CITY COUNCIL REGULAR MEETING

CITY OF NEW PORT RICHEY

COUNCIL CHAMBERS, FIRST FLOOR, CITY HALL, 5919 MAIN ST., NEW PORT RICHEY, FL 34652

June 2, 2026

6:00 PM

AGENDA

ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE City Council, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE THE CITY CLERK TO TRANSCRIBE VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

ORDER OF BUSINESS

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Proclamations
   a. Code Enforcement Officers Appreciation Week
5. Approval of Minutes
   a. May 19, 2026 Regular Meeting Minutes
6. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda
   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.

7. City Council Response to Vox Pop Speakers

8. Consent Agenda
    a. Police Pension Board Quarterly Meeting Minutes - February 2026
    b. Parks and Recreation Advisory Board Minutes - April 2026
    c. Purchases/Payments for City Council Approval
    d. Consideration of Amendments to the FY26 Adopted Budget RE: Dollar General Grant

9. Public Reading of Ordinances
    a. Second Reading, Ordinance No. 2026-2363: Amending Chapter 23, Code of Ordinances RE: Permanent Closure and Establishing Rules for Railroad Square

10. Business Items
    a. Board Appointment: Raquel Thiebes, Cultural Affairs Committee
    b. Board Appointments: Kathleen Bauer and Michelle Moore, Parks and Recreation Advisory Board
    c. Board Re-Appointments: Ronald Becker and Joan Nelson Hook, Library Advisory Board
    d. Request to Waive Fees for 2025 Cotee River Bikefest
    e. New Port Richey Main Street, Inc. Alcoholic Special Event Permit Application Re: City of New Port Richey's Red, White, and Blue Hometown Extravaganza
    f. Request to Enter into an Infrastructure Agreement with NPR Grand 1, LLC RE: Villa del Sol Project
    g. RFP26-026 Property User/Developer - Main and Bank Building
    h. Discussion Regarding Pasco County's Proposed Municipal Service Taxing Unit for Parks, Recreation, and Natural Resources

11. Communications

12. Adjournment

Agendas may be viewed on the City's website: www.citynpr.org. This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk, 727-853-1021, not later than four days prior to said proceeding.

Office of the Mayor

City Of New Port Richey

Proclamation

WHEREAS, *Code Enforcement Officers provide for the safety, health and welfare of the citizens in this community through the enforcement of building, zoning, housing, animal control, fire safety, environmental and other codes and ordinances; and*

WHEREAS, *Code Enforcement Officers are responsible for improving neighborhood and the quality of lives of the residents in and community; and*

WHEREAS, *every day, assisted by support and program staff, they attempt to provide quality customer service to the public for the betterment of the community; and*

WHEREAS, *too many times their efforts go unnoticed, even after code compliance has been accomplished due to their efforts and expertise; and*

WHEREAS, *Code Enforcement Officers are dedicated, well trained, and highly responsible individuals who take their jobs seriously and are proud of their department and the local government within which they serve; and*

WHEREAS, *the Florida Association of Code Enforcement (F.A.C.E.) has declared the first week of June be set aside by local government to honor and recognize their Code Enforcement Officers;*

NOW, THEREFORE, *I, Chopper Davis, Mayor of the City of New Port Richey, do hereby designate the week of June 1 – 5, 2026, as*

Code Enforcement Officers Appreciation Week

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

_____

ATTEST: _____

DATE: _____

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Judy Meyers, City Clerk

DATE: June 2, 2026

RE: May 19, 2026 Regular Meeting Minutes

REQUEST:
The request is for City Council to approve the minutes from the May 19, 2026 regular meeting.

DISCUSSION:
City Council met for their regularly scheduled meeting on May 19, 2026. The minutes from that meeting are attached for Council's review and approval.

RECOMMENDATION:
Staff recommends that City Council approve the minutes from the May 19, 2026 regular meeting as submitted.

BUDGET/FISCAL IMPACT:
No funding is required for this item.

ATTACHMENTS:
- 05.19.26 Regular Meeting Minutes.pdf

MINUTES OF THE CITY COUNCIL REGULAR MEETING
CITY OF NEW PORT RICHEY
COUNCIL CHAMBERS, FIRST FLOOR, CITY HALL, 5919 MAIN ST., NEW PORT RICHEY, FL 34652
May 19, 2026
6:00 PM

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 Mayor Chopper Davis, Deputy Mayor Brian Jonas, Councilman 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 Colin Eichenmuller, Police Chief Bob Kochen, Library Director Andi Figart, Parks & Recreation Director Kevin Trapp, Technology Solutions Director Leanne Mahadeo, Economic Development Director Dave Gammon, Assistant City Manager Rob Williamson and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Proclamations

a. Gulf High School Class of 2026

5. Approval of Minutes

a. May 4, 2026 Special Meeting and May 5, 2026 Regular Meeting Minutes

   Motion made by Bertell Butler IV, and seconded by Brian Jonas to approve the minutes as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

6. 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:

- Bonnie Martin, 6030 Oak Ridge Ave., NPR spoke regarding the proposed Brainstorms interactive science center and the focus groups that were held today and those that will take place tomorrow.
- Duncan Kennedy, Vice-President Experience Design, Ideas, spoke regarding the Ideas Orlando company and the tour of the city they took part in with members of Brainstorms.
- Carol Kinnard, 6828 River Road, NPR spoke regarding plans for River Road south and north where the boat ramp is located.
- Antonia Miernik, 6335 Missouri Ave., NPR spoke regarding removing golf cart parking only signs.
- Donna Jensen, 5922 Wyoming Ave., NPR thanked Council and staff for submitting the 11 to Save application for the 1922 GHS property.
- Lisa Tinker, 7017 Park Dr., NPR spoke regarding a meeting about moving the boat ramp into the north River Road neighborhood.

With no one else coming forward for public comment, Mayor Davis closed Vox Pop.

7. City Council Response to Vox Pop Speakers

Councilman Altman addressed comments about the boat ramp. Councilman Butler addressed comments regarding compact parking spots and golf cart parking, Brainstorms, and River Road north and south. Councilman Murphy addressed comments regarding golf carts, north and south River Road. Deputy Mayor Jonas addressed comments regarding Brainstorms, the boat ramp and parking around the city.

8. Consent Agenda

Motion made by Bertell Butler IV, and seconded by Matt Murphy to accept the Consent Agenda. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

a. Purchases/Payments for City Council Approval

b. Consideration of Amendments to the FY26 Adopted Budget

9. Public Reading of Ordinances

a. Second Reading, Ordinance No. 2026-2355: Amendments to Alcohol Ordinance RE: Update Allowable Permits by Non-Profits

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 second and final reading of an ordinance to amend the City's alcohol ordinance regarding updating the allowable permits for non-profits per calendar year from three to twelve. This amendment is needed in order to be in compliance with Section 561.422, Florida Statutes. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Bertell Butler IV, and seconded by Brian Jonas to approve ordinance upon its second and final reading. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

b. First Reading, Ordinance No. 2026-2363: Amending Chapter 23, Code of Ordinances RE:

Permanent Closure and Establishing Rules for Railroad Square

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated the purpose of this agenda item was to conduct a first reading of an ordinance to amend Division I, Article II, of Chapter 23, Code of Ordinances providing for the permanent closure of Nebraska Avenue between Adams Street and Grand Boulevard and establishing rules on Railroad Square. This ordinance in part establishes the following for Railroad Square:

- The permanent closure of Nebraska Avenue from Adams Street to Grand Boulevard.
- The prohibiting of vehicles of any kind on Nebraska Avenue between Adams Street and Grand Boulevard.
- The establishment of wet zone hours in Railroad Square from 4:00 p.m. on Fridays until 2:00 p.m. on Sundays. If a Monday falls on a legal holiday, the wet zone is extended to 2:00 p.m. on that Monday.
- The establishment of police trespass authority from the Railroad Square area for people who violate state law, city ordinances, or who in any manner disturb the peace or engage in disorderly conduct.

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Bertell Butler IV to approve the ordinance upon its first reading. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

c. First Reading, Ordinance No. 2026-2364: Amendments to Chapter 23, Code of Ordinances RE: Micromobility Devices

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Police Chief Robert Kochen who then presented the item to Council. He stated the purpose of this agenda item was to conduct a first reading of an ordinance which provides for the repeal and replacement of Chapter 23 - Limitation of Transportation Devices on Railroad Square and other areas within the city. He stated this ordinance sets forth rules and regulations regarding transportation and micromobility devices in chapter 23. The ordinance prohibits their use in certain areas of the city as specified in the ordinance.

With increased pedestrian activity in our city parks and in Railroad Square, these regulations aim to enhance pedestrian safety while still permitting the use of these devices in most other parts of the city.

The main elements of the ordinance revisions are as follows:

- Transportation Devices are not allowed in the Railroad Square's Transportation Device Exclusion area at any time.
- The reckless operation of Transportation Devices is not allowed within the city.
- Transportation Devices, except for bicycles, are not allowed in any city park at any time. However, this does not apply to areas specifically designated for such devices, like skateboard parks.

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

- Donald Cadle, 6820 River Road, NPR spoke regarding looking at limitations throughout the city, age requirements, helmets, and modified bicycles. He urged Council to look at those things closer.

With no one else coming forward Mayor Davis returned the floor to Council. Council conducted an in depth discussion of the ordinance which included golf carts in Sims Park for the concert series. City Attorney Driscoll stated he could come back with language to exclude golf carts.

Motion made by Brian Jonas, and seconded by Matt Murphy to approve the ordinance upon its first reading. The Motion Passed. 3 - 2 Ayes: Chopper Davis, Brian Jonas, Matt Murphy Nays: Peter Altman, Bertell Butler IV

10. Business Items

a. Board Appointment: George Thiebes, Parks & Recreation Advisory 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 Thiebes as a member of the Parks & Recreation Advisory Board. If approved, Mr. Thiebes' term will be for three years and will be up for renewal on May 19, 2029.

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

- George Thiebes, 4731 Sanctuary Drive, NPR came forward to thank Council for this opportunity.

With no one else coming forward Mayor Davis returned the floor to Council.

Motion made by Peter Altman, and seconded by Bertell Butler IV to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

b. Request to Waive Fees for 2025 Cotee River Bikefest

City Manager Manns asked that this item be deferred until the June 2, 2026 regular meeting.

c. Appointment of Council Member to Participate with the City Manager in Negotiations with Pasco County Re: Interlocal Service Boundary Agreement

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to appoint a member to participate in the negotiations process for the proposed Interlocal Service Boundary Agreement. She stated as Council will recall, Resolution No. 2026-10 was adopted at your regular meeting on March 17, 2026 which invited Pasco County to participate in negotiations regarding a proposed Interlocal Service Boundary Agreement for recreation services. On April 21, 2026, the Pasco County Board of County Commissioners (BOCC) adopted Resolution No. 26-206 in response to the City's resolution per the provisions outlined in Section 171.203, Florida Statutes. On April 23, 2026, she received a communication from Pasco County Acting Chief of Staff, Connor Donovan, regarding setting a meeting between herself and the County Administrator. The meeting has been set for Friday, May 22, 2026. Per the provisions outlined in Section 171.203(18), Florida Statutes, elected local government officials are encouraged to participate actively and directly in the negotiation process for developing an Interlocal Service Boundary Agreement. Therefore, she is requesting that City Council officially appoint one member of Council to participate in the negotiation process. Once a member has been chosen, she will relay

that information to the County Administrator so there may also be representation from the BOCC in this process. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Matt Murphy, and seconded by Brian Jonas to appoint Councilman Peter Altman to participate with the City Manager in negotiations with Pasco County for the Interlocal Service Boundary Agreement. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

d. Consider Addendum Three: Extension of 2023 Interlocal Agreement for Legal Services w/Pasco Sheriff

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 Addendum Three, which extends the existing 2023 Interlocal Agreement between the Pasco County Sheriff's Office and the New Port Richey Police Department from July 13, 2026, to July 13, 2027. The 2023 Interlocal Agreement outlines the legal services provided by the Sheriff's Office for prosecuting the police department's Risk Protection Orders before the Circuit Court. He stated this arrangement is considered a best practice for our department because it ensures that Risk Protection Orders are handled by a legal unit within the Sheriff's Office that specializes and excels in this area of law. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Bertell Butler IV, and seconded by Brian Jonas to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

e. Request Approval of Police Federal Equitable Sharing Expenditures

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 Police Federal Equitable Sharing expenditures not to exceed $110,000.00 and corresponding budget amendment.

The Equitable Sharing expenditure list is as follows: Federal Equitable Sharing Account – total expenditures $110,000.00

1. One police utility vehicle for city events, downtown community policing, general police operations, and emergency management operations. This includes equipment, accessories, and decal markings. Expenditures are not to exceed $30,000.00 for this utility vehicle and all its accessories. This vehicle will complement our two existing police utility vehicles, which are primarily used in the downtown area.
2. Purchase 55 upgraded police rifles, which will replace existing department rifles that are at or beyond their end-of-life cycle. This purchase includes upgraded rifles and accessories. Expenditures are not to exceed $80,000.00 for the police rifles and accessories.

Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Matt Murphy to approve the item and corresponding budget amendment as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

f. Peace Hall Renovations Project Task Order No. 26-019 – Engineering Services
City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve an engineering services task order in the amount not to exceed $108,750.00 from RGA Design, LLC for design, permitting, bid, and construction phase for the 2026 Peace Hall Renovation Project. He stated this project includes the upgrading of finishes and new code compliant components based upon the deficiency analysis that was performed in 2025. He then introduced Mr. Fisher w/RGA Design who made a presentation to Council on the project. The presentation included deficiencies, essential elements, and rehabilitation.

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

- Donna Jensen, 5922 Wyoming Avenue, NPR came forward to speak regarding the siding and windows. She also spoke regarding the stage area, the kitchenette and covering for the windows.

With no one else coming forward Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Bertell Butler IV to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

g. 2026 WWTF Schreiber to Deniter Process Modification Task Order – Engineering Services City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve an engineering services task order in the amount not to exceed $394,620.00 from Stroud Engineering, Inc. for design and permitting, for the 2026 Wastewater Treatment Facility Schreiber to Deniter Process Modification. He then introduced Brent Heath from Stroud Engineering who then made a presentation to Council. Mr. Heath began his presentation by providing a background on the wastewater treatment system. He then highlighted the historical flows and site plan. He then highlighted the biological process. Mr. Heath then highlighted the unit evaluation. He then highlighted re-rate, rehabilitation, oxidation ditch conversion and new oxidation ditch and clarifier options. He then highlighted the project design scope based on option number 3.

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

- Carol Kinnard, 6825 River Rd., NPR spoke regarding knowing the Heath family for a long time.

With no one else coming forward Mayor Davis returned the floor to Council.

