



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

June 18, 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.

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 Mike Miller, Senior Planner Lisa Algiere, Assistant City Manager Gregory Oravec and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of June 4, 2024 Regular Meeting Minutes

Motion was made to approve the minutes as presented.

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

5. Proclamation - Recognizing David Prace as "Our Grand Old Man"

6. Swearing-In of New Firefighters David Caradonna and Zachary Cook

7. 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:

- George Romagnoli, 6325 Florida Ave., NPR spoke regarding TDR's left in the pool, the City's reserves, and comments made at the last meeting by Councilman Altman.

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.

8 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 Parks and Recreation- Advisory Board Minutes - February and April 2024
- b Purchases/Payments for City Council Approval

9 Public Reading of Ordinances

- a First Reading, Ordinance No. 2024-2294: Rezoning for the Cottages at Oyster Bayou

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 to rezone the development known at Cottages at Oyster Bayou from Planned Development District (PDD) to Planned Development District (PDD) with an amended site plan. She then introduced Senior Planner Lisa Algieri who then made a presentation to Council. Ms. Algieri stated that the subject property is 7.55 acres and is located at the northwest corner of Green Key Road and Manor Beach Drive. The proposed use is for 62 single-family homes and townhomes. The existing site plan has 58 lots with a clubhouse and boat ramp. The revised site plan would move the clubhouse location to lot number one. Ms. Algieri then highlighted the development standards. The architectural style would be coastal cottage. She stated this rezoning request is consistent with the City's Comprehensive Plan.

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

- Raquel Thiebes, 4731 Sanctuary Drive, NPR, spoke regarding drainage work that needs to be addressed by the developer.
- Cheryl Orchard, 6719 Manor Beach Rd., NPR spoke the completion of the project, the low-lying area that flood when it rains, the County and Commissioner Mariano.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Butler asked about density and Ms. Algieri said the maximum density is 66 and the developer is proposing 62. Deputy Mayor Mothershead asked about single-family home or townhomes and Ms. Algieri stated both. Councilman Butler stated he did visit the property and wanted to disclose that. Councilman Altman spoke about boat and kayak launching. He stated that he would like to see if the impervious could also be done as percentage of lot size. He stated that the comments on improvements to the road and he asked about the elevation of the road. Ms. Algieri stated the road is primarily is the County's. Councilman Altman also stated he had a conversation and wanted to disclose it. Councilman Murphy asked about something the County could tie into later and the Matthew McClean came forward and stated the County has asked for several spot checks on elevation. The County also asked for an updated traffic study. He stated the property has been raised 3-4 feet. He also spoke about the swell that was installed since the LDRB meeting. Motion was made to approve the ordinance upon its first reading.

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

b First Reading, Ordinance No. 2024-2302: Creating the Flood Risk and Preparedness Public Information Committee

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 which creates a Flood Risk and Preparedness Public Information Committee. She stated that as Council is aware, the Federal Emergency Management Agency under the National Flood Insurance Program has developed a Community Rating System (CRS) which affects rates for flood insurance within communities throughout the United States. The City can enhance its community's rating under the CRS which is currently a seven.

The purpose of the Flood Risk and Preparedness Public Information Committee is to offer advisory opinions and recommendations to the City Council on best practices for information dissemination regarding flood risk and emergency preparedness. The duties and functions of the Flood Risk and Preparedness Public Information Committee shall be as follows:

- To serve as the advisory committee to the city council for information dissemination to residents and business owners regarding flood risk, emergency preparedness, and flood resiliency;
- To complete an initial review and recommend adoption of the city's Program for Public Information, as defined and in accordance with the Community Rating System Manual;
- To conduct a minimum of two public meetings to assess the city's public information needs and to review and recommend to the city council the Program for Public Information;
- To conduct meetings from time to time, at least one time per calendar year, to review, revise, and recommend modifications to the Program for Public Information as necessary;
- To participate as a stakeholder in public information efforts through event attendance and outreach projects relating to flood risk; and
- To serve, as-needed, as an advisory committee to the city council for other activities necessary to improve the city's status in the Community Rating System of the National Flood Insurance Program, in accordance with the Community Rating System Manual.

