate their participation in the MOU by providing (30) days' written notice to all other parties.

Chief Kochen stated by signing this revised MOU, our agency is bringing in more resources and funding to combat the importation of illegal drugs into the Tampa Bay Area. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

9 Communications

Councilman Altman addressed Jeff Starkey's comments about the fifty percent rule. He stated that the Property Appraiser appraises a land's true value. The County is allowing for a 15% upgrade. He stated we could use that method too. He spoke about the comments made about upgrades and he stated FEMA is worried about repetitive losses. City Manager Manns stated we are looking into it as there are exemptions that can be applied. She stated the five year may be set by local ordinance which can be amended. She stated she would confirm the details with the County Administrator. Councilman Altman spoke about the fifty percent rule and valuation to mobile homes. He stated mobile home owners are

not the estate owners. They are obligated to get a value from an appraisal. He stated Harborview has circumstances going on with the owners. He stated there are some legal questions on what we are advising them. He stated there are some relocation requirements under the law. The fifty percent is bearing expense and he is not sure who is responsible. Councilman Altman stated we are a CRA and can remove the blight. He stated in the short term people are turning over their titles. Deputy Mayor Mothershead stated there is a mobile home park in Pinellas who just went through this and they were told not to turn anything over because once they do there is no reimbursement. City Manager Manns stated we are doing our homework to pass along the correct information to the residents. Mayor Davis stated he would like guidance from the City Attorney on what we can do. Councilman Butler stated he attended the town hall that FEMA was at last night. He would like to get staff in front of the FEMA representative. He asked City Manager Manns about the letter that was sent and she stated a letter was sent to the owner and if they do not clean it up the property will assess the property for the fee for the cleanup and they have not responded. Councilman Altman spoke about Tropic Drive and City Manager Manns stated she has fielded many inquiries from the residents and she visited the area before Milton and the city is prioritizing areas for pickup based on the amount damage that was done. Our number one priority is the hardest hit areas of the city first. She stated the pickup was not done before Milton due to the heavy rains. Councilman Altman spoke about the upcoming FRA Annual Conference that he will be attending. He spoke about resiliency. He stated he hopes to see some action on the Schwettman property soon. City Manager Manns stated that much has gone unsaid in large part as the schools have been closed due to the storms and her focus has been on storm preparations and recovery. She did have a follow up call to the School Board before the hurricanes hit. Councilman Butler stated the map on website does not have time stamp. Mr. Rivera stated we have moved into the yellow section. Mr. Rivera stated the map will be updated on a daily basis and will include the amount that was picked up.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:39 p.m.

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

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

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

**50% Rule... What does this mean? It means that if you live in a pre-FRIM home in a rated flood zone and you invest more than 50% of the assessed building value in upgrades over a period of time, you will be required to elevate your home. I was told by the City that it is 50% of the assessed building value. Yet the County says that it is 50% of the assessed building value plus 15%.**

**What is that period of time?**

**For the City of New Port Richey it is 5 years. 5 years accumulative.**

**For Pasco County it is 1 year. How can this be?**

**We are both part of the National Flood Insurance Program. This is a Federal program. Why are we not on the same page?**

**So, if your assessed building value is \$300,000, you cannot put more than \$150,000 in “permitted ‘upgrades’” into your home over a “five year span” in the City. What is an upgrade? Should a new roof be considered an upgrade or is it home maintenance? Should new windows to protect your home be considered an upgrade? The state encourages residents to make their homes more wind and hurricane resistant. They even offer grants through the My Safe Florida Home Program to do so. Yet, this could end up hurting them and preventing them from being able to move back into their homes after a devastating event like Hurricane Helene.**

**Why is the city preventing residents from starting the reconstruction of their pre-FIRM home until they submit a proposal for the cost of the entire rebuild? They are counting the entire rebuild towards the accumulative 50% rule. Why is this? You**