Motion made by Bertell Butler IV, and seconded by Matt Murphy to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

h. 2023/2024 Street Improvements Project Close Out
City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a deductive change order in the amount of $115,192.43 and the final pay request of $0.00 submitted by EZ Contracting, LLC for the completion of the 2023/2024 and 2024/2025 (Change Order), Street Improvements projects. Mr. Eichenmuller then made a presentation to Council regarding the project which included the elements of the project and the

neighborhoods and streets involved. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Peter Altman, and seconded by Bertell Butler IV to approve the item as presented. The Motion Passed. 5 - 0 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman, Bertell Butler IV

i. ITB26-018 Exterior Upgrades to City Hall and Library Project Bid Award

City Manager Manns introduced Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve the bid submitted by SC Signature Construction in the amount not to exceed $577,182.00 for the ITB26-018 Exterior Upgrades to City Hall and Library Project. The proposed project includes the replacement of existing windows with impact-resistant window systems, brick joint repairs, and installation of weather sealing and vapor barrier protection to improve the resiliency and longevity of the buildings. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council.

Motion made by Brian Jonas, and seconded by Matt Murphy to approve the item as presented. The Motion Passed. 4 - 1 Ayes: Chopper Davis, Brian Jonas, Matt Murphy, Peter Altman Nays: Bertell Butler IV

11. Communications

Councilman Butler spoke regarding the ADU ordinance. City Manager Manns stated there was an issue that arose with some language written into the ordinance by Mr. Hall which has caused the ordinance to be delayed being presented to the LDRB. Councilman Butler spoke regarding the landscape ordinance and City Manager Manns replied she was unsure of the status but would find out and provide it to Council. He spoke regarding his proposed ordinance for front porches that he is still waiting on. City Manager Manns stated State law plays a part and we will take action when we can. He spoke regarding the local St. Vincent de Paul reached out to get a proclamation for their anniversary. He spoke regarding the piece of land just south of Dobies and Indiana from Congress to Rowan and the need for sidewalks. He also spoke regarding the foot traffic along Congress. Mayor Davis stated part of that area is in the County. Councilman Butler suggested working with the County on it. Councilman Altman spoke regarding the resiliency and the 25% legislative changes being proposed. He spoke regarding the project presented tonight and how we should move quickly on it before the law changes. He stated we have to be shovel and checkbook ready. He spoke regarding the resiliency summit he attended and a speaker who spoke on resilient housing strategy. He spoke regarding clear vision zones. He spoke about the Fulcos concert. He stated Chasco may have to re-evaluate how some things are done. Deputy Mayor Jonas spoke regarding safety at city events. He stated he has some ideas to present to the rest of the Chasco Board. He spoke regarding the Florida Sports Coast banquet. He stated it was great to see the community come together for a great event. He thanked Mr. DeWalt and the class of 2026 graduates. Councilman Murphy stated he is looking forward to having conversations about Chasco as it is an important event for our city. Mayor Davis stated he would like to put micromobility rules into the next edition of The Bridge. Library Director Andi Figart spoke regarding the America 250 mobile museum next weekend and the commemorative coins that are available for sale for $15. She also spoke regarding the upcoming Summer Kickoff event.

12. Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 8:59 p.m.

(signed) _____
Judy Meyers, MMC
City Clerk

ORDINANCE NO. 2026-2364

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF CHAPTER 23 OF THE NEW PORT RICHEY CODE OF ORDINANCES, PERTAINING TO TRAFFIC AND MOTOR VEHICLES; PROVIDING FOR A NEW ARTICLE IV THEREIN, PERTAINING TO TRANSPORTATION DEVICES; PROVIDING FOR PROHIBITION OF SUCH DEVICES IN RAILROAD SQUARE AND LIMITATIONS ON SUCH DEVICES IN OTHER AREAS; PROVIDING FOR EXCEPTIONS; PROVIDING FOR DEFINITIONS OF TERMS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council finds that the use of certain transportation devices presents a safety hazard to the general public;

WHEREAS, the City Council has provided for the closure of Railroad Square and transformed it into a full-time pedestrian entertainment area;

WHEREAS, the use of transportation devices within Railroad Square is dangerous to the pedestrians in said area;

WHEREAS, the use of certain micromobility devices in city parks presents a danger to pedestrians in said areas;

WHEREAS, the City Council finds this Ordinance is a necessary and appropriate regulation of the safe operation and prohibition of operation of micromobility devices in designated public areas of the city in accordance with the authority of Sections 316.2128 and 316.008 Florida Statutes; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

SECTION 1. Chapter 23 of the Code of Ordinances, pertaining to traffic and motor vehicles, is hereby amended to add Article IV thereto, pertaining to micromobility devices, as follows (strikeout text is deleted and underlined text is added):

ARTICLE IV. TRANSPORTATION DEVICES. - ~~RESERVED~~

Sec. 23-76. - Purpose and Intent.

The purpose of this article is to provide for the protection of the public through regulation of the safe operation and use of transportation devices within the city, and to designate areas where such devices should be prohibited due to the congestion of pedestrian traffic in such areas.

Sec. 23-77. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle shall have the meaning provided by Section 316.003 Florida Statutes as amended or renumbered from time to time;

City Park. Any land or facility owned, leased, or operated by the city of New Port Richey and open to the public for recreation, including playgrounds, picnic areas, sports fields, trails, sidewalks, greenways, and other park amenities;

Designated Parking Area. Any area in a city park specifically marked, signed, or authorized for parking of micromobility devices;

Electric Bicycle shall have the meaning provided by Section 316.003 Florida Statutes as amended or renumbered from time to time;

Electric Personal Assistive Mobility Device shall have the meaning provided by Section 316.003 Florida Statutes as amended or renumbered from time to time;

Micromobility Device shall have the meaning provided by Section 316.003 Florida Statutes as amended or renumbered from time to time. As provided by Florida law, the term includes a bicycle and electric bicycle. This term shall not include human-powered devices other than bicycles;

Moped shall have the meaning provided by Section 316.003 Florida Statutes as amended or renumbered from time to time.

Railroad Square shall have the meaning provided by Section 3-5 (a) of the Code of Ordinances;

Railroad Square Transportation Device Exclusion Area shall mean that area of Railroad Square excluding the private drive and parking area adjacent to Missouri Avenue, as depicted in the map below:



;

Transportation Device shall mean any device designed or used for the transportation of humans, including without limitation, micromobility devices, mopeds, electric personal assistive mobility devices, skateboards, roller skates, inline skates, coasters or other similar devices. The term does not include strollers designed to transport children or devices used by persons with disabilities operated as provided in this article.

Sec. 23-78. - Prohibited Uses.

(a) No Transportation Device shall be operated, used or ridden within the Railroad Square Transportation Device Exclusion Area at any time.

(b) No Transportation Device, other than a Bicycle, shall be operated, used or ridden in any City Park at any time.

(c) The reckless operation and use of Transportation Devices in any location within the city is prohibited. Reckless operation and use includes, but is not limited to, weaving through pedestrians or traffic, failing to use lights after sunset and before sunrise, using a cell phone or other handheld electronic device while operating the device, operating under the influence of drugs or alcohol, or exceeding a safe speed necessary considering the traffic, pedestrians, or other conditions of the area.

Sec. 23-79. - Exceptions.

(a) The provisions of this Article shall not apply to:

(1) Governmental personnel on official business, emergency vehicles, or the use of special mobile equipment for repair or maintenance of public property; and

(2) A person with a disability who uses a motorized wheelchair or similar mobility device for mobility purposes, provided the device is used in a safe and reasonable manner and in accordance with the Americans with Disabilities Act (ADA) and applicable federal, state, and local laws.

(b) Nothing contained in this Article shall prohibit the walking or carrying of a Transportation Device in any restricted area, so long as the device is controlled by a single person and does not obstruct or interfere with the use of the area by pedestrians in any manner.

(c) Nothing contained in this Article shall prohibit the storage or parking of a Transportation Device in any Designated Parking Area.

(d) This Article shall not prohibit the use of Transportation Devices in any City Park in areas designated for the use of such devices, such as a city skate park. Only such Transportation Devices specifically allowed by the rules authorized by the city manager pertaining to such areas shall be allowed. No Micromobility Devices other than Bicycles shall be included within this exemption.

Sec. 23-80. Enforcement.

In addition to other methods of enforcement provided for in the Code of Ordinances, this article may be enforced through the provisions of Section 810.09 Florida Statutes, pertaining to trespass on property other than a structure or conveyance. Law enforcement officers of the city police department shall be authorized to issue trespass orders in public areas to which the provisions of this article pertain where persons are in violation of, or refuse to obey lawful orders of compliance with, state law, this article or other provisions of the code of ordinances, or who are acting in any manner to disturb the peace or engage in disorderly conduct.

SECTION 2. Signs. The city manager shall cause signs to be erected in such locations deemed appropriate to advise the public of the provisions of this Ordinance.

SECTION 3. Enforcement. The provisions of this Ordinance shall be enforced as otherwise provided in the Code of Ordinances.

SECTION 4. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

SECTION 5. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 6. Effective Date. This ordinance shall take effect immediately upon its adoption as provided by law.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this _____ day of _____, 2026, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this _____ day of _____, 2026.

ATTEST:

By: _____ By:_____
Judy Meyers, City Clerk Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE SOLE USE AND RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA:

_____
Timothy P. Driscoll, City Attorney CCA 5-14-26

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Judy Meyers, City Clerk

DATE: June 2, 2026

RE: Police Pension Board Quarterly Meeting Minutes - February 2026

REQUEST:
The request is for City Council to review the minutes from the February 24, 2026 quarterly meeting of the Police Pension Board.

DISCUSSION:
The Police Pension Board met for their regularly quarterly meeting on February 24, 2026. The minutes from that meeting are attached for the Council's review.

RECOMMENDATION:
Staff recommends that City Council review the minutes from the February 24, 2026 quarterly meeting of the Police Pension Board as submitted.

BUDGET/FISCAL IMPACT:
NA

ATTACHMENTS:
- 02.24.26 Police Pension Board Quarterly Minutes.pdf

NEW PORT RICHEY POLICE PENSION SYSTEM

Minutes

Of a Quarterly meeting of the Board of Trustees
Meeting at 5919 Main Street, City of New Port Richey
City Hall (Council Chambers),
New Port Richey, Florida 34652
Tuesday, the 24th day of February 2026, at 5:00 P.M.

The meeting was called to order by Mr. Pratt at 5:00 PM.

Trustees Present:
- Mr. Glen Pratt
- Ms. Heather Fiorentino
- Mr. Frank Ferreri
- Sergeant Timothy Berge
- Sergeant Gregory Williams

Consultants Present:
- Ms. Jennifer Gainfort, Andco Consulting (Performance Monitor)
- Mr. Chuck Landers, Saltmarsh, Cleaveland & Gund (Auditor)
- Mr. Patrick Smith, Saltmarsh, Cleaveland & Gund (Auditor)
- Ms. Shelly Jones, GRS (Actuary)
- Ms. Lindsey Garber, Klausner Law Firm (Attorney)

Administrator:
- Mr. T. Scott Baker

Others Present:
- Ms. Crystal Dunn, Finance Director
- Sgt. Andrew Exline

ITEM #1 -- Approval of the minutes of the meeting on November 18, 2025 and December 23, 2025

Motion: Sgt. Williams made a motion to approve the minutes of the meetings. Mr. Ferreri seconded the motion. The motion passed without opposition.

ITEM #2 -- Open Public Comment

Sgt. Berge said that Sgt. Exline was on his way to discuss the pension freeze. This was postponed until he arrives.

ITEM #3 -- Election of Officers of the Board

- **Chairman**
- **Vice-Chairman**
- **Secretary/Treasurer**

Motion: Ms. Fiorentino made a motion to keep the same positions. Mr. Baker said that currently Mr. Pratt was Chairman, Sgt. Williams was Vice-Chairman, and Sgt. Berge was Secretary/Treasurer. Sgt. Williams seconded the motion. The motion passed without opposition

Item #2 continued: Sgt. Exline asked how his pension is being calculated, as he has 4 years in the old pension and the remainder in the new pension. He asked if there was a formula for that. Ms. Jones said his benefit is 3.5% of his average annual compensation through November 7, 2017 and then 3.25% of his average annual compensation after November 8, 2017. He asked since he has 4 years in the old system, then 14% of his pension final numbers would be based from numbers prior to November 7, 2017. Ms. Jones said yes, that was correct. He said he will reach 75% prior to 23 years of service, and asked if he had to stay in the pension plan, even though he has maximized his accrual percentage. Ms. Jones and Ms. Garber said yes, and Ms. Garber said he could always get a raise, which would increase the amount.

Sgt. Berge said if they are using the multiplier to figure your retirement numbers, then how are they not using that multiplier to count towards your total 75% for your years of service. Sgt. Berge said Sgt. Exline will have an extra 2% ahead of where he should be towards the 23 years, 75% retirement. He said, so at 22 years and 4 months he will be at 75%, but if they're using the multiplier for the final number for retirement, how can they do that but not use the multiplier for the percentage of years. Ms. Jones and Ms. Garber said it's a hard freeze. Ms. Fiorentino said this conflicts with state law as she thought state law only allows for a maximum benefit at 75%. Ms. Garber said state law allows for a pension benefit up to 100%, saying this plan negotiated the 75% maximum benefit.

Sgt. Exline said that he would be forced into staying in the pension plan even though he has maxed out his percentage. Ms. Garber said he isn't forced, as he could retire and be a vested term, not knowing if that would be beneficial to him. Sgt. Exline asked what the cost would be for the actuary for all members affected. He said it is the PBA's contention that this is a pension board issue, and his understating the pension board's stand points it is a contractual issue for the PBA to negotiate. Ms. Garber said she disagrees with the PBA where they say it is the pension board's. She said the pension board has no authority to amend the plan, they simply administer the plan once it is negotiated between the Union and the city.

Ms. Garber said a few months ago she reached out to Ms. Jones to ask how much the study would cost for those members who are currently active and not in DROP, it would be $3,000 something, and to include those in DROP it was $4,862.00. She said when the Union came previously they said they were not willing to pay, not knowing if that has changed. She said the Board can pay for the study, they can split is with the Union, or the Union and city can split, saying it's up to the Board how it gets paid. Saying a study can be done to let the city and Union know what the cost would be to unfreeze the afc. Ms. Garber said the Fire pension board just did this and they unfroze the afc for the fire plan and they split the cost with the Union and Fire Board.

Sgt. Berge asked if the members that are in DROP would be entitled to a change since they already accepted the terms and Ms. Garber said if they negotiated it then yes. He asked legally could any retired member have recourse to come back. Ms. Garber said no, saying the Union has to negotiate for the active members, the retirees are not part of the bargaining unit, but said it doesn't mean that someone might come back to challenge. He asked if the DROP members were included, would it be retroactive from their retirement date or start a new calculation upon the agreement. Ms. Garber said she thought it should be done retroactive, but said whatever was negotiated. Further discussion took place, including Ms. Garber reading the Fire plan's amendment to adjust the freeze. The board discussed how to pay for the study to undo the freeze. Ms. Garber said as a note, the city reimburses the plan for all administrative expenses, which is shown in the Valuation.

Motion: Ms. Fiorentino made a motion for the board to pay for the study to determine the cost to unfreeze the plan. Mr. Ferreri seconded the motion. The motion passed without opposition.

