



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 20, 2017

5:00 PM

ORDER OF
BUSINESS

1 Call to Order - Roll Call

The meeting was called to order by Mayor Rob Marlowe at 5:00 pm. Those in attendance were, Deputy Mayor Jeff Starkey, Councilman Bill Phillips, Councilwoman Judy DeBella Thomas and Councilman Chopper Davis.

Also in attendance were City Manager Debbie Manns, City Clerk Judy Meyers, Finance Director Crystal Feast, Public Works Director Robert Rivera, Assistant Public Works Director Barret Doe and Technology Solutions Director Bryan Weed.

DISCUSSION ITEMS

2 Proposed Pavement Management Plan - Page 2

City Manager Manns introduced the item to Council. She stated the purpose of the work session was for Council to review the recommendations from the Pavement Management Plan Committee. Public Works Director introduced David Fleeman from the Genesis Group who then made a presentation to Council. Mr. Fleeman began by highlighting the old special assessment program. Mr. Fleeman then presented two options to Council proposed by the Committee.

Option 1 would help to reduce delinquent payments by utilizing the Tax Collector vs. direct billing. Other provisions included that the Board of Equalization should establish contribution formula, the front footage methodology should be eliminated, make arterial/collector roads a priority and that all property owners would be assessed.

Option 2 included a simplified methodology, would not overly burden neighborhood businesses and churches, considered the city as an interconnected network of streets, included every residential dwelling unit and included consideration for parcels that are not contiguous to city maintained roadways. Multiple land use categories replaced with residential, small commercial and large commercial.

Arterial/collector assessment annual maintenance cost established as 1/20 of engineer's opinion of probable maintenance. Anticipated at \$200k which calculated as \$15/year per resident. Local roads annual maintenance cost estimated at \$225k and would be calculated at \$70/residential, \$160.44 small commercial and \$320.87 large commercial.

This option also included an exemption and appeal process to the city manager for review but would be limited to methodology application. The option also provided for a credit based on remaining useful life of roadway provided to parcels who participated in prior street assessment program.

The final option 3 included the same classifications as option 2. Focuses on arterial/collector roads only. No residential roads. Five year option.

Councilman Phillips asked for clarification that alleyways are not included in any of the options. Mr. Fleeman stated yes they would be addressed differently. No consensus from residents on whether alleyways should be paved or not. Councilman Phillips stated there are safety and risk elements to alleys.

Councilman Davis asked if the fees set or if they vary. Mr. Rivera stated that when the Plan gets to the final vote the estimates are the most that will be assessed. If more LOGT or franchise fees are received then assessments would be reduced.

Councilwoman DeBella Thomas asked if there were any additional costs to add it to the tax roll. Councilman Phillips stated that there is a fee. Deputy Mayor Starkey stated he spoke to Mr. Fasano and he expressed his willingness to help the city. Finance Director Crystal Feast stated that yes there would be an administrative fee similar to the fees already charged for streetlight and stormwater assessments.

Mayor Marlowe stated he had two issues to consider. The first was mixed use and how will be assessed. Small single business charged the same as a large shopping center. Deputy Mayor suggested a tiered system. Perhaps including four categories; residential, small commercial, large commercial and mixed use.

Councilman Phillips stated consideration should be given to Indiana Avenue from Madison to Congress. Van Buren from Main Street to Massachusetts Avenue has a collector road element. Higher cut on River to avoid Main and red light cameras. Driving off US19 because of what is being done on US19. He stated that a conversation needs to take place about doing a PMP and show a net ad valorem adjustment. Take costs out of ad valorem to put into this fund. Methodology on credits and suggested using an outside firm to put the credit program templates together. Based everything on 20 year criteria earn back trust and understanding. Want to be fair and equitable across the board. Mr. Fleeman stated the typical design life is 20 years.

Deputy Mayor Starkey thanked committee members. He stated that road needs have not been met over the last 20 years. Option 2 is the way to go. It is an extra tax but it is needed.

Councilwoman DeBella Thomas also thanked committee members. Being from an insurance background she can understand spreading risk. She asked if it would be by type of building or occupancy. Mr. Fleeman stated that the Property Appraiser determines the use of building by codes. Alleyways determined by residents who use them.

Councilman Davis stated he was concerned with multi use and high volume. Look at LOGT and solid waste and fine tune to get numbers correct. Councilman Phillips replied LOGT are allocated based on road work done. Less work less funds received. Councilman Davis stated to make sure this tax money all goes to roads and not other city projects. This should be brought up during budget discussions.

Councilwoman DeBella Thomas asked how the city currently treats churches regarding stormwater and streetlight. Ms. Feast stated they are assessed. Mr. Rivera stated staff would look at it again to see if put into another category. She asked about non-profits and if they are charged. Councilman Phillips suggested adding to category with churches.

Mayor Marlowe invited the committee members who were present to speak. Heather Fiorentino came forward and stated that the committee looked at Southgate and how it was on a state road so they currently do not pay anything so something was better than nothing. She suggested putting language into an ordinance that this money can only be used for streets. Sunset provision was discussed and five years was too easy and option 2 will give you the money that needs to be done. Residents who will be paying want to see work done in their lifetime. She suggested looking into bonding gas fees and tax dollars and then would have money up front. Option 1 was not fair and equitable whereas option 2 is and credit will be given for those who have recently paid. Need to make sure work in a little faster than 20 years.

Ron Capalong came forward stated it you reduce life cycle roads will last. He suggested \$100 be charged and it will reduce life cycle by 6 years.

3 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 6:16 pm.

Approved: _____ (date)

_____ (signed)

Initialed: _____

Judy Meyers, City Clerk