**don't need a permit to hang drywall. You don't need a permit to purchase and hang cabinets.**

**I was always under the impression that the 50% rule was created to prevent homeowners from adding additions worth more than 50% of the assessed building value to the home without requiring the living area to be built above the base flood elevation. Not to prevent them from putting their homes back together with the same footprint after a flood.**

**Flood insurance does not pay for additional living expenses as a homeowner's insurance policy does.**

**I've lived here 50 years and I have never seen devastation like this in our area. As the City's governing body, I urge you to find the answers to these questions and help our residents put their homes and lives back together as quickly as possible.**



5452 Bellview Ave

From Gina Drake <drakeg@cityofnewportrichey.org>  
Date Tue 10/1/2024 4:13 PM  
To Jeff Starkey <jeff.starkey@greatflorida.com>  
Cc Ledford, Tammy <LedfordT@CityofNewPortRichey.org>

1 attachments (363 KB)  
5452 Bellview Ave - Permits.pdf;

You don't often get email from drakeg@cityofnewportrichey.org. [Learn why this is important](#)

Good Afternoon,

Our computer system has been down all day today. I looked up the permit information on our website and attached the permits in the past 5 years that apply to FEMA.

ROOF-21-06-0134	\$14,480.00	07/23/2021
BLDR-23-11-0156	\$77,000.00	06/24/2024
MECH-23-08-0478	\$ 9727.00	08/24/2024

Total                    \$101,207.00

Pasco Property Appraiser Building Value \$ 374,199.00  $\times .5 = 187,099.50$

Currently at 27% FEMA.

This leaves \$85,892.50 before going over the 50%



Thank you,

*Gina Drake, Development Tech*  
City of New Port Richey  
5919 Main St. New Port Richey, FL 34652  
Desk: 727-853-1049 \* City Hall: 727-853-1016 \* Fax: 727-853-1052  
Email: [drakeg@cityofnewportrichey.org](mailto:drakeg@cityofnewportrichey.org) \* Web: [cityofnewportrichey.org](http://cityofnewportrichey.org)  
[Civic Access \(tylerhost.net\)](http://CivicAccess.tylerhost.net)





**Policy Number:** [REDACTED]  
**Policy Term:** June 05, 2024 at (12:01 a.m.) - June 05, 2025 at (12:01 a.m.)  
**Policy Form:** Dwelling Policy  
**Policy Declarations Type:** New Policy Declarations  
**Rate Category:** Rating Engine  
**Insured Property Location:** 5452 BELLVIEW AVE  
 NEW PORT RICHEY, FL 34652-1216

To report a claim visit <https://my.nfipdirect.fema.gov>  
 or call us at: (800) 767-4341

# FLOOD INSURANCE POLICY DECLARATIONS

This Declarations Page is part of your Policy. **THIS IS NOT A BILL.**

**Policyholders(s)/Mailing Address:**

[REDACTED]  
 5452 BELLVIEW AVE  
 NEW PORT RICHEY, FL 34652-1216

} City of  
 New Port Richey

**Agent:**

JEFF STARKEY, STARKEY & ASSOCIATES, INC DBA  
 GREAT FLORIDA INSURANCE  
 4613 LITTLE RD  
 NEW PORT RICHEY, FL 34655-0000  
 (727) 376-0558  
 JEFF.STARKEY@GREATFLORIDA.COM

**Insurer NAIC Number:** 99999

## Policy Coverages & Endorsements

COVERAGE	LIMIT	DEDUCTIBLE
Building	\$250,000	\$2,000
Contents	\$65,000	\$2,000

**\$6,475.00**

Total Annual Payment

Includes Premium, Discounts, Fees, and Surcharges

NPR CRS Discount  
 is a 7. Trying to get to 9.5.