ITEM #4 -- Mariner Performance Monitor Report – Jennifer Gainfort

Ms. Gainfort began covering the Performance Report starting on page 3, Market Environment. She said the all of the equity markets, in blue, were positive for quarter and also for the one year performance. She said the S&P 500 was up 2.7% for the quarter and was up 17.9% for the one year time period. She said it's been a year of volatility due to the tariffs, the inflation, and the government shut down, but all in all the market ended up very strong. Ms. Gainfort said the mid-caps were the weakest area for the quarter, with a return of .2%, however had a return of 10.6% for the year. She said small caps, in the Russell 2000 had a return of 2.2% for the quarter, and 12.8% for the year.

Ms. Gainfort said on the yellow shaded bars in the overseas market were the clear winners for the quarter and year performance with a return of about 5% for the quarter and 32% for the year. She said the fixed income market had a return of a little more than 1%, and 7.3% for the year. Moving to page 4 she said, looking at the domestic market, Growth versus Value, saying Value actually outperformed Growth for the quarter. However Growth outperformed Value for the year, with a return of 18.6% for Growth and 15.9% for Value.

Ms. Gainfort continued to page 15, Asset Allocation, showing a circle graph of how the assets in the portfolio are allocated. She said the graph of September 30, 2025 shows a total of $43.7 million, and the graph of December 31, 2025 shows $43,978,214. She said at the last meeting assets from the equity side were allocated to fixed income, and went over how the funds are allocated in the fund by percentage amounts. Ms. Gainfort continued to page 18, which show the allocation compared to the policy, saying she was not recommending any rebalance at this time.

Ms. Gainfort continued to page 19, Financial Reconciliation, and went over the numbers for the quarter. She continued to page 21, Performance, she said the return for the quarter was 1.63%, and returns for the one year at 13.27%, for three years at 13.18%, and for the five year at 9.23% (2nd percentile), and going back to inception (1998) being in the third percentile for the periods of 7 years, 10 years, and since inception. She continued and said the individual managers had returns for the quarter of 0.32% for Logan and 3.56% for Vanguard. The returns for the one year period were 17.64% for Logan and 17.23% for Vanguard, versus the index of 18.56% and 15.91%. Continuing to fixed income, Ms. Gainfort said Garcia Hamilton had a strong year with a return of 8.07%, versus the index

at 6.97%. Continuing to Real Estate, she said Intercontinental Had a return of 3.27% for the year, a little behind the index at 4.91%.

ITEM #5 -- Review and approval of Financial Statements – Chuck Landers (Saltmarsh CPA's, Auditor)

Mr. Landers introduced himself and Patrick Smith. He started by saying they work with an excellent group of vendors, including GRS, Lindsey Garber, Jennifer Gainfort, and Scott Baker in completing the Audit. He said he wanted to cover a letter from Saltmarsh, on page 2, titled significant risks, saying he wasn't going to go all of the risks, but said when they perform a financial statement audit they think of what can go wrong, and if it did go wrong it could be a big deal. He said these are the seven things that they have identified that would be a really big deal if there was a problem in any of those categories. He said on page three, titled Significant Accounting Estimates and Related Disclosures.

Mr. Landers started covering the financial statement and said on page 1, second paragraph, reads. In our opinion the accompanying present fairly, in all material respects, information regarding the fiduciary net position of the Plan as of September 30, 2025 and 2024, and the changes in fiduciary net position for the years then ended in accordance with accounting principles generally accepted in the United States of America. He said that's the unmodified opinion, a clean opinion, the one you want to get, and the best they can provide.

Mr. Landers continued to page 3 which indicates Required Supplementary Information He said the clean opinion does not cover everything in the packet of information, which is covered in pages 21 through 25. He said this information is required to be there, but it's not covered by their audit opinion. He said the last item on that page shows Other Information, which is on page 26 and is the schedule of Investment and Administrative expenses, saying that page is covered by their audit.

Mr. Landers continued to pages 4 and 5, which are the financial statements. He said page 4 shows the statements of fiduciary net position as of September 30, 2025 & 2024. He said the big number in the middle of the page, $43,662,966 on September 30, 2025 compared to $39,657,186 on September 30, 2024. He said page 5 shows the additions and deductions for the year and went over the numbers on that page. He said this shows a net increase in net position in the current year of $3,927,003 compared to last year of $6,365,032.

Mr. Landers continued to page 13, (Note 7 Restrictions) which shows the net position on DROP accounts on September 30, 2025 was $309,293. And the unrestricted portion remainder to cover the defined benefits was $43,388,109, saying it is a very healthy percentage. Continuing to page 14 he said there was a plan amendment during the year, which had no actuarial impact of the plan. He said Note 9 there were actuarial assumption changes, and with those changes combined increased the city's total pension liability by about $170,000. Continuing to page 17, Mr. Landers said under Note 13 (Net Position Liability (asset) of the City) the total pension liability is $33,438,403, and the plan's fiduciary net position is $43,697,402. He said the city is actually recording an asset of $10.2 million as of September 30, 2025, up from a little over $8 million the year before. He said therefore the plan is 130.68% funded this year compared to 125% funded last year. Mr. Baker asked what the average is and Ms. Jones said it was 87%, at which time

all consultants present said this plan had the highest ratio than any other plan that they know of.

Mr. Landers continued to page 19 at the bottom of the page shows the Sensitivity of the Net Pension Liability to changes in the Discount Rate of plus or us 1% in the assumed rate of return. He said right now the plan is assuming 7.2% rate of return, and if that was increased to 8.2% the city's asset would go up to $13.4 million, and if the assumption went down to 6.2% the city's asset would decrease to $6.4 million. Mr. Landers continued to page 26 which shows the schedule of Investment and Administrative expenses, showing the Investment expenses at .35% and the Administrative expenses at .21%. He said anything below 1% is very good.

Motion: Sgt. Berge made a motion to approve the Financial Statements. Sgt. Williams seconded the motion. The motion was passed without opposition.

Ms. Garber said there was also a management representation letter that needs to be signed, so a motion is needed to authorize the Chairman to sign it.

Motion: Sgt. Williams made a motion to allow the Chairman to sign the management representation letter. Ms. Fiorentino seconded the motion. The motion was passed without opposition.

Ms. Garber asked if she could go before the Valuation, as she had a flight to catch.

ITEM #12 -- Legal Report – Attorney Lindsey Garber
- Memo, Required Documents for Posting by Plan Sponsor

Ms. Garber said there was a memo handed out indicating the plan sponsor posts certain documents on their website for the pension plan. She said this was just a friendly reminder for those documents to be posted. Mr. Baker said this has been done for several years now.

Ms. Garber said the Florida House has passed a bill regarding property taxes that removes property taxes for homesteaded property that doesn't deal with school funding. She said they also put in there that public safety cannot be reduced. She said whether that will be possible by the individual cities will be determined by them, but said this is the language of the House passed bill. She said the Senate does not have a companion for that bill, so the Senate will have to take up the House bill or propose something else. She said the language has to be the same in both the House and Senate, and if it passes it goes to the public for a vote, and it has to pass by 60%. Ms. Garber said she just read an article that said if it passes as written, it reduces $18.6 billion across the state, so services would have to be cut. She said it won't affect the chapter 185 money. A discussion took place.

ITEM #6 -- Review and approval of Valuation Report
- Shelly Jones (GRS, Actuary)

Ms. Jones began covering the Valuation Report on page 4 (Executive Summary) and said the minimum payment to the plan for the fiscal year ending September 30, 2027 is 27.1% of covered payroll, or $964,993. She said the 27.1% is paid by different parties, Active Members contribute 6.5% of their pay (or $231,456), the State contributes, based on the amount received this year of $265,431 (or 7.5%), and the remainder is paid by the city, which is 13.1% (or $468,106), saying this is extremely low in the State of Florida. She

said the amount was pretty close to last year's, which was 12.8% and about $50,000 higher than last year, however there have been pay increases.

Ms. Jones said the Investment Return on a market value was 12.62%, a really strong year. She said the assumption is 7.2%, and did really well on a market value basis. She said when they do their funding calculations, they try to smooth out the contributions so it's not so volatile like the market is. She said they smooth the asset value over 5 years and that return was 10.9%. She said there were some offsets to those gains, including salaries were higher than anticipated, they also had to update the mortality assumption. Ms. Jones said the city has a credit balance of $344,327, which is due to having more contributions than required and they can use it at any time to pay city contributions. She said DROP was changed from 60 months to 96 months saying that is reflected in the report, but said there was no real actuarial impact from that. She said the state monies were higher and reached a threshold, but not the full threshold, so there were prorated supplemental benefits provided.

Ms. Jones continued to page 13, which has last year's numbers, this year's numbers, and what the numbers would have been if the mortality table wasn't changed. She said the payroll under A5 increased 9%, which was the driver of the Normal Cost, and since the fund is so well funded you can't get rid of the Normal Cost (Listed as B). She said the Normal Cost is the cost of your benefits for all of the members, saying that increased as a dollar amount but decreased as a percentage of payroll. She continued to item E, Unfunded Actuarial Accrued Liability went from $4.5 million to, if the mortality tables were not changed would be $5.6 million, however had to adjust the tables which resulted in $4.8 million. Ms. Jones said overall the funded ratio on a funding basis, kind of a smoothing basis, is around 114%.

Continuing to page 17, Ms. Jones said this shows the smoothing calculation. She said looking at item H (Difference between market value and smoothed actuarial value) we have more unrecognized gains that are known to be recognizing over the next several years. She said it had been $2.7 million and now is $3.7 million. She said item E (Investment Return) in the 2025 column, the return was about $5 million and had projected that to be $2.8 million, so there was an additional $2.1 million of additional market value return that was provided. But we're not going to take that $2.1 million right away in the funding calculation, it will be smoothed over 5 years.

Ms. Jones continued to page 18, saying this shows the credit balance in the Funding Standard Account and looking at item B1 the prior year's balance was $338,007. She said there were additional contributions over the minimum of about $6,320, so the credit balance increased to $344,327. She continued to page 40 (Review of salary and termination experience) and said there was an increase in salary of 12.8% for this year and had assumed 4.3% and said this was where the gain overall was offset. She said the terminations was kind of the opposite, as they had expected 3 people to leave and 4 people left. She said in general, when people leave earlier than expected, that's generally a gain, so that added to the gain seen overall. She said that's what has been seen over the last 10 years, salary has been kind of behind on in terms of what is expected and what is actually happening, and terminations have been higher than anticipated, with both offsetting each other.

Ms. Jones continued to page 43 (Recent Plan Experience) saying the market value experience over the last year, we assumed 7.2% and got 12.6% on a market value basis

and 10.9% on a smoothed basis. She said all the way at the bottom, the last 3, 5, and 10 years we beat our assumption for those periods on a smoothed basis and market basis. She said we are meeting our assumption, because when you don't meet your assumption that's when the contributions become more reliant on the city. She said if the Valuation is approved, she will upload it to the state portal and they will review the report, and that will set a time stamp on an additional report that will be provided to the state and the Board, and that sets the contributions for fiscal 2027.

Motion: Sgt. Berge made a motion to approve the Valuation report. Ms. Fiorentino seconded the motion. The motion was passed without opposition.

ITEM #7 -- Determination of Rate of Return for letter to Division of Retirement

Ms. Gainfort said every year after approving the Valuation you have to set an expected rate of investment return for the next year, the next several years, and the long term thereafter. She said she believes the 7.20% assumption is reasonable and recommended to assume 7.20 % for the next year, the next several years, and the long term thereafter.

Motion: Ms. Fiorentino made a motion to approve the recommendation of Ms. Gainfort regarding the rate of return. Sgt. Williams seconded the motion. The motion was passed without opposition.

ITEM #8 -- Status of Annual State Report – GRS

Ms. Jones said they provided a draft and it said the instructions say for the Chairman and Secretary to review it. Mr. Pratt and Sgt. Berge said they reviewed it and it looked good. Mr. Baker said he had also reviewed it and asked that his email be changed to reflect the new email for the Board. Ms. Jones said they will upload it to the state portal, along with the Final Financial Statements.

Mr. Pratt asked if Ms. Jones had anything else and she said that they still are asking for an updated experience study be done. Mr. Pratt suggested waiting to see if there were any changes to the plan before doing an experience study and all agreed.

ITEM #9 -- Status of transition of Custodian to Salem Trust

Mr. Baker said that everything is pretty much a done deal right now as everything is in Salem Trust's hands right now and everything looks good. Ms. Gainfort said there was still some residual income at Fiduciary Trust that needs to transfer over but everything looks good on her end. Mr. Pratt asked Mr. Landers if they were aware of the transfer and had they worked with Salem before. Mr. Landers said he was aware and they would be auditing the process next year to make sure everything transferred and said they had a good relationship with them.

ITEM #10 -- Discussion of Bi-Annual Review of Retiree Benefits by City Council

Mr. Baker said he had put this as an item on the agenda because at the last meeting it was asked that it be put on the agenda. He said he provided the Trustees with copies of the GRS study that was done in 2019 when the 13th check was approved by City Council. He said this was just an example and the Board didn't have to do the same thing, if they were looking to do something. Sgt. Williams said at that time Bill Phillips presented the issue to City Council and asked who would do that now. The consensus was that one of the Board members would have to do this. Sgt. Berge said he thought if this was brought to the City

Council now, while they are trying to get the retirement fixed for those Officers, it probably wouldn't go. He suggested doing the one item and then waiting to do the other. Ms. Jones said she thinks it would probably be fine, saying the 13th check would probably be good, but the other two options may not be. Mr. Baker said other retirees have asked about different options and he asked Ms. Jones if a one-time percentage increase is something that is done and she said it was. He said some of the retirees have been retired for over 25 years and have never had a pay increase. He said he is close to being retired for 20 years and hasn't had a pay increase and Mr. Pratt has been retired longer. Mr. Pratt said, having spoken to some retirees, asked that instead of the 13th check, take the amount and split it evenly amongst all retirees. He said there is a drastic difference in the monthly benefit between those who retired 30 years ago versus those who retired recently.

Ms. Jones said they could do the 13th check just for the retirees and not the DROP active's as they are in the freeze category. She said in general she has seen a one-time COLA, usually a percentage or flat dollar amount, added on forever. She said the reason for doing the dollar amount is because those who have been retired longer are hurting the most for cost of living, and are the ones with a lower dollar amount benefit. So, the percentage doesn't really help those retirees, the dollar amount would help them more. Sgt. Berge said a COLA for the duration of life is going to be tough to get past the Council, while a 13th check divided up equally amongst the retired members is a one-time thing, you can account for it. Ms. Fiorentino said it should be called a bonus check, because a 13th check indicates you're getting the same amount. She said she didn't think this should be done now, until the freeze issue has been resolved. The Board discussed it further and asked that the matter be placed on a future agenda, after the other pension issue (freeze) gets resolved and discussed as to exactly when. Ms. Jones said it would normally take 60 days to produce the study and the Board asked to place the issue on the next agenda.

ITEM #11 -- FPPTA 42nd Annual Conference, Renaissance Orlando Sea World, Orlando FL, June 28 – July 1, 2026

All Trustees said they were not planning on attending the conference. Mr. Baker said before Trustees can attend FPPTA events, there is a virtual course that is required for new Trustees. He said he had signed Mr. Ferreri up for the course, and advised him he probably received an email in regards to taking the course.