The committee shall have a minimum of five members, and such additional members as appointed from time to time by the City Council and shall be comprised of both city staff and stakeholders. The committee shall have at least one member from the city's floodplain management office and one member from the city's public information office. The remaining member would include, but be not limited to, floodplain residents, insurance agents that service the city, developers and contractors that operate in the city, environmental organization members, realtors that service the city, emergency responders, and business organizations within the city. Members of the committee shall serve terms of two years. City Council shall designate at least two members to serve an initial term of one year to provide for staggered terms. 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 Bertell Butler and seconded by Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

c Second Reading, Ordinance No. 2024-2291: Rezoning for 12.33 Acres of Property Located at Sea Forest Drive and Green Key Road

City Attorney Driscoll read the proposed ordinance by title only. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Deputy Mayor Mothershead asked about the parking and Amy Huber stated there are 60 spaces and 10 additional spots so there is 70 altogether. Councilman Butler asked about conservation elements and Ms. Huber provided an explanation. Motion was made to approve the ordinance upon its second and final reading.

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

d Second Reading, Ordinance No. 2024-2301: Amendment to Section 27-3 RE: Public Art

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 relating to the amendment of Section 27-3(c) of the Code of Ordinances regarding Public Art, providing for the expenditure of funds on private property when approved by City Council. This will coincide with the Tides of Time exhibit. 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 second and final reading.

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

10 Business Items

a Request for Extension of Stay on Order for Patriot Stogies

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to consider extending the stay on the order which denied the appeal of the City administrative decision finding the sign at 6153 Massachusetts Avenue to be in violation of the City's Land Development Code for a third period of one year. She stated that she received an extension request by Mr. Pollock on May 24, 2024. She stated that the new compliance date of June 18, 2025.

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

- Nathan Pollock, 6153 Massachusetts Ave., NPR came forward to speak regarding quasi-judicial proceedings and State statutes. He would like to request a new hearing to be allowed for rebuttal and to offer evidence. He stated the sign at the Hacienda is similar to his and is allowed whereas his is not. He spoke about grant support and taxes.
- Judith Allen, 5940 Grand Blvd., NPR spoke about that it is difficult for businesses to sell.

With no one else coming forward Mayor Davis returned the floor to Council. Councilman Butler stated he did have a meeting with Mr. Pollock regarding the sign ordinance. Councilman Altman stated the interpretation which could become a rehearing, he would like clarification on how we treat signage. Motion was made to make the stay for three years.

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

b Rejection of Sole Bid for ITB24-017 City Hall and Library Exterior Sealing Project

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 reject the sole bid received by SC Signature Construction in the amount of \$84,375 for ITB24-017 City Hall and Library Exterior Sealing Project. He stated that the bid amount submitted was \$34,375 above the project estimate included in the City's current CIP document. As a result, staff would like to proceed with the rejection of bid, proceed with a deficiency analysis using a portion of this years allocated funds, and make edits to the ITB to include line-item amounts, and a contingency that will be available during the 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 rejection of the sole bid as presented.

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

c Fleet Maintenance/Utility Purchasing Warehouse & Storage Building Construction Project – Guaranteed Maximum Price (GMP)

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 consider for approval the guaranteed maximum price in the amount not to exceed \$4,698,104 from Hennessy Construction Services Corporation (HCSC), for the construction phase of the City's Fleet Maintenance/Utility Purchasing Warehouse & Storage Building. He stated the existing facility located at 6420 Pine Hill Road was constructed in 1973 and housed the Public Works Department. Mr. Rivera then gave an overview of the current facility along with a timeline for this project so far. He stated the funding for this project would be \$3,669,959 from Water & Sewer Construction fund, \$144,430 from Stormwater Utility funds, and \$1,183,175 from General Fund and Penny for Pasco funds. 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. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