**Payor:** Policyholder(s)

## Premium Details

Building Premium	\$5,180.00
Contents Premium	\$1,969.00
Increased Cost of Compliance (ICC) Premium	\$75.00
Mitigation Discounts	(\$0.00)
<b>Community Rating System Discount</b>	<b>(\$11.00)</b>
<b>Full-Risk Premium</b>	<b>\$7,213.00</b>
Statutory Discounts	
• Annual Increase Cap Discount	(\$1,787.00)
<b>Discounted Premium</b>	<b>\$5,426.00</b>
Fees and Surcharges	
• Reserve Fund Assessment	\$977.00
• Homeowner Flood Insurance Affordability Act of 2014 (HFIAA) Surcharge	\$25.00
• Federal Policy Fee	\$47.00
<b>Total Annual Payment (Premium, Discounts, Fees and Surcharges)</b>	<b>\$6,475.00</b>



**Renewal Dwelling Policy Form Policy Declarations**

**Policy Number:** [Redacted]  
**Product Type:** Standard Policy

**Policy Period:** 05/31/2024 to 05/31/2025  
At the time of loan closing

**Named Insured**

NAIC: 10872

**Agent/Producer Name & Address**

**Property Location:**

5411 PILOTS PL  
NEW PORT RICHEY, FL 34652-3083

414829 - GREAT FLORIDA INSURANCE  
4613 LITTLE RD NEW PORT RICHEY, FL 34655  
(727)376-0558

**Mailing Address**

5411 PILOTS PL  
NEW PORT RICHEY, FL 34652

*> Pasco County Jurisdiction*

**Payor:** Carrington Mortgage Services LLC, ISAOA

Date of Construction: 06/15/1974  
Rate Category: Rating Engine

**Building Information**

Occupancy: **Single Family Home**  
Elevated Building: **No**  
Number of Floors: **1 Floor**  
Built on Slab at Ground Level  
Construction Type: **Masonry**  
First Floor Height: **0.7 ft** **FEMA determined**  
Prior NFIP Claims: **0**  
Your property's NFIP Flood claims history can affect your premium

*★ Pasco County  
Community Rating System Discount is a Class 5.*

Primary Residence: Yes

Coverage Information	Limit(s):	Deductible	Premium
Building	\$250,000	\$5,000	\$3,827.00
Contents	\$50,000	\$5,000	\$1,295.00

**THIS IS NOT A BILL.**

**MORTGAGEE:**

The Reform Act of 1994 requires you to notify the WYO company for the policy within 60 days of any changes in the service of the loan.

**COVERAGE LIMITATIONS MAY APPLY.**

See Your Policy Form for Detail

For questions about your flood insurance policy rating, contact your agent or insurance company. To learn more about your flood risk please visit FloodSmart.gov/floodcosts.

ICC Premium:	\$75.00
Mitigation Discount:	\$0.00
<b>CRS Discount:</b>	<b>-\$15.00</b>
Full-Risk Premium:	\$5,182.00
Annual Increase Cap Discount:	\$0.00
Pre-FIRM Discount:	\$0.00
Newly Mapped Discount:	\$0.00
Other Statutory Discounts:	\$0.00
Discounted Premium:	\$5,182.00
Reserve Fund Assessment:	933.00
HFLAA Surcharge:	\$25.00
Federal Policy Fee:	\$47.00
Probation Surcharge:	\$0.00
<b>Total Annual Payment:</b>	<b>\$6,187.00</b>

**Special Provisions**

This policy covers only one building. If you have more than one building on your property, please make sure each is covered. See Section III Property Covered within your flood policy for the NFIP definition of 'building' or contact your agent, broker or insurance company.

**Forms and Endorsements**

ASI FLD IMPINF 08, DW 10 2021 Merged

This Declarations Page, in conjunction with the policy, constitutes your Flood Insurance Policy. IN WITNESS WHEREOF, we have signed this policy below and hereby enter into this Insurance Agreement.

Date: 04/24/2024

*[Signature]*  
Kevin Milkey

Executive Vice President, American Strategic Insurance

Tropic Drive 10/14/24