ITEM #13 -- Approval of expenditures

Mr. Baker said he had made payments on January 7, 2026 and those were: $20,542.07 to Logan Capital Management for Investment Management Fees for the quarter ending 12/31/2025, $7,927.64 to Garcia Hamilton for Investment Management Fees for the quarter ending 12/31/2025, $5,977.25 to AndCo Consulting for performance monitoring for the quarter ending 12/31/2025, $4,691.00 to G.R.S. for Actuary services for the quarter ending 12/31/2025, and $280.00 to Klausner, Kaufman, Jensen & Levinson for Attorney's fees. He said he had two additional distribution authorizations, and those are for: $150.00 to FPPTA for the New Trustees Virtual Course for Mr. Ferreri and $62.50 to Klausner, Kaufman, Jensen & Levinson for a special tax notice.

Motion: Sgt. Williams made a motion to approve the expenditures. Sgt. Berge seconded the motion. The motion was passed without opposition.

ITEM #14 -- Any other business

Mr. Baker said that Linda Grant, a Beneficiary Benefit recipient, had passed away. Mr. Pratt said the next monthly meeting is scheduled for March 24th, and Mr. Baker said that it has come to the point where the Board is only doing Quarterly meetings. The March meeting was canceled.

Motion: Sgt. Williams made a motion to adjourn. Ms. Fiorentino seconded the motion. The motion passed without opposition. The meeting was adjourned at 6:31 PM.

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Kevin Trapp, Parks and Recreation Department

DATE: June 2, 2026

RE: Parks and Recreation Advisory Board Minutes - April 2026

REQUEST:
The request before the City Council is to review and approve the Parks and Recreation Advisory Board minutes from April 2026.

DISCUSSION:
The Parks and Recreation Advisory Board meets monthly. The Parks and Recreation Advisory Board has approved the minutes from the April 2026 meeting.

The next Parks and Recreation Advisory Board meeting is scheduled for June 10, 2026, at 5:30pm in the Oak Room at the New Port Richey Recreation and Aquatic Center, which is located at 6630 Van Buren Street. The public is invited to attend.

RECOMMENDATION:
The recommendation before the City Council is to review and accept the minutes for April 2026 Parks and Recreation Advisory Board meeting minutes.

BUDGET/FISCAL IMPACT:
None

ATTACHMENTS:
- April 2026_Parks Recreation Adv. Board Minutes.pdf

PARKS & RECREATION ADVISORY BOARD
MEETING MINUTES

April 8, 2026

The regular meeting of the Parks & Recreation Advisory Board was held at the Recreation & Aquatic Center. The meeting was called to order at 5:30 PM on Wednesday, April 8, 2026. Board Members Chairman David Schrader, Stephen Blanchard, Tad Clements, and Kevin Robinson were in attendance. Ms. Sue Grassin attended as a potential future board member.

1. **APPROVAL OF MINUTES**
    - A motion was made to approve the March 11, 2026 minutes. The minutes were unanimously approved.

2. **OLD BUSINESS**
    - Advisory Board Member Recruitment

      Chairman Schrader informed the board of all of the places where recruitment flyers are, including Facebook posts and an article in The Bridge magazine. Sue Grassin was introduced to all the board members. She provided a brief overview of her background and her excitement to join the board. Mr. Trapp advised the board members that Ms. Grassin's application would be advanced to City Council for approval at the first city council meeting in May. All advisory board members supported advancing the application for City Council consideration.

    - Volunteer Appreciation Dinner

      Mr. Trapp reminded the board that the Volunteer Appreciation Dinner will be on Thursday, April 23. The dinner will be held at the Spartan Manor and encouraged all board members to attend.

    - Drive-in Move Discussion

      Mr. Trapp discussed the details of the May 15 movie night. This movie night will be themed as a drive-in movie, which will include a partnership with the library. The library will be hosting a cardboard car making workshop prior to the event. Mr. Trapp requested guidance from the board related to judging and awards. The board supported the idea of a first, second, and third place ranking. The board also wanted to provide participation ribbons to all participants.

3. **NEW BUSINESS**

- City Election

  The City's mayoral election will be held on Tuesday, April 14 from 7:00 AM to 7:00 PM at the Recreation and Aquatic Center. Chairman Schrader encouraged all members to come and vote.

- Summer Camp Registration Updates

  Mr. Trapp informed the board that almost all weeks of summer camp are sold out. The camp capacity was increased from 125 campers to 150 campers this summer. Camp will run from June 1 through August 7.

- Seasonal Part-Time Staff Hiring Updates

  An update was provided on hiring seasonal employees for summer positions which include lifeguards and summer camp counselors. The hiring outlook for the summer looks favorable as they have a handful of returning staff and a good number of prospective applicants.

- Swim Lesson Overview

  The details of the spring session of swim lessons were shared with the board. During the spring session, private lessons are the only type of lesson available. Group lessons and private lessons will be offered during the summer season which begins after Memorial Day.

- FY 26-27 Budget

  As budget planning for next year approaches, Mr. Trapp asked the board members if there are any projects which they think should be considered in the upcoming budget year. A general timeline was discussed highlighting that budget preparation begins late spring and early summer. Any ideas or projects that may be of interest to the board should be discussed at the May meeting.

- Project Updates

  The current projects are in the bid phase with the Rec Center flat roof replacement project already having the bid opening. The pool resurfacing project bid will close on Thursday, April 9. The bids will be opened publicly on Friday, April 10.

- Event Wrap-ups

  Mr. Trapp gave an overview of the Chasco Fiesta Festival as well as previewing the spring events scheduled to occur. The city float, which the Parks and Recreation department designed and decorated won the "Best of Color" category. The Aquatics division held the Egg-A-Pool-Looza event on Saturday, March 28 which was a great success. This was the second time this event was held. This year saw a large number of attendees. The

Spring Fling, which was held on Saturday, April 4 was a huge success. The event included multiple age categories for egg hunts with over 16,000 eggs hidden. There were also bounce houses, crafts and pictures with the Easter Bunny as part of the free community event.

- The annual summer membership sale was discussed. The sale dates and discount rates were reviewed for board consideration. Mr. Blanchard made a motion to have the summer membership sale again this summer and to request city council's approval at the first city council meeting in May. The motion passed unanimously.

4. **UPCOMING SPECIAL EVENTS/REC PROGRAMS/LEAGUES**
   A general overview of the upcoming events was discussed.

The meeting adjourned at 6:31pm.

Respectfully submitted,
Krista J. Schiano

NEW PORT RICHEY

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TO: City of New Port Richey City Council

FROM: Crystal Dunn, Finance Department

DATE: June 2, 2026

RE: Purchases/Payments for City Council Approval

REQUEST:

The City Council is asked to review the attached list of purchases and expenditures and authorize payment.

DISCUSSION:

Section 2-161 of the City's Code of Ordinances requires approval by the City Council for purchases and payments $25,000 and over.

RECOMMENDATION:

It is recommended that the City Council authorize the payment of the attached list of purchases and expenditures.

BUDGET/FISCAL IMPACT:

The purchases and expenditures presented have already been budgeted for. Expenditures will be included in the fiscal year-end reporting.

ATTACHMENTS:

- Purchase Payments 6.2.26.pdf

PURCHASES/PAYMENTS FOR CITY COUNCIL APPROVAL

Hennessy Construction Services Fleet Maintenance & Warehouse Facility	$117,142.52
Garcia Civil Contractors Payment 1 for CDBG Sidewalk Project	$68,308.75
Mauldin & Jenkins Bill #1 for 2025 Annual Financial & Compliance Audit	$25,000.00

RECURRING EXPENDITURES OVER $25,000

Duke Energy Monthly Usage – April 2026	$107,427.14
Enterprise Lease for City Vehicles – April 2026	$87,310.08
Lynch Fuel Company LLC Gasoline Delivery	$37,940.24
Core & Main Annual Software Fee for AMI Meters	$26,747.36

NEW PORT RICHEY

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TO: City of New Port Richey City Council

FROM: Crystal Dunn, Finance Department

DATE: June 2, 2026

RE: Consideration of Amendments to the FY26 Adopted Budget RE: Dollar General Grant

REQUEST:
The City Council is asked to review and approve an amendment to the FY26 Adopted Budget, recognizing $2,000 from Dollar General Literacy Foundation to support adult, family and summary literacy programs at the New Port Richey Public Library.

DISCUSSION:
The City's Purchasing Policy states that receipts not anticipated in the budget or received for a particular purpose, including but not limited to grants, donations, or gifts, must be approved by City Council.

RECOMMENDATION:
The New Port Richey Public Library was awarded $2,000 from Dollar General Literacy Foundation. The City Council is asked to review and approve an amendment to the FY26 Adopted Budget to recognize these proceeds.

BUDGET/FISCAL IMPACT:
The amendment allows for the acceptance of the grant and results in an overall increase of $2,000 to the General Fund specifically to the Library Department's Budget.

ATTACHMENTS:
- 06.02.26 - Dollar General Grant.pdf

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BUDGET AMENDMENT REQUEST

Date 6/2/2026 **NO.** _____

INCREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget
001051 45293	General	Misc Program Costs - Grants	10,500	2,000	12,500
001 334750	General	Other Grant Funding	38,510	2,000	40,510

DECREASE

Account No.	Division	Description	Budget Current	Change	Proposed Budget

Explanation: To recognize grant funds from Dollar General Literacy Foundation to support adult, family, and summer literacy programs.

Requested By: Andrea Figart
Department Head

☑ Yes ☐ No

Dollar General Literacy Foundation Celebrates Another One-Day Grant Milestone

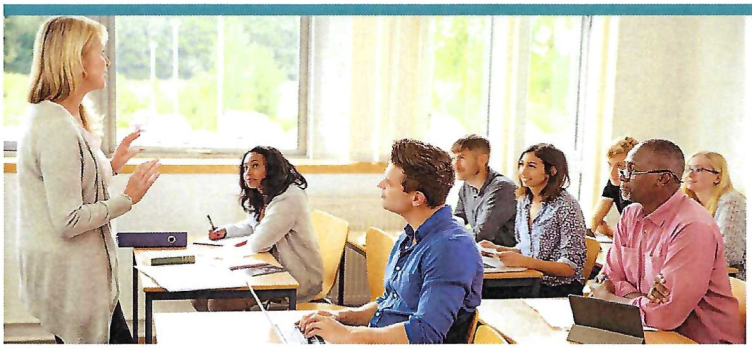
May 08, 2026

Foundation Awards Nearly $16 Million to Literacy Programs Across the Country; Grant Amount Surpasses Previous One-Day Record Set in 2025



Goodlettsville, Tennessee – **May 8, 2026** – For the second consecutive year, the Dollar General Literacy Foundation (DGLF) set a record for its largest one-day grant announcement by awarding nearly $16 million today to support adult, family, and summer literacy programs across the country. The grants will positively support more than 1,400 schools, libraries, and non-profit organizations and approximately 1.5 million individuals. The milestone surpasses the Foundation's previous record of more than $13.2 million granted in May 2025.

"Since the Foundation's inception in 1993, our focus has remained on making meaningful investments in students, teachers, and the organizations that support literacy and learning at every stage of life," said Denine Torr, executive director of the Dollar General Literacy Foundation. "We are grateful for the impact teachers and educators make every day and are excited to have another record setting year of helping expand literacy access for learners of all ages. These funds will help educators enhance their instruction and create opportunities that help empower students to reach their full potential."



ADULT LITERACY GRANTS

We award funding to organizations that provide direct services to adults in need of literacy assistance in one of the following areas:

- Adult Education Instruction
- GED or high school equivalency preparation
- English Language Acquisition

NEW PORT RICHEY

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TO: City of New Port Richey City Council

FROM: Robert Kochen, Police Department

DATE: June 2, 2026

RE: Second Reading, Ordinance No. 2026-2363: Amending Chapter 23, Code of Ordinances RE: Permanent Closure and Establishing Rules for Railroad Square

REQUEST:
The request before the City Council is to conduct a second and final reading of an ordinance which will amend Division I, Article II, of Chapter 23 Code of Ordinances providing for the permanent closure of Nebraska Avenue between Adams Street and Grand Boulevard, and establishing rules on RR Square (RRS).

DISCUSSION:
Ordinance No. 2026-2363 establishes rules and regulations that further the intent of making RRS a pedestrian-friendly area.

This ordinance in part establishes the following for RRS:

- The permanent closure of Nebraska Avenue from Adams Street to Grand Boulevard.
- The prohibition of vehicles of any kind on Nebraska Avenue between Adams Street and Grand Boulevard.
- The establishment of wet zone hours in RRS from 4:00 p.m. on Fridays until 2:00 p.m. on Sundays.
- Additional wet zone dates and times:
    - If a Monday falls on a legal holiday, the wet zone is extended to 2:00 p.m. on that Monday.
    - From 4:00 p.m. each December 31 until 2:00 p.m. January 1.
    - From 4:00 p.m. each March 17 until 2:00 a.m. March 18.
    - From 4:00 p.m. each May 5 until 2:00 a.m. May 6.
    - From 4:00 p.m. on the Wednesday immediately preceding Thanksgiving Day until 2:00 p.m. the following Sunday.
    - A wet zone on RRS can be established any other time by resolution of the city council.
- The establishment of police trespass authority from the RRS area for people who violate state law, city ordinances, or who in any manner disturb the peace or engage in disorderly conduct.

City Attorney Tim Driscoll drafted Ordinance No. 2026-2363 and certified it as to legal form.

RECOMMENDATION:

Staff recommends that the City Council conduct a second and final reading of Ordinance No. 2026-2363.

BUDGET/FISCAL IMPACT:
No budget impact.

ATTACHMENTS:
- ORD 2026-2363 Railroad Square Closure.pdf

ORDINANCE NO. 2026-2363

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF DIVISION 1, ARTICLE II, OF CHAPTER 23 OF THE CODE OF ORDINANCES, PERTAINING TO TRAFFIC SCHEDULES; PROVIDNG FOR THE PERMANENT CLOSURE OF NEBRASKA AVENUE BETWEEN ADAMS STREET AND GRAND BOULEVARD, COMMONLY REFERRED TO AS RAILROAD SQUARE; PROVIDING FOR AMENDMENT OF SECTION 3-5 OF CHAPTER 3, PERTAINING TO ALCOHOLIC BEVERAGES; PROVIDING FOR INCLUSION OF CAVALAIRE SQUARE AND OTHER AREAS WITHIN RAILROAD SQUARE; PROVIDING FOR ALLOWANCE OF ALCOLOHIC BEVERAGES IN RAILROAD SQUARE DURING DESIGNATED TIMES; PROVIDING FOR AMENDMENT OF SECTION 23-46 OF CHAPTER 23 OF THE CODE OF ORDINANCES, PERTAINING TO ONE-WAY STREETS; PROVIDING FOR REMOVAL OF NEBRASKA AVENUE THEREFROM; PROVIDING FOR THE POSTING OF APPROPRIATE SIGNS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR REPEAL OF RESOLUTION 2026-12, PERTAINING TO THE PERIODIC CLOSURE OF RAILROAD SQUARE; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the city has made improvements to Nebraska Avenue between Adams Street and Grand Boulevard, commonly referred to as “Railroad Square”;

WHEREAS, the foregoing improvements have resulted in the reduction in the vehicle travel portion of the public right-of-way of Railroad Square;

WHEREAS, the improvements will result in the presence of more pedestrians in a greater area of Railroad Square and have transformed the area into a pedestrian entertainment area;

WHEREAS, the City Council finds that the presence of vehicles in Railroad Square constitutes a hazard to the general public's health, safety, and welfare; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared

that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City's police powers.

NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

SECTION 1. Nebraska Avenue Closure. Division 1 of Article II of Chapter 23 of the Code of Ordinances, pertaining to traffic schedules, generally, is hereby amended to add Section 23-21 thereto, pertaining to closure of Nebraska Avenue, as follows (strike-out text is removed and underlined text is added):

Sec. 23-21. Nebraska Avenue Closure.

No vehicle of any kind, including an automobile, truck, mobile food dispensing vehicle, mobile food unit, golf cart, trailer or other vehicle of any kind, shall travel upon, enter, be parked, stopped, idling or left standing on Nebraska Avenue between Adams Street and Grand Boulevard at any time, including for the making of deliveries from vehicles. Nothing contained herein shall pertain to police, fire or other emergency vehicles.

SECTION 2. Alcoholic Beverages. Section 3-5 of Chapter 3 of the Code of Ordinances, pertaining to alcoholic beverages on public property, is hereby amended, as follows (strike-out text is removed and underlined text is added):

Sec. 3-5. Possession, consumption and sale of alcoholic beverages on public property.

(a) *Definitions.* For purposes of this section, the following terms shall have the following meanings:

Alcoholic beverages shall mean any beer, wine, spirits, liquor or any other intoxicating beverage defined or alcoholic beverage as defined in F.S. § 561.01, as may be amended from time to time.

Alcoholic beverage special event permit ("ABSEP") shall mean that certain permit issued by the city council pursuant to this section.

Applicant shall mean any incorporated business, company, or corporate entity hosting a special event within the city and applying for an alcoholic beverage special event permit under this section.

Beer shall have the meaning prescribed by F.S. § 563.01, as may be amended from time to time.

City manager shall mean the officer established in article III of the City Charter or his or her designee.

Railroad Square shall mean the area consisting of the right-of-way of Nebraska Avenue running between Adams Street and Grand Boulevard, the city property commonly referred to as Cavalaire Square adjacent to the right-of-way of Missouri Avenue, and the parking area, driveways and easements lying between the right-of-way of Missouri Avenue and the right-of-way of Nebraska Avenue, generally depicted in the following map:



Railroad Square Wet Zone Hours shall mean the time from:

4:00 p.m. each Friday until 2:00 p.m. the following Sunday, or 2:00 p.m. the following Monday that is a legal holiday;

4:00 p.m. each December 31 until 2:00 p.m. January 1;

4:00 p.m. each March 17 until 2:00 a.m. March 18;

4:00 p.m. each May 5 until 2:00 a.m. May 6;

4:00 p.m. each July 3 until 2:00 a.m. July 5;

4:00 p.m. on the Wednesday immediately preceding Thanksgiving Day until 2:00 p.m. the following Sunday; and

any other time designated from time to time by resolution of the city council.

Wine shall have the meaning prescribed by F.S. § 564.01, as may be amended from time to time.

(b) *Prohibition of consumption.*

(1) Unless specifically enumerated in subsection (c), it shall be unlawful for any person to consume or possess an open container of alcoholic beverages on any property owned by the city, public parks, public sidewalks and rights-of-way, street, alley, public or semi-public parking lots or semi-public spaces, including areas used by the public in conjunction with any business, enterprise, commercial establishment, office building, or apartment building, within the city.

(2) It shall be an affirmative defense that the consumption and/or possession of an open container was within the licensed premises as evidenced by the license and/or permit issued by the state.

a. As used in subsection (1), "open container" means any vessel or container containing an alcoholic beverage, including, but not limited to beer or wine, which is immediately capable of consumption or the seal of which has been broken.

b. An open container shall be considered to be in the possession of the person if the container is in the physical control of ~~or~~ such person.

(c) *Exceptions.* The following are exempt from the prohibitions of subsection (b) above:

(1) Alcoholic beverages served and consumed at a duly licensed restaurant, sidewalk café, or street café, pursuant to chapter 7 of the New Port Richey Land Development Code;

(2) Alcoholic beverages possessed or ~~served by a duly licensed business entity at the property located along Nebraska Avenue known as "Railroad Square," and~~ consumed within the boundaries of Railroad Square, as defined herein, during Railroad Square Wet Zone Hours, as defined herein ~~or while safely crossing Nebraska Avenue right-of-way from Grand Boulevard at a designated crosswalk, provided that notice has been provided to the city manager at least thirty (30) days prior to the date of the event and if, in the sole discretions of the city manager, police or other city services are required, the business entity(ies) giving notice of the event shall be solely responsible for all costs of police and other city services~~;

(3) Alcoholic beverages served by a duly licensed business entity abutting the city owned parking lots located at 5645 Missouri Avenue and on the south side of Missouri Avenue one hundred fifty (150) feet west of Grand Boulevard and consumed within the boundaries of such lots, provided that notice has been provided to the city manager at least thirty (30) days prior to the date of the event and if, in the sole discretions of the city manager, police or other city services are required, the business entity(ies) giving notice of the event shall be solely responsible for all costs of police and other city services;

(4) Alcoholic beverages served and consumed at the city's Peace Hall property pursuant to a duly executed lease or rental of the Peace Hall property;

~~(5) Alcoholic beverages served and consumed at the city's incubator property pursuant to a duly executed lease or rental of the incubator property;~~

(5~~6~~) Alcoholic beverages served and consumed at the city's historical society property and/or gazebo associated therewith pursuant to a duly executed lease or rental of the historical society property and/or gazebo;

(6~~7~~) Beer and/or wine served and consumed pursuant to an alcoholic beverages special event permit (ABSEP) issued by the city in accordance with subsection (d) below; and

(7~~8~~) Beer and/or wine and consumed pursuant to the downtown special event boundary in accordance with subsection (e) below.

All service and consumption pursuant to subsection~~s~~ (c), excluding (c)(2), ~~through (6)~~ above shall be subject to ~~must further comply with~~ the ~~insurance~~ requirements enumerated in subsection (d)(1)d below and the requirements and conditions enumerated in subsection (d)(3)d through l and p through r ~~d. through l., p. through r.~~ below. Nothing contained herein shall be construed as a limitation on the city's ability to impose additional or different requirements to ensure the health, safety, and welfare of the city and the public at the direction of the city manager in consultation with the police chief.

(d) *Alcoholic beverages special event permit.* The city council may grant permission for the consumption or possession of beer or wine only on any city owned property, public parks, and/or public sidewalks and rights-of-way by approving an ABSEP application properly filed by an applicant pursuant to this subsection and for city sponsored events, except no such

permit may be approved for the New Port Richey Recreation and Aquatic Center or any of the satellite facilities or recreational areas or grounds pertaining thereto.

(1) *Applicant requirements.*

a. An applicant must be an incorporated non-profit business, company, or corporate entity.

b. An applicant must be duly licensed by the State of Florida and any other governing entity to serve beer and wine within the city.

c. An applicant must enter into a written lease agreement and/or an indemnification agreement to indemnify and save harmless the city from any and all liability which may arise as a result of its special event and/or the service of beer and wine through an ABSEP.

d. An applicant must have insurance coverage from an insurance company duly licensed to do business in the State of Florida naming the city as an additional insured and providing the following coverage for each event:

1. Personal injury with limits of not less than one million dollars ($1,000,000.00) per person and two million dollars ($2,000,000.00) per occurrence;

2. Property damage with limits of not less than one million dollars ($1,000,000.00); and

3. Liquor liability with limits of not less than one million dollars ($1,000,000.00).

Applicant agrees to indemnify, defend, save and hold harmless the city and its officials, agents and employees from any claim, demand, suit, loss, cost or expense of any damages which may be asserted, claimed or recovered against or from the city or its officials, agents and employees by reason of any damage to property or personal injury, including death, and which damage, injury or death arises out of or is incidental to or in any way connected with your use of the permitted area or the condition of the permitted area including those arising during the set up and breakdown of the event. This indemnification includes, but is not limited to, compliance with the terms and conditions of the special event permit, the applicant's operations and use of the permitted area or any act or omission of the applicant, its agents, servants, contractors, patrons, guests or invitees and includes any costs, attorney's fees, expenses and liabilities incurred in the defense of any such claims or the investigation thereof.

(2) *Application process.*

a. An applicant shall file an application with the city manager on a form provided by the city manager. Such application must be filed not less than forty-five (45) days prior to the start of the proposed special event and no more than one hundred eighty (180) days prior to the event. The application shall be accompanied by a filing fee, the amount of which shall be prescribed by resolution of the city council.

b. All applications that are complete, timely filed with all required attachments and payment of the requisite fee, and filed by applicants meeting all requirements of subsection (2)a ~~a.~~ above will be forwarded by the city manager to the special event team for review and recommendation to the city council.

c. The city council will consider the ABSEP application at a regular meeting after the special event team has reviewed and provided its recommendation. The city manager will give the applicant notice of the date and time when the application will be reviewed by the city council.

d. The decision of the council shall be the final determination on the approval or denial of an ABSEP application. In considering the application, the city council will consider the conditions in subsection (3) below as well as any other factors it deems necessary in order to render its decision.

(3) *Conditions for ABSEP approval.* The ABSEP shall be subject to the following requirements and conditions as well as any conditions imposed by the city council as part of its ABSEP approval.

a. No applicant shall be issued more than the number of ABSEP permits authorized under state law, pursuant to Section 561.422 Florida Statutes, per calendar year.

b. The applicant shall submit a site plan showing serving areas and shall mark the access point of the serving area with signs informing patrons that beer and wine are not to be taken past the perimeter of the area shown on the site plan, and the applicant shall staff the entrance with such personnel as are necessary to enforce this condition.

c. No ABSEP event may exceed three (3) consecutive days in duration.

d. The proposed sales and/or consumption of beer and wine must be associated with an event that is open to the public.

e. The proposed sales and/or consumption of beer and wine must not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation.

f. The proposed sales and/or consumption of beer and wine must not entail extraordinary or burdensome expense or police operation by the city.

g. The sales and/or consumption of beer and wine must not be expected to result in violence, crime or disorderly conduct.

h. The applicant's representatives and those operating the event must meet state minimum age licensing requirements and have not been convicted of a felony or crime involving moral turpitude.

i. The applicant shall obtain all necessary federal, state and local permits to engage in the proposed sales and/or consumption of beer and wine.

j. Hours of operation for the sales and/or consumption of beer and wine shall be limited to noon through 11:00 p.m. for events held on Monday through Saturday and 1:00 p.m. to 9:00 p.m. for events held on Sunday; the applicant shall be fully responsible for enforcing the hours of operation; and the applicant shall be liable for the failure to enforce the hours of operation.

k. All beer and wine shall be served in plastic containers only, and no cans or glass containers shall be permitted.

l. The applicant shall provide for proper disposal of litter and waste resulting from the sale and/or consumption of beer and wine.

m. The applicant shall comply with all ordinances associated with permitting of events upon public property.

n. The sale, possession and consumption of beer and wine shall be confined to designated and secured areas as illustrated on the site map submitted with the ABSEP application. The sale of beer or wine shall be permitted only in locations indicated on the site map. Alcohol-free zones, if proposed, shall also be illustrated on the site map. The perimeter of the designated area shall be secured for the entire event. Only those alcoholic beverages that are sold by the applicant within the secured areas shall be permitted to be possessed, consumed, or purchased within the said secured areas. It shall be unlawful for any person to bring outside alcoholic

beverages that were not purchased or procured through the event into the secured areas. Any person who violates this proscription shall be subject to ejection from the event and shall be subject to arrest.

o. The applicant shall pay all costs of police and other city services attributable to the sale and/or consumption of beer and wine. ~~On a case by case basis, the city council shall determine the number of city police officers that shall be required for each individual event.~~ The applicant shall reimburse the city for costs incurred in providing such security, including off-duty police officers to be stationed at the playground located in Sims Park at the applicant's expense.

p. The applicant shall be responsible for ensuring that no person under the age of twenty-one (21) shall be permitted to possess, consume, or distribute any alcoholic beverage at the permitted event. Any person who desires to purchase, possess, or consume alcohol at a permitted event must first present proper identification establishing that such person is of legal age to purchase, possess and consume alcohol in the State of Florida, i.e., age twenty-one (21) or older. After displaying proper proof of legal age, the person desiring to purchase, possess, or consume alcohol shall receive a wristband from the applicant or his/her agent, which shall be attached to the said person's wrist and worn at all times during which that person possesses or consumes an alcoholic beverage at the permitted event. Each wristband shall be constructed of such a material, and in such a manner, that it cannot be removed without destroying or altering the physical form of the wristband.

q. The applicant is prohibited from serving or selling alcohol to any person who:
   1. Appears intoxicated;
   2. Is not wearing a wristband; or
   3. Is wearing a wristband that is altered or destroyed.

r. The applicant shall provide additional rest room facilities (e.g., portable potties) as are necessary to serve patrons of the event.

s. Nothing contained herein shall be construed as a limitation on the city council's authority to impose additional or different conditions on an ABSEP.

(4) *Post event report.* The applicant shall submit a post event report to the city manager, on a form provided by the city manager, not less than ninety (90) days following the event.

It shall contain the total revenue generated from alcohol sales. The report will be forwarded to city council by the city manager.

(e) The "downtown special event alcohol boundary" shall mean the area with the boundaries contained in Exhibit "A" to the ordinance from which this subsection derived [and is on file and available for inspection in the office of the city clerk].

(1) The "event period" shall mean the time period running from 8:00 a.m. the day of an event to 11:59 p.m. the day of the final day of the event.

(2) Beer and wine, whether purchased or served from a city-owned or leased location or not, may be consumed within the downtown special event alcohol boundary during an event period on such days as may be approved by resolution of the city council.

(3) The city council may impose such restrictions upon the ability to consume alcoholic beverages under this subsection as it may deem appropriate in granting such approval. Such restrictions may include but are not limited to any of the matters contained in other portions of section 3-5, City Code and shall be designed to assure public health, safety and order. A violation of any such restriction shall be deemed a violation of this section.

SECTION 3. Enforcement. Chapter 3 of the Code of Ordinances, pertaining to alcoholic beverages, is hereby amended to add Section 3-6 thereto, pertaining to enforcement, as follows (strike-out text is removed and underlined text is added):

Sec. 3-6. Enforcement.

In addition to other methods of enforcement provided for in the Code of Ordinances, this chapter may be enforced through the provisions of Section 810.09 Florida Statutes, pertaining to trespass on property other than a structure or conveyance. Law enforcement officers of the city police department shall be authorized to issue trespass orders in public areas to which the provisions of Section 3-5(c) pertain where persons are in violation of, or refuse to obey lawful orders of compliance with, state law, this chapter or other provisions of the code of ordinances, or who are acting in any manner to disturb the peace or engage in disorderly conduct.

SECTION 4. One-Way Streets. Section 23-46 of Chapter 23 of the Code of Ordinances, pertaining to one-way streets, is hereby amended as follows (strike-out text is removed and underlined text is added):

Sec. 23-46. Established.

