



**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

April 16, 2024  
6:00 PM

\*Please note the meeting times for regular city council meetings as 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 7:00 p.m. Those in attendance were Councilman Peter Altman and Councilwoman Kelly Mothershead. Deputy Mayor Matt Murphy and Councilman Mike Peters were excused.

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 and Innovations Director Robert Greene, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of April 2, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

Motion made by Kelly Mothershead and seconded by Pete Altman. The Motion Passed. 3-0. Ayes: Altman, Davis, Mothershead Absent: Murphy and Peters

5. Oath of Office - Bertell Butler, IV

6. Proclamation National Public Safety Telecommunicators Week

7. Proclamation - Volunteer Recognition Day (By Title Only)

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

Mayor Davis opened the floor for public comment. The following people came forward to speak:

- Don House, 2104 Beach Trail, Indian Rocks Beach, spoke regarding the entryway sign and the new solid waste program billing.
- George Romagnoli, 6235 Florida Ave., NPR spoke regarding flashing crosswalk at Van Buren for Gulf Middle School students.
- Angela Addino Napolitano, 6013 Adams St., NPR spoke regarding her issue with the solid waste program.
- Marlowe Jones, 6141 Pine Hill Rd., PR spoke regarding Bertell Butler, IV, the solid waste program and the election.

With no one else coming forward for public comment, 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.

9 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

- a Purchases/Payments for City Council Approval
- b Cultural Affairs Committee Meeting Minutes - February 2024
- c Library Advisory Board Minutes - February 2024

10 Public Reading of Ordinances

- a First Reading, Ordinance No. 2024-2288: Land Use Amendment for 6727 Trouble Creek Rd.

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Senior Planner Lisa Algieri who then presented the item to Council. She stated the purpose of this agenda item was to conduct a first reading of an ordinance to amend the Future Land Use Map from General Commercial (GC) to Light Industrial (LI) for the property located at 6727 Trouble Creek Rd. Ms. Algieri began her presentation by giving an overview of the request and future land use. She then highlighted other light industrial areas. The LDRB reviewed the matter and recommended denial. Mr. Pressman then came forward to make his presentation. Mr. Pressman began his presentation by highlighting an aerial of the site and surrounding properties. Mr. Pressman stated no one has come forward in opposition. He then spoke about landscaping at the site. Mr. Byrnes spoke regarding the steps he has gone through and the investment he has made in his property. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. City Attorney Driscoll stated there are several agenda items regarding this property. He stated this is a legislative decision Council will be making. He stated there is much more discretion on this item than the other two. He stated it will take three votes to approve this item. He recommended not setting these for a date certain. Mr. Driscoll stated if the approval is not reached the other two items become null. He stated Council should take into consideration that this would be spot zoning. He stated the property south of this land use is residential. Motion was made by Councilman Altman to approve the request and seconded by Councilman Butler. Councilman Altman then withdrew his motion. Mr. Pressman requested that this action be the only thing addressed in the code amendment. He stated the applicant would like to move forward working with the City in any way. Motion made to deny the land use change. City Attorney stated a conditional use ordinance would be drafted.

Motion made by Pete Altman and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

- b First Reading, Ordinance No. 2024-2289: Rezoning for 6727 Trouble Creek Rd.

As item 10a was denied this agenda item no longer applies.

- c First Reading, Ordinance No. 2024-2290: Conditional Use for 6727 Trouble Creek Rd.

As item 10a was denied this agenda item no longer applies.

- d First Reading, Ordinance No. 2024-2296: Amending Chapter 7 of the LDC RE: Indoor Storage in C-2 Zoning District

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a first reading of an ordinance to allow indoor storage as a conditional use in the C-2 Zoning District. This would be the non-conforming outdoor storage on Vorhees. She then introduced Senior Planner Lisa Algieri who then made a presentation to Council. Ms. Algieri stated indoor storage is allowed only in the light industrial district. Ms. Algieri then highlighted the current conditions of the property known as Tower Storage. She stated the conditional use would be subject to development standards. She then highlighted the development standards which included acreage, architectural style and landscaping. The Land Development Review Board voted to approve the proposed ordinance with the additional requirement that outdoor storage is limited to 25% of the property. Ms. Algieri stated there would also be a fence or wall required, no businesses would operate out of the units or storing any toxic or flammable items.

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

- George Romagnoli, 6235 Florida Ave., stated that if it is indoor storage then outdoor storage should not be allowed facing the public. He stated that vehicles and boats should be behind the building and out of view.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its first reading. The second and final reading would be scheduled for a Council date yet to be determined.

Motion made by Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

- e First Reading, Ordinance No. 2024-2287: Amending Section 10.06 of the City Charter RE: Corporate Boundaries

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a first reading of an ordinance to amend Section 10.06 of the City Charter pertaining to the boundaries of the city and providing for revised city boundaries. She stated there have been 9 annexations since 2005. This ordinance will bring the legal description of the city up to date as several annexations have occurred since 2005. 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 ordinance upon its first reading.

Motion made by Kelly Mothershead and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

## 11 Business Items

- a Board Appointment: George Romagnoli, Land Development Review Board

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointment of George Romagnoli as second alternate to the Land Development

Review Board. If approved, Mr. Romagnoli's term would be for three years and will be up for renewal on April 16, 2027. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to appoint Mr. Romagnoli to the current open member position instead of second alternate member.