d Resolution No. 2024-08: Amendments to CDBG Housing Assistance Plan

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 adopt a resolution which amends the City's Community Development Block Grant (CDBG) Housing Assistance Plan. She stated that as Council may recall, Resolution No. 2020-56 was adopted on September 15, 2020 and established City's CDBG Housing Assistance Plan (HAP) as it was a requisite under the City's Small City CDBG Program application. She stated this CDBG item would provide assistance for code deficiencies and can be payment deferred for ten years. The maximum that can be received is \$80k. She stated the changes made protect the City's fiduciary responsibilities. The first change relates to the eligibility to participate in the program. In short, the change prohibits city employees, members of City Council, Citizens Advisory Task Force members and their families from eligibility to participate in the program. She stated those prohibited can apply to the County's program. City Manager Manns stated the second change relates to homeowner's insurance. The HAP requires that the property is insured at the time that the improvements have been completed. The change requested was that homeowners, as a condition of program eligibility, have property insurance at the time of program application. She stated that if there is a severe financial hardship, property owners can apply for a waiver but which shall not be unreasonably withheld. City Manager Manns then highlighted other changes made to the HAP.

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

- George Romagnoli, 6235 Florida Ave., NPR stated HUD does not require insurance. He stated the houses on the rehab list would never get a regular loan so the City needs to look at it from a government helping perspective. He also spoke regarding payments for homeowners insurance. He suggested using CRA funds to help pay insurance costs.
- Judith Allen, 5940 Grand Blvd., NPR spoke regarding hurricane damage to her home and her inability to obtain insurance. She then spoke about her missing documents.

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 Kelly Mothershead. The Motion Passed. 5-0. Ayes: Altman, Butler, Davis, Mothershead, Murphy

e Parks and Recreation- Hometown Extravaganza Alcoholic Beverage Special Event Permit Request (Walk-On Item)

This item was presented as a walk-on agenda item.

City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to

approve an ABSEP by NPRMS for the sale of beer and wine during the Hometown Extravaganza event on Saturday, June 29, 2024 in Sims Park. The event will run from 4PM-9PM with the beer and wine sales taking place from 5PM-9PM. Upon opening the floor for 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

11 Communications

Councilman Altman introduced Megan Blanchard a coastal ecologist from the TBRPC. He invited Ms. Blanchard to speak and she gave a brief introduction. Councilman Altman stated they attended the resiliency conference together. He told Ms. Blanchard he is looking forward to her working with the City on resiliency matters. Councilman Altman spoke about Facebook comments regarding Cavalaire Square disturbing the peace. He stated he knows of three instances personally. He stated we have to have community standards and that our residents are not subjected to constant screaming and hate speech. Councilman Altman stated there was some positive Facebook posts to his suggestion of having a GHS or Hudson High alumni concert in the park annually. Councilman Butler spoke regarding Dan Kilbride safety and public art needs. He spoke regarding quasi-judicial process that the School Board does. He also spoke about work sessions regarding sign ordinance and murals. Councilman Altman suggested just a policy in general work session. Councilman Butler also spoke regarding Mr. Pollock's quasi-judicial hearing. He asked for an update on Schwettman. City Manager Manns stated a PSA is in place and the School District has not closed with the City on the property and have requested language in respect to a dedication of the portion of the property for public space. Deputy Mayor Mothershead stated she will be happy to see the crosswalk go up at Main and Van Buren. She also spoke about the Juneteenth event. She said her first TDC meeting is tomorrow. Councilman Murphy stated he liked the suggestion for an alumni concert. He stated he would like to see the work sessions focused on signs and another on murals. Mayor Davis stated he wanted a conclusion on mileage. City Attorney Driscoll stated he is working on a resolution. Mayor Davis stated he would like a more serious approach to the County regarding the areas west of US 19. It is affecting our properties. City Manager Manns stated that Vox Pop has offered accusatory statements and to those who are inclined to make them there is no obligation to present facts when they speak.

12 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:29 p.m.

(signed) _____
Judy Meyers, CMC, City Clerk

Approved: _____ (date)

Initialed: _____