The following streets, when properly posted by signs, shall be restricted to one-way traffic only in the direction indicated below:

Name of street	Direction of traffic movement
Tidalwave Drive from Grand Boulevard south to Aspen Way	West
Mandy Lane from Palmetto Road to Jasmine Drive	North
Florida Avenue from Madison Street to Jefferson Street	West
Jefferson Street from Florida Avenue to Main Street	South
George Street from Gulf Drive to Elm Street	South
Chapel Street from Kenwood Street to City limits	North
~~Nebraska Avenue from Adams Street to Grand Boulevard~~	~~West~~

SECTION 5. Signs and Barricades. The city manager shall cause the placement of such signs deemed necessary and proper to inform the public of the prohibitions under this Ordinance. The city manager shall provide barricades or other vehicle restricting devices deemed necessary and proper to carry out the provisions of this Ordinance.

SECTION 6. Resolution Repeal. Resolution 2026-12, providing for the closure of Railroad Square is hereby repealed.

SECTION 7. Enforcement. The provisions of this Ordinance shall be enforced as otherwise provided in the Code of Ordinances.

SECTION 8. Conflict with Other Ordinances and Codes. All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

SECTION 9. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 10. Effective Date. This ordinance shall take effect immediately upon its adoption as provided by law.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 19th day of May, 2026, and read and adopted on second reading at a duly convened meeting of the City Council of the

City of New Port Richey, Florida this 2nd day of June, 2026.

ATTEST:

By: _____ By: _____
Judy Meyers, MMC, City Clerk Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE SOLE USE AND RELIANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA:

_____
Timothy P. Driscoll, City Attorney CA Approved 5-26-26

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Judy Meyers, City Clerk

DATE: June 2, 2026

RE: Board Appointment: Raquel Thiebes, Cultural Affairs Committee

REQUEST:
The request is for City Council to approve the appointment of Raquel Thiebes as second alternate member to the Cultural Affairs Committee.

DISCUSSION:
Mrs. Raquel Thiebes submitted an application seeking membership on the Cultural Affairs Committee. As Council may recall, Mrs. Thiebes was an active member of one of our sub-committees for the City's Centennial Celebration. If approved, Mrs. Thiebes' term would be for two years and will be up for renewal on June 2, 2028. Staff has verified that Mrs. Thiebes meets the requirements set forth in the ordinance to serve on this committee.

RECOMMENDATION:
Staff recommends that City Council approve the appointment of Raquel Thiebes as second alternate member to the Cultural Affairs Committee and accept the attached updated membership roster.

BUDGET/FISCAL IMPACT:
No funding is required for this item.

ATTACHMENTS:
- Application - Raquel Thiebes.pdf
- 06.02.26 Cultural Affairs Committee Roster.pdf

Board and Committee Membership Application

City of New Port Richey
5919 Main Street
New Port Richey, FL 34652
(727) 853-1016
www.citynpr.org

Applicant Information

Name	Raquel Thiebes
Street Address	4731 Sanctuary Dr, NPR, FL 34652
City, State, Zip	
Home Phone	719-216-4030
Alternate Phone	-
E-Mail Address	thiebesr@gmail.com
(attach copy of DL for residency verification)	

Boards and Committees

Please describe why you are interested in serving on a board or committee for the City of New Port Richey:

I would love the opportunity to serve on the CAC because I genuinely enjoy helping to build community through events, activities, and cultural engagement. Over the past several years I have volunteered at numerous local events and have enjoyed being part of the continued growth and energy in our city. I've worked in the tour industry and for the USO, both overseas and stateside, and think I can bring a fresh look and new ideas to complement the work thats already being done. I am willing to help in whatever capacity is needed to support successful events and continue making our city a destination people look to for their next experience.

Please choose which board or committee you are interested in serving on:

- [X] Cultural Affairs Committee (meets on the third Wednesday of each month)
- [ ] Environmental Committee (meets on the second Monday of each month)
- [ ] Firefighters Pension Board (meets on a quarterly basis)
- [ ] Flood Risk and Preparedness Public Information Committee (to be determined)
- [ ] Historic Preservation Board (to be determined)
- [ ] Land Development Review Board (meets on the fourth Thursday of the month)
- [ ] Library Advisory Board (meets on the fourth Monday of the month)
- [ ] Parks and Recreation Advisory Board (meets on the second Tuesday of the month)
- [ ] Police Pension Board (meets on the fourth Tuesday of the month)

Have you attended any meetings of the board or committee on which you want to serve?

[X] Yes [ ] No If yes, how many have you attended? 1

Previous Board or Committee Experience

Have you ever served on a board or committee with any governmental unit? If so, please describe:

Throughout my years as part of the military community, I served in numerous volunteer leadership and committee roles, including Family Readiness Group leadership positions at the company, battalion, brigade/group and even post levels. These roles involved coordinating community support efforts, organizing events, communicating with families and working closely with volunteers and leadership teams. I also served on multiple event committees through the USO and military formal/ball committees. Currently, I am serving on the board of the NPR German American Social Club.

Previous Volunteer or Community Service Experience

Summarize your previous volunteer or community service experience.

In addition to volunteering and serving organizations at 16 different military assignments, I have volunteered at schools, Boy Scouts and charity organizations. Since we moved back to Florida, I have volunteered with the NPR German American Social Club, Weeki Wachee Springs Park and Boyd Hill Nature Preserve Gopher Tortoise Survey. Great American Clean Up in Pasco County and NPR city events

Special Skills, Interests and/or Qualifications

Summarize special skills, interests and/or qualifications you possess which you feel would be beneficial to the board or committee you are applying for membership to.

I bring strong organizational and event planning skills to the city. I am creative, detail oriented, dependable and enjoy working as a team. I am fluent in German and have a strong appreciation for cultural programming and community engagement. I am also very hands-on and willing to assist wherever needed. I once was a Commander of an Army Basic training company, so understand discipline, reliability, attention to detail and dedication.

Employment/Experience

Job Title: Retired

Employer:

Address Line 1:

Address Line 2:

City:

State:

Zip Code:

County:

Work Phone:

Professional licenses held:

None

Previous employment or experience:

US Army, Engineer to rank of Captain - 7 years
Para-professional, DODEA School in Belgium
USO Tour Director
Tour guide
Supervisor of Elections Worker (Pasco) - every election cycle

Memberships in professional, civic organizations or government boards or committees:

None current

Personal References

Please provide three (3) references other than relatives. List name, phone number and relationship to you.

Name (printed)	Phone Number	Relationship
Courtney King Merrill	404-931-8533	friend
Janine Finch	928-515-9191	friend
Susan Carney	727-534-4903	friend

Eligibility Verification

To serve on the majority of the City's Boards or Committees you must either be a current resident of the city or own a business within the city limits, and a current registered voter. The qualifications to serve on the Flood Risk and Preparedness Public Information Committee and Historic Preservation Board are outlined in their specific ordinance located at https://library.municode.com/fl/new_port_richey/codes/code_of_ordinances. Please check all that apply.

- [X] I currently live within the city limits.
- [X] I am a registered voter in Florida
- [ ] I meet the qualifications to serve on the Flood Risk and Preparedness Public Information Committee
- [ ] I own a business within the city limits (attach copy of voter identification card)
- [ ] I meet the qualifications to serve on the Historic Preservation Board

Have you ever been convicted, pleaded guilty or no lo contendere to any criminal offense? (A yes answer to the above question does not automatically preclude you from being considered. The circumstances, timeframe and relevant factors are considered on an individual basis.)

☐ Yes ☒ No

If yes, please explain (including date):

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a Board or Committee member, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed) Raquel Thiebes

Signature

Date 5/21/26

Selection Process

Once your application has been reviewed and your eligibility to serve has been verified, you will be contacted by the City Clerk to appear at an upcoming City Council meeting so that Council may address any questions they may have regarding your application.

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY:

Date Application Received: 5/22/26

Type of Application: New Member Renewal

CITY OF NEW PORT RICHEY BOARDS/COMMITTEES
Cultural Affairs Committee

7 regular members and 2 alternate members; at least 5 members are residents and registered voters. The 2 remaining members must be registered voters and must either own/operate a city business or be employed in the city. Two-year term.

1. **Richard Melton (Chair)** — **Through 08.15.27**
6851 Hills Drive
New Port Richey, FL 34653
(h) (352) 610-2352
Artman011@yahoo.com

2. **Kimberly Brust (Vice Chair)** — **Through 11.6.26**
6545 Circle Blvd.
New Port Richey, FL 34652
(727) 919-1429
kimbrust@me.com

3. **Beth Louise Fregger (city business owner)** — **Through 11.06.26**
8040 Island Dr.
Port Richey, FL 34668
(727) 505-4930
blfmedia23@gmail.com

4. **Susie Saxe (city business employee)** — **Through 11.06.26**
72 Emerald Bay Drive
Oldsmar, FL 34677
(c) 570-916-1939
SusieSaxe@hotmail.com

5. **Vincent Gaddy** — **Through 07.16.26**
5522 Executive Drive
New Port Richey, FL 34652
(c) 727-226-0102
Vgaddy132@gmail.com

6. **Jennifer Helton** — **Through 05.20.27**
5333 Shaw Street
New Port Richey, FL 34652
(c) 727-744-0022
jennipaint@gmail.com

7. **Paula Athans** — **Through 04.07.28**
6016 Grand Blvd.
New Port Richey, FL 34652
(c) 727-809-0009
paulaathans@gmail.com

Alternates (2):

1. **Kelly Smallwood** **Through 07.16.26**
7124 Meighan Court
New Port Richey, FL 34652
(c) 727-267-5189
smallwood.kelly@gmail.com

2. **Raquel Thiebes** **Through 06.02.28**
4731 Sanctuary Drive
New Port Richey, FL 34652
(c) 719-216-6030
thiebesr@gmail.com

Staff Liaison: Andi Figart, Joyce Haasnoot

City code:

DIVISION 3. CULTURAL AFFAIRS COMMITTEE

Sec. 2-68. Created.
The city council hereby creates the cultural affairs committee.
The purpose of the cultural affairs committee is

- to make recommendations and to advise the city council on the financial sponsorship and creation of cultural activities for the education and recreation of the citizens.

Sec. 2-69. Duties and responsibilities.
The cultural affairs committee shall

1. review all requests made to the city for co-sponsorship of cultural events and shall

2. offer a recommendation to the city council regarding the level of financial support for such events. In addition, the cultural affairs committee may

3. offer recommendations to the city council for the initiation and promotion of new events to be sponsored either in full or in part by the city.

Sec. 2-70. Membership.
(a) There shall be seven (7) regular members and two (2) alternate members composing the cultural affairs committee. The alternate will serve as a member in the absence of a regular appointed member. At least five (5) members of the cultural affairs committee shall be resident electors of the city. The two (2) remaining members need not be residents of the city, but must be resident electors of the state and must either own or operate a business or be employed in the city. A quorum shall consist of four (4) members.

(b) The appointment of members to serve on the cultural affairs committee will be for two (2) years. The city council shall select the board members by a majority vote. The city council, by a majority vote, may remove any member with or without cause. If available, vacancies shall be filled from the alternate positions.

(c) A board member who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence has been excused by the chairman prior to the meeting. The chairman of the committee shall notify the city clerk of the member's resignation.
(Ord. No. 1463, § 1, 8-4-98; Ord. No. 1533, § I, 8-15-2000)

Sec. 2-71. Officers.

The voting members of the cultural affairs committee shall elect one of their members to serve as chairman, one of their members to serve as vice-chairman, and one of their members to serve as secretary. The chairman shall submit an annual report to the city
council. The city manager shall provide clerical and administrative staff assistance as may be reasonably required by the cultural affairs committee for the proper performance of its duties.
(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-72. Voting authority.
All members and alternates, as well as the public, shall have a voice pertaining to the business brought before the cultural affairs committee. Only members are entitled to vote on all proceedings. Alternates may not vote unless taking the place of an absent member. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.
(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-73. Meeting schedule.
The cultural affairs committee shall meet once every ninety (90) days, unless it determines to meet more frequently. All meetings of the cultural affairs committee shall be open to the public in conformance with F.S. § 286.011, otherwise known as the Government in the Sunshine Law. All meetings shall be conducted in accordance with Robert's Rules of Order. The date, time, place and the agenda of the meeting shall be posted by the city clerk in city hall one (1) week prior to the meetings unless an emergency exists.
(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-74. Funding.
The city council shall include a line item allocation in its annual budget to provide for cultural activities or similar purposes. All expenditures made from this appropriation shall be used for cultural events reviewed and approved by the city council.
(Ord. No. 1463, § 1, 8-4-98)

Sec. 2-75. Compensation.
The members of the board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with Florida Statutes.
(Ord. No. 1463, § 1, 8-4-98)

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Judy Meyers, City Clerk

DATE: June 2, 2026

RE: Board Appointments: Kathleen Bauer and Michelle Moore, Parks and Recreation Advisory Board

REQUEST:
The request is for City Council to appoint Kathleen Bauer as member and Michelle Moore as first alternate member to the Parks and Recreation Advisory Board.

DISCUSSION:
Ms. Kathleen Bauer and Ms. Michelle Moore have both submitted applications seeking membership on the City's Parks and Recreation Advisory Board. As there is only one regular member position open on the board, it is staff's recommendation to Council to appoint Ms. Bauer to that position based on the information contained in her application and Ms. Moore as first alternate member. If approved, both of their terms would be for three years and would be up for renewal on June 2, 2029. Staff has verified that both applicants meet the requirements set forth in the ordinance to serve on this board. With these two appointments, that leaves one alternate member position open on this board.

RECOMMENDATION:
Staff recommends that City Council approve the appointment of Kathleen Bauer as member and Michelle Moore as first alternate member to the Parks and Recreation Advisory Board and accept the attached updated membership roster.

BUDGET/FISCAL IMPACT:
No funding is required for this item.

ATTACHMENTS:
- Application - Kathleen Bauer.pdf
- Application - Michelle Moore.pdf
- 06.02.26 Parks Advisory Board Membership Roster_Redacted.pdf

Board and Committee Membership Application

City of New Port Richey
5919 Main Street
New Port Richey, FL 34652
(727) 853-1016
www.citynpr.org

Applicant Information

Name	Kathleen Bauer
Street Address	6525 Remus Drive
City, State, Zip	New Port Richey
Home Phone	NA
Alternate Phone	9739039363
E-Mail Address	Kbauer350@gmail.com
(attach copy of DL for residency verification)	

Boards and Committees

Please describe why you are interested in serving on a board or committee for the City of New Port Richey:

I have been living in New Port Richey for 8 years and have seen the growth and beauty of the town explode over the past 8 years. I am currently a member of the NPR rec center and enjoy the many activities sponsored by the Rec Center as well as the many happenings in our town.