Motion made by Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

b Request by Richey Suncoast Theatre to Use City Facilities and Waiver of Fees

City Manager Manns introduced Parks and Recreation Director Andre Julien who then presented the item to Council. He stated that the purpose of this agenda item was to approve the use of Peace Hall for one weeknight each week for a period of up to six months as well as the use of the former Pasco County Building at 5640 Main Street as a storage location by the Richey Suncoast Theatre. The Theatre is requesting to waive the rental fee for the use of Peace Hall for a period of up to six months in the form of an in-kind donation from the city in the amount of \$6,600 dollars for a period of up to 6 months. City Manager Manns stated the use of 5640 Main Street would also be without charge.

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

- Angela Sarabia, President of RST thanked Council for all of their support. She stated this will allow for more diversity in programming.
- Laurie Baker, 5853 Lafayette St., NPR stated that the front steps at Peace Hall need to be fixed.
- Kate Connolly, 5508 Vermont Ave., NPR thanked Council for this great opportunity for the theatre.

With no one else coming forward Mayor Davis returned the floor to Council. City Attorney Driscoll stated a Use Agreement would need to be signed. Motion was made to approve the item and waive the fees as presented.

Motion made by Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

c Cultural Affairs Committee Funding Request: NPR Film Festival

City Manager Manns introduced Library Director Figart who then presented the item to Council. She stated that the purpose of this agenda item was to approve the recommendation from the Cultural Affairs Committee to offer funding support in the amount of \$1,225.00 to assist with the production and implementation related costs of this inaugural, community-centered Film Festival. A panel of judges will review the films, and the Richey Suncoast Theatre has agreed to show the films at the awards ceremony on Saturday, August 3, 2024. The equipment purchased would be housed at the Library and would be available to those card holders in good standing.

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

- Kim Brust, member of the CAC came forward to say she is excited about this project and is working with the theatre. She stated they are also working on a speaker series.
- Beth Fregger, member of the CAC came forward to state that this is something new and different that has not been done before. She stated hopefully it will continue to grow into an annual event.

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 Kelly Mothershead and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

d Meadows Park Improvements Project Close Out

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 a deductive change order in the amount of \$11,592.70 and the final pay request in the amount not to exceed \$131,738.29 from SC Signature Construction Corporation for the Meadows Park Improvement Project. 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 Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

e Approval of CAD and Purvis Project Agreements/Price Quotes

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 following Computer-Aided Dispatch (CAD) and Purvis Systems agreements/price quotes:

- Interlocal Agreement for Pasco County Consolidated Communications Center.
- Central Square Technologies (CAD) access agreement.
- Central Square solutions agreement/quote.
- Purvis Systems price quote for fire department alerting system.

This will be a piggyback contract with Pasco County. The total year one costs for Central Square (CAD) services, Purvis Systems emergency alerting services, and the annual cost for two county emergency communications operators are as follows:

- Central Square (CAD) services: \$94,615.002.
- Purvis System emergency alerting services: \$87,610.00
- Two county emergency communications operators to support New Port Richey Police and fire services: \$121,744.00.

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 Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

f Resolution No. 2024-06: Revising the City's Public Records Policy and Fee Schedule

City Attorney Driscoll read the proposed resolution by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to adopt Resolution No. 2024-06 which would revise the City's public records policy and fee schedule. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Councilman Altman made a motion to approve the item as presented and seconded by Councilwoman Mothershead. Councilman Butler made a motion to amend. Motion failed for lack of second.

Motion made by Pete Altman and seconded by Kelly Mothershead. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Mothershead Absent: Murphy

12 Communications

Councilman Butler commended the LIFT Team. Councilwoman Mothershead congratulated Councilman Butler. She stated there are a lot of kids that cross Main Street and Van Buren. Councilman Altman congratulated Councilman Butler. He stated he will give his handwritten notes to the Clerk after each meeting. He commented on the continuing presence of the Gulf High School alumni. He stated there is a lack of education on the limitations of CRA's. Councilman Altman spoke about non-partisanship and partisanship. He agreed with the crosswalk issue. Mayor Davis welcomed Councilman Butler. He spoke about community backing and open door policies. City Manager Manns stated she would follow up with Mr. House. City Attorney Driscoll welcomed Councilman Butler.

13 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:31 p.m.

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

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

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

**TO THE HONORABLE MAYOR AND CITY  
COUNCILMEMBERS OF NEW PORT RICHEY:**

**Petition in Support**

RE: City of New Port Richey: Proposed Re-Zoning, Land Use Amendment and Conditional Use approval at 6727 Trouble Creek Road, New Port Richey, FL.

The citizens below support the small business request to allow for an 18 parking space commercial and non-commercial vehicle storage use that is well planned, well-buffered and well screened. The proposed use is acceptable in the area, would not be a detriment in the area, would be an asset in the area and would fill a public need. Thank you.

NAME

ADDRESS

DATE

Alex M. ~~Smith~~ 4504 Slippery <sup>Rock</sup> Rd 4-15-2024

Marguerite Isaac 4502 Slippery Rock 4-15-2024

M. Barnes 4510 Slippery Rock Rd 4-15-24

Pat John 4514 Slippery Rock Rd. 4-15-24

Paul Adams 4520 Slippery Rd 4-15-24

Choni Fox 4524 Slippery Rock Rd NPR 4-15-24

Richard Lopez 4538 Slippery Rock Rd. NPR 34653

Elaine Dore 4544 Slippery Rock Rd. NPR 34653

D.P. ~~Smith~~ 4602 Van Hees Rd NPR 34653