I Would love to participate in continuing to explore other exciting activities for the town

Please choose which board or committee you are interested in serving on:

- [ ] Cultural Affairs Committee (meets on the third Wednesday of each month)
- [ ] Environmental Committee (meets on the second Monday of each month)
- [ ] Firefighters Pension Board (meets on a quarterly basis)
- [ ] Historic Preservation Board (meets on the second Monday of the month)
- [ ] Land Development Review Board (meets on the fourth Thursday of the month)
- [ ] Library Advisory Board (meets on the fourth Monday of the month)
- [x] Parks and Recreation Advisory Board (meets on the second Wednesday of the month)
- [ ] Police Pension Board (meets on the fourth Tuesday of the month)

Have you attended any meetings of the board or committee on which you want to serve?
_____ Yes X No If yes, how many have you attended? _____

Previous Board or Committee Experience

Have you ever served on a board or committee with any governmental unit? If so, please describe:

No I have not.i

Previous Volunteer or Community Service Experience

Summarize your previous volunteer or community service experience.

I am a retired Paralegal and assist in my homeowners association board activities.

Special Skills, Interests and/or Qualifications

Summarize special skills, interests and/or qualifications you possess which you feel would be beneficial to the board or committee you are applying for membership to.

Attention to details
Organization skills
Communication
Maintaining confidentiality

Employment/Experience

Job Title:	Employer:
Paralegal.	Law office John M. Tassillo, Jr., LLC
Address Line 1:	Address Line 2:
55 Madison Ave., suite 400	
City:	State:
Morristown	NJ
Zip Code:	County:
33761	
Work Phone:	

Professional licenses held:

Previous employment or experience:

Exec. Asst. CEO The Mennen Company
Exec. Asst. Chairman Phillip Van Heusen Corporation

Memberships in professional, civic organizations or government boards or committees:

Personal References

Please provide three (3) references other than relatives. List name, phone number and relationship to you.

Name (printed)	Phone Number	Relationship
Frank Ferreri.	727-207-2830.	Neighbor
John M Tassillo, Jr.	973-902-1455.	Former employer
Jean Mlecko.	727-434-2326.	Friend

Eligibility Verification

To serve on a City Board or Committee you must either be a current resident of the city or own a business within the city limits. You must also be a registered voter. Please check all that apply.

☑ I currently live within the city limits.
☑ I am a registered voter in Florida

☐ I own a business within the city limits (attach copy of voter identification card)

Have you ever been convicted, pleaded guilty or no lo contendere to any criminal offense? (A yes answer to the above question does not automatically preclude you from being considered. The circumstances, timeframe and relevant factors are considered on an individual basis.)

☐ Yes ☑ No

If yes, please explain (including date):

No

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a Board or Committee member, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Kathleen Bauer
Signature	Kathleen Bauer
Date	4/23/2026

Selection Process

Once your application has been reviewed and your eligibility to serve has been verified, you will be contacted by the City Clerk to appear at an upcoming City Council meeting so that Council may address any questions they may have regarding your application. Applications are valid for one year from the date they are submitted.

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY:

Date Application Received: _____

Type of Application: New Member Renewal

Board and Committee Membership Application

City of New Port Richey
5919 Main Street
New Port Richey, FL 34652
(727) 853-1016
www.citynpr.org

Applicant Information

Name	Michelle Moore
Street Address	5706 Oak Ridge Ave
City, State, Zip	New Port Richey, FL 34652
Home Phone	727-643-5303
Alternate Phone	
E-Mail Address	michellegmoore61@gmail.com
(attach copy of DL for residency verification)	

Boards and Committees

Please describe why you are interested in serving on a board or committee for the City of New Port Richey:

I am an avid Pickleball player at NPR Rec Center 6 days a week. My favorite thing to do is to spend time at all our local parks. Ever since covid, society wants to be outside more + connected to others more. Our City offers this through our many parks + Rec centers.

Please choose which board or committee you are interested in serving on:

- [ ] Cultural Affairs Committee (meets on the third Wednesday of each month)
- [ ] Environmental Committee (meets on the second Monday of each month)
- [ ] Firefighters Pension Board (meets on a quarterly basis)
- [ ] Flood Risk and Preparedness Public Information Committee (to be determined)
- [ ] Historic Preservation Board (to be determined)
- [ ] Land Development Review Board (meets on the fourth Thursday of the month)
- [ ] Library Advisory Board (meets on the fourth Monday of the month)
- [x] Parks and Recreation Advisory Board (meets on the second Tuesday of the month)
- [ ] Police Pension Board (meets on the fourth Tuesday of the month)

Have you attended any meetings of the board or committee on which you want to serve?

[ ] Yes [x] No If yes, how many have you attended? _____

Previous Board or Committee Experience

Have you ever served on a board or committee with any governmental unit? If so, please describe:

NO

Previous Volunteer or Community Service Experience

Summarize your previous volunteer or community service experience.

Church only

Special Skills, Interests and/or Qualifications

Summarize special skills, interests and/or qualifications you possess which you feel would be beneficial to the board or committee you are applying for membership to.

I love research, statistics & marketing.

Employment/Experience

Job Title: Realtor, Customer Service

Employer: Self / GTE / retired

Address Line 1: West Coast Beaches / Tampa

Address Line 2: Fl.

City:

State:

Zip Code:

County:

Work Phone:

Professional licenses held:

Florida RE license (inative)

Previous employment or experience:

Real Estate investor in Indian Rocks, Madeira Beach, Indian Shores, Seminole + Largo.
Telecommunications in the 90's.

Memberships in professional, civic organizations or government boards or committees:

Fraternal order of Eagles

Personal References

Please provide three (3) references other than relatives. List name, phone number and relationship to you.

Name (printed)	Phone Number	Relationship
Melanie Fish	(813) 545-2834	friend
Julie Fuller	(813) 787-3641	friend
Pauline Hill	(727) 546-2167	friend

Eligibility Verification

To serve on the majority of the City's Boards or Committees you must either be a current resident of the city or own a business within the city limits, and a current registered voter. The qualifications to serve on the Flood Risk and Preparedness Public Information Committee and Historic Preservation Board are outlined in their specific ordinance located at https://library.municode.com/fl/new_port_richey/codes/code_of_ordinances. Please check all that apply.

- [x] I currently live within the city limits.
- [x] I am a registered voter in Florida
- [ ] I meet the qualifications to serve on the Flood Risk and Preparedness Public Information Committee
- [ ] I own a business within the city limits (attach copy of voter identification card)
- [ ] I meet the qualifications to serve on the Historic Preservation Board

Have you ever been convicted, pleaded guilty or no lo contendere to any criminal offense? (A yes answer to the above question does not automatically preclude you from being considered. The circumstances, timeframe and relevant factors are considered on an individual basis.)

☐ Yes ☒ No

If yes, please explain (including date):

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a Board or Committee member, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed) Michelle Moore

Signature Michelle Moore

Date 4/7/2026

Selection Process

Once your application has been reviewed and your eligibility to serve has been verified, you will be contacted by the City Clerk to appear at an upcoming City Council meeting so that Council may address any questions they may have regarding your application.

Our Policy

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in volunteering with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY:

Date Application Received: _____

Type of Application: New Member Renewal

CITY OF NEW PORT RICHEY BOARDS/COMMITTEES
Parks and Recreation Board

Seven (7) regular members and two (2) alternate members, all of whom shall be registered voters who reside within the city. Three-year terms.

David Schrader **Through 01.19.27**
7315 Astor Drive
New Port Richey, FL 34652
(C) 992-0260
dschrader714@gmail.com

Stephen Blanchard **Through 09.19.26**
5100 Providence Circle, Unit #4
New Port Richey, FL 34652
(c) 727-326-8093
Stephen_Blanchard@yahoo.com

Tad Clements **Through 07.02.27**
5759 Rio Drive
New Port Richey, FL 34652
(c) 716-712-7657
tadclements@gmail.com

[redacted] **Through 07.02.27**

Sue Grassin **Through 05.05.29**
7108 Grand Blvd.
New Port Richey, FL 34652
(c) 727-364-4604
Sgrassin4@gmail.com

George Thiebes **Through 05.19.29**
4731 Sanctuary Drive
New Port Richey, FL 34652
(h) 719-235-3443

(c) 719-216-6030
Gthiebes223@gmail.com

Kathleen Bauer **Through 06.02.29**
6525 Remus Drive
New Port Richey, FL 34653
(c) 973-903-9363
Kbauer350@gmail.com

Alternates
Michelle Moore **Through 06.02.29**
5706 Oak Ridge Avenue
New Port Richey, FL 34652
(h) 727-643-5303
Michellegmoore61@gmail.com

OPEN

Staff Liaisons: Kevin Trapp
Krista Schiano (minutes)

3.07.00 Parks and recreation board

3.07.01 Created; purpose.
There is hereby created a parks and recreation board for the purpose advising the city council on the use of city parks and to promote the use of public recreational facilities. The parks and recreation board will plan, promote and assist the director of parks and recreation in conducting recreational projects for citizens and visitors of all ages, both on its own initiative and in cooperation with other agencies.
(Ord. No. 1468, § 1, 9-15-98)

3.07.02 Membership.
1. The parks and recreation board shall be comprised of seven (7) regular members and two (2) alternate members, all of whom shall be registered voters who reside within the city. A quorum shall consist of four (4) members.
2. The appointment of members to serve on the parks and recreation board will be for three (3) years. The city council shall select the board members by a majority vote. The city council, by a majority vote, may remove any member with or without cause. If available, vacancies shall be filled from the alternate positions. A board member who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence has been excused by the chairman prior to the meeting. The chairman of the committee shall notify the city clerk of the member's resignation.
3. The alternate member(s) shall be entitled to attend all meetings of the parks and recreation board and to enter into discussions concerning the business before the board. If a quorum is not in attendance at the meeting, an alternate member shall then be counted as a member of the board and participate in all business then and there before the board and shall be entitled to vote thereon, which vote shall be considered under those circumstances in the same manner as the vote of any regular member thereof.

4. Members of the parks and recreation board shall receive no salaries for their services thereon but may receive necessary travel and other expenses while on official business for the board if funds are available for this purpose.
(Ord. No. 1468, § 1, 9-15-98)

3.07.03 Officers.
The voting members of the parks and recreation board shall elect one (1) of their members to serve as chairman, one (1) of their members to serve as vice-chairman and one (1) of their members to serve as secretary. The secretary shall record minutes for each meeting of the board. The secretary shall keep the original copy of the minutes and furnish a copy of the minutes to the city clerk. The city council shall provide clerical and administrative support as may be reasonably required by the parks and recreation board for the proper performance of its duties.
(Ord. No. 1468, § 1, 9-15-98)

3.07.04 Adoption of rules; record of meetings.
The parks and recreation board shall adopt rules for transaction of its business and shall keep a record of its meetings which shall include its resolutions, reports, transactions, findings and determinations, which record shall be a public record. Such records shall be kept in the office of the city council or such other place designated by the city manager.
(Ord. No. 1468, § 1, 9-15-98)

3.07.05 Reports to city council.
The parks and recreation board may render special reports to the city council as the board members may deem advisable; provided, however, that the minutes of board meetings shall be adequate to advise the city council of the board's activity.
(Ord. No. 1468, § 1, 9-15-98)

3.07.06 Voting authority.
All members and alternates, as well as the public, shall have a voice pertaining to the business brought before the parks and recreation board. Only members are entitled to vote on all proceedings. Alternates may not vote unless taking the place of an absent member. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.
(Ord. No. 1468, § 1, 9-15-98)

3.07.07 Meeting schedule.
The parks and recreation board shall meet once every ninety (90) days, unless it determines to meet more frequently. Meetings shall be open to the public pursuant to section 286.011, Florida Statutes. The date, time, place and the agenda of the meeting shall be placed by the city clerk in City Hall one (1) week prior to the meeting unless an emergency exists. All meetings shall be conducted in accordance with Robert's Rules of Order.
(Ord. No. 1468, § 1, 9-15-98)

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Judy Meyers, City Clerk

DATE: June 2, 2026

RE: Board Re-Appointments: Ronald Becker and Joan Nelson Hook, Library Advisory Board

REQUEST:
The request is for City Council to approve the re-appointments of Ronald Becker and Joan Nelson Hook to the Library Advisory Board.

DISCUSSION:
Mr. Ronald Becker has been a member of the Library Advisory Board since June of 2020 and currently serves as Chair. Mr. Becker's current term is due to expire on June 16, 2026 therefore he has submitted his application seeking re-appointment to the Board. If approved, Mr. Becker's term will be for three years and will be up for renewal on June 16, 2029.

Mrs. Joan Nelson Hook has been a member of the Library Advisory Board since June of 2014. Mrs. Hook's current term is due to expire on June 3, 2026 therefore she has submitted her application seeking re-appointment to the Board. If approved, Mrs. Hook's term will be for three years and will be up for renewal on June 3, 2029.

With these re-appointments, that leaves one member position open on this board.

RECOMMENDATION:
Staff recommends that City Council approve the re-appointments of Ronald Becker and Joan Nelson Hook to the Library Advisory Board and accept the updated membership roster.

BUDGET/FISCAL IMPACT:
No funding is required for this item.

ATTACHMENTS:
- Application - Ronald Becker.pdf
- Application - Joan Nelson Hook.pdf
- 06.02.26 Library Advisory Board Roster.pdf

THE CITY OF NEW PORT RICHEY FLORIDA

5919 Main Street || New Port Richey, FL 34652 || (727) 853-1016 || www.cityofnewportrichey.org

City Board and Committee
Re-Appointment Application

I, Ron Becker do hereby submit my request for re-appointment to the:

- ☐ Cultural Affairs Committee (term length 2 years)
- ☐ Environmental Committee (term length 2 years)
- ☐ Firefighters Pension Board (term length 4 years)
- ☐ Flood Risk and Preparedness Public Information Committee (term length 1 or 2 years depending on appointment)
- ☐ Historic Preservation Board (term length 2 or 3 years depending on appointment)
- ☐ Land Development Review Board (term length 3 years)
- ☒ Library Advisory Board (term length 3 years)
- ☐ Parks and Recreation Advisory Board (term length 3 years)
- ☐ Police Pension Board (term length 4 years)

By signing this application, I certify that I meet the requirements set forth in the ordinance that governs the respected board or committee that I am a member of.

Signature

Apr 27, 2016
Date

Ronald L Becker
Printed Name

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in continuing to volunteer with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY

DATE CURRENT TERM EXPIRES/EXPIRED: 6/16/26

THE CITY OF NEW PORT RICHEY FLORIDA

5919 Main Street || New Port Richey, FL 34652 || (727) 853-1016 || www.cityofnewportrichey.org

City Board and Committee
Re-Appointment Application

I, Joan Hook do hereby submit my request for re-appointment to the:

- ☐ Cultural Affairs Committee (term length 2 years)
- ☐ Environmental Committee (term length 2 years)
- ☐ Firefighters Pension Board (term length 4 years)
- ☐ Flood Risk and Preparedness Public Information Committee (term length 1 or 2 years depending on appointment)
- ☐ Historic Preservation Board (term length 2 or 3 years depending on appointment)
- ☐ Land Development Review Board (term length 3 years)
- ☑ Library Advisory Board (term length 3 years)
- ☐ Parks and Recreation Advisory Board (term length 3 years)
- ☐ Police Pension Board (term length 4 years)

By signing this application, I certify that I meet the requirements set forth in the ordinance that governs the respected board or committee that I am a member of.

Signature

4/25/2026
Date

Joan Nelson Hook
Printed Name

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in continuing to volunteer with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY

DATE CURRENT TERM EXPIRES/EXPIRED: 6/3/26

CITY OF NEW PORT RICHEY BOARDS/COMMITTEES
Library Advisory Board

Three Year Term (9 Members: 7 must be City residents and 2 may be County residents)

1. Ronald Becker, Chair **06.16.2029**
6822 Grand Boulevard (City resident)
New Port Richey, FL 34652
727-819-1278
Cell: 813-585-2286
rbecker@emeritus.rutgers.edu

2. Nicholas Pacini, Vice-Chairman **10.18.2028**
6033 Illinois Ave. (City resident)
New Port Richey, FL 34653
847-508-0816
nicholas.pacini18@gmail.com

3. Nancy Cote **03.15.2028**
4845 Rainbow Race (City resident)
New Port Richey, FL 34652
727-815-8737
Cell: 863-899-0657
nancycote1@verizon.net

4. Marcia Mihall **04.01.2028**
7320 Oakshire Drive (County resident)
Port Richey, FL 34668
727-534-7664
Marcimihall14@gmail.com

5. Joan Nelson Hook, Esq., **06.03.2029**
7210 Jasmin Drive (City resident)
New Port Richey, FL 34652
727-844-0024 (H)
727-842-1001 (W)
727-848-0602 (F)
jnh@elderlawcenter.com

6. Renee Tyner **04.06.2029**
7326 Astor Drive (City resident)
New Port Richey, FL 34652

727-389-0788
Renbob48@yahoo.com

7. Cindy Cadle **11.04.2028**
6820 River Rd. (City resident)
New Port Richey, FL 34652
727-809-1017
Ceeceesfarm56@yahoo.com

8. Carol Tietz **01.06.2029**
6325 Montana Ave. (City resident)
New Port Richey, FL 34652
727-809-3326
ctietz@otkidworks.com

9. OPEN (City or Council resident)

Staff Liaison: Andi Figart

Sec. 2-213. Library advisory board.

The city council hereby creates the New Port Richey Library Advisory Board. The purpose of the library advisory board is to make recommendations to the library director and the city council concerning matters pertaining to the use of the library. The library advisory board may accept donations on behalf of the library.

Sec. 2-214. Duties and responsibilities.

The duties and functions of the library advisory board are as follows:

(1) To advise and assist the library director with the long-range planning of the library;

(2) To assist the library director in the preparation of policies and procedures for the library; and

(3) To submit reports to the library director and to the city council upon request.

Sec. 2-215. Membership.

(a) There shall be nine (9) members composing the library advisory board. At least seven (7) members shall be resident electors of the city, and two (2) members shall be residents of Pasco County. A quorum shall consist of five (5) members.

(b) The term of members serving on the library advisory board will be three (3) years. The city council shall select the board members by majority vote. The city council, by a majority vote, may remove any member with or without cause(c) A board member who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence has been excused

by the chairperson prior to the meeting. The chairperson shall notify the city clerk of the member's resignation.

Sec. 2-216. Officers.

The voting members of the library advisory board shall elect one (1) of their members to serve as chairperson, one (1) of their members to serve as vice-chairperson, and one (1) of their members to serve as secretary.

Sec. 2-217. Voting authority.

All members of the library advisory board and the general public, shall have a voice pertaining to the business brought before the library advisory board. Only members of the board are entitled to vote on all proceedings. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.

Sec. 2-218. Meeting schedule.

The library advisory board shall meet once every ninety (90) days, unless it determines to meet more frequently. Meetings shall be open to the public pursuant to F.S. section 286.011. The date, time, place and the agenda of the meeting shall be posted by the city clerk in city hall one (1) week prior to the meeting unless an emergency exists. All meetings shall be conducted in accordance with Robert's Rules of Order.

Sec. 2-219. Compensation.

The members of the library advisory board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with Florida Statutes.

(Ord. No. 2021-2234, § 1, 9-21-2021)

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Debbie Manns, City Manager

DATE: June 2, 2026

RE: Request to Waive Fees for 2025 Cotee River Bikefest

REQUEST:
The request is to consider a request submitted by Tina Farrell, President of Farrell Cares, Inc. to waive the special event fees associated with the 2025 Cotee River Bikefest.

DISCUSSION:
Earlier this week I received a communication from Farrell Cares. The purpose of the communication was to inquire as to whether they as a not-for-profit organization working to support other local not-for-profit organizations would be exempt from paying fees to the city for their efforts in respect to the 2025 Cotee River Bikefest Event. The specific reference that they were relying on as a basis for their question was the fact that the council did act at their meeting on March 3, 2026 to waive the fees associated with the 2025 Chasco Fiesta in the amount of $35,383.88. As you can see from the attachment, the outstanding amount due by Farrell Cares on the event is $10,285.76.

RECOMMENDATION:
The recommendation is for the City Council to consider this matter and decide in the best interest of the city.

BUDGET/FISCAL IMPACT:
If this agenda item is approved, it represents a loss in revenue to the city.

ATTACHMENTS:
- Email from Tina Farrell.pdf
- 2025 Cotee River Bikefest Assessment of Fees and Credits.pdf

Meyers, Judy

Subject: Cotee River Bikefest bill for 2025

From: Tina Farrell <tina@goteamfarrell.com>
Sent: Wednesday, May 6, 2026 8:41 AM
To: Manns, Debbie <mannsd@cityofnewportrichey.org>
Subject: Cotee River Bikefest bill for 2025

External email

Hi Debbie,

I'm reaching out because I was recently informed that the Chasco NPR city bill will not be charged for 2025. I wanted to better understand why similar consideration has not been extended to the Cotee River Bikefest.

As you may know, the Cotee River Bikefest is a charity event, and all proceeds go directly to supporting local charities. In comparison, while Chasco does contribute to charitable causes, it also maintains paid staff.

Given this, I'm wondering if there is a specific reason for the difference in how these two events are being handled. I would appreciate any clarification you can provide.

At this time I am requesting the 2025 invoice from the city to Cotee River Bikefest be an Inkind donation like it is being given to the Chasco Event

Thank you

Thank you for your time, and I look forward to hearing from you soon

Tinamarie Farrell

THE CITY OF NEW PORT RICHEY FLORIDA

Cotee River Bike Fest

October 10-12 2025

Description of Service/Item	Estimated Amount	Actual Amount
Total Application Fees	$ 850.00	$ 850.00
Total Permit Fees	$ 138.00	$ 138.00
Total Facility Fees	$ 3,175.00	$ 2,525.00
Total Fire Department Fees	$ 1,807.76	$ 1,707.76
Total Police Department Fees	$ 18,650.00	$ 22,572.00
Total Public Works- Parks Department Fees	$ 1,925.00	$ 2,530.00
Total Public Works - Streets Department Fees	$ 782.00	$ 963.00
Total Damage Deposits	$ 3,000.00	$ -
Subtotal	$ 30,327.76	$ 31,285.76
City of NPR In Kind Support	$ 21,000.00	$ 21,000.00
Total Charges		***$ 10,285.76***

All fees finalized (KT)

Event Final Closeout		
Payments Made		0.00
Final Outstanding Amount Due		**$ 10,285.76**

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Andrea Figart, Library

DATE: June 2, 2026

RE: New Port Richey Main Street, Inc. Alcoholic Special Event Permit Application Re: City of New Port Richey's Red, White, and Blue Hometown Extravaganza

REQUEST:
The request before the City Council is to review and consider approval of the submitted Alcoholic Beverage Special Event Permit Application submitted by the New Port Richey Main Street, Inc. The request is to sell beer and seltzers at Sims Park during the City of New Port Richey's Red, White, and Blue Hometown Extravaganza on Saturday, June 27, 2026.

DISCUSSION:
New Port Richey Main Street, Inc., has requested permission to sell beer and seltzers in Sims Park during the City's Red, White, and Blue Hometown Extravaganza on June 27, 2026, between the hours of 5:00 pm and 9:30 pm.

With activities starting at 4:00 pm, the Red, White, and Blue Hometown Extravaganza is one of the City's signature events. Drawing thousands of people, Sims Park will again be filled with bounce houses, a water slide, face painting, and other activities for families. This year, in addition to food vendors, a hot dog and watermelon eating contest, special appearances, and a patriotic costume contest, there will be concerts by Mullins Music All-Stars, Country Music's Brandford Graves and the Bar Rags, and a New Port Richey returning favorite, the Shaelynn Band, culminating in a Fireworks Show over Orange Lake.

New Port Richey Main Street, Inc. is a 501 (c) 3 organization, and meets the requirements outline in the Code of Ordinances, Section 3-5 -- Possession, Consumptipn, and Sal eof Alcoholic Beverages on Public Property, subsection (d) (1) through (6).

The Special Events Team met on May 12, 2026, to discuss event logistics for the Red, White, and Blue Hometown Extravaganza in Sims Park. The meeting included specifications related to vendors offering merchandise, food, and alcohol sales. During this meeting, staff reviewed event details, including permitted operating hours and designated "wet zone" locations for beer and seltzer sales and consumption.

A site map denoting the location where alcohol will be sold is attached, and a Certificate of Insurance Liability that includes the City as additionally insured, will be obtained from the New Port Richey Main Street Organization prior to the event, if approved by Council.

New Port Richey Main Street, Inc., has been approved to sell beer and seltzers at three other City Concerts this fiscal year, and no issues were reported in connection with those sales. Based on this continuing positive experience, staff support the current request.

RECOMMENDATION:
The request before the City Council is to review and approve the Alcoholic Beverage Special Event Permit Application.

BUDGET/FISCAL IMPACT:
None

ATTACHMENTS:
- ABSPE Application_Red,White, and Blue Hometown Extravaganza_NPR Main Street,Inc.pdf
- 2026 Hometown Extravaganza-Beer and Seltzer Vendor Location and Sims Park Wet Zone.pdf

ALCOHOLIC BEVERAGE SPECIAL EVENT PERMIT APPLICATION

City of New Port Richey
Development Department
City Hall, 5919 Main Street, 1st Floor
New Port Richey, FL 34652
Phone (727) 853-1039 Fax (727) 853-1052

CASE # _____
SET Date: 5-12-2026
Council Date: _____
Date Received: 5/21/2026

**** Please print legibly or use fillable form ****

- ☐ Submit original signed and notarized application
- ☐ Submit $350 application fee
- ☐ Submit at least 45 days prior to the proposed special event
- ☐ **Submit with separate Special Event application** (Case # _____)

ABSEP GENERAL INFORMATION:

Name of Event: Red, White & Blue: Hometown Extravaganza

Date(s) of Event: Saturday, June 27, 2026 *(Limited to three days for alcohol sales)*

Location of Event: Sims Park (Main St & Bank Street)

Applicant: New Port Richey Main Street, Inc.

Mailing Address: 5745 Main St #206, New Port Richey, FL 34652

(Street, City, State, Zip Code)

Daytime Phone Number: 727-401-2258 Fax Number: _____

Email or Alternate Contact Information: director@nprmainstreet.com

Authorized Person in Charge: Nathan Ward

If an organization, names, addresses, phone numbers of all Officers: (may attach as addendum_

See Attached

Who is the PRIMARY contact for this application? Nathan Ward

ABSEP SUBMITTAL REQUIREMENTS:

List Alcohol to be Sold: Beer & White

(Limited to beer and wine)

List Alcohol to be Given Away: N/A

Time of Alcohol Sales: 5:00pm - 9:30pm

(Limited to Monday through Saturday, 12:00 noon to 11:00 p.m. and Sunday, 1:00 p.m. to 9:00 p.m.; events limited to three days in duration)

List ABSEP applications approved for your organization this calendar year: Spring Concert Series

- ☐ Attach approved alcoholic beverage license from Florida Department of Business and Professional Regulation Division of Alcoholic Beverages and Tobacco (1313 N. Tampa Road, Suite 909, Tampa, 33602; 8 13-272-2610.)
- ☐ Attach general liability and other insurance as required by the provisions of Florida Statutes for the sale or consumption of alcoholic beverages.
- ☐ Attach IRS Tax Exemption Form 501(c)(3) or (6), if nonprofit organization.

APPLICANT'S ACKNOWLEDGEMENT OF REQUIREMENTS:

1. Any business that obtains a permit allowing for outdoor consumption of alcoholic beverages on its premises shall provide an off-duty officer for security during all times that consumption is permitted.
2. The person responsible for conducting the event on behalf of the applicant must meet State minimum age licensing requirements and cannot have been convicted of a felony or crime involving moral turpitude. The applicant must obtain all necessary federal, state and local permits to engage in the proposed sale and/or consumption activity.
3. City Council may require any nonprofit civic organization that desires to hold an event on or in public property at which alcoholic beverages will be served, to enter into a written lease agreement and/or an indemnification agreement to indemnify and save harmless the City from any and all liability which may arise as a result of any such function and may further require any such organization to secure public liability insurance coverage from an insurance company, and in the amount acceptable to City Council, but providing coverage for each event 1) for personal injury of not less than $1,000,000 per person and $2,000,000 per occurrence, and 2) for property damage of not less than $1,000,000.
4. Nonprofit civic organizations shall: 1) Have tax exempt status under Section 501(c)(3) or (6) of the 1986 IRS Code; 2) Operate an office in the City or be a nationally-recognized organization that conducted business as a nonprofit in the City; and 3) Promote or stimulate community and economic development within the City.
5. Only beer and wine shall be permitted to be served. The proposed sales and/or consumption activity must be associated with a public event. Alcoholic beverages shall be served in plastic containers only. No cans or glass containers shall be permitted.
6. Access points of the serving area shall be marked with signs notifying patrons that alcoholic beverages are not to be taken past the perimeter of the area shown on the site plan, and the applicant shall staff the entrance with as many personnel as necessary to enforce this requirement.
7. The proposed sales and/or consumption activity will not unreasonably interfere with or detract from the promotion of public health, welfare, safety and recreation. It will also not entail extraordinary or burdensome expense or police operation by the City. The use of alcoholic beverages is not expected to result in violence, crime or disorderly conduct.
8. The consumption and possession of alcoholic beverages upon a public street may be permitted as part of a special event subject to other conditions. No permits will be issued for special events within any City park except Sims Park or Orange Lake Park.
9. The sale, possession and consumption of alcoholic beverages shall be confined to designated and secured areas. The perimeter of the designated area shall be secured for the entire event. It is unlawful for any person to carry alcoholic beverages into the secured areas. Any person violating this shall be subject to ejection and arrest.
10. No person under the age of 21 shall be permitted to possess, consume or distribute any alcoholic beverages at the permitted event. After displaying the proper proof of legal age, the person wishing to purchase, possess or consume alcohol shall receive a wristband from the applicant (or agent) which shall be attached to his/her wrist and worn at all times of possession/consumption.
11. Hours of sales and/or consumption shall be limited to Monday through Saturday, noon to 11:00 p.m., and Sunday, 1:00 to 9:00 p.m. The applicant shall be responsible for enforcing the hours of operation and shall be liable for the failure to enforce.
12. The applicant shall pay all costs of police and other City services attributable to the sale or consumption of alcohol during the activity. For events at Sims Park, City Council may require an off-duty officer stationed at the playground, at the applicant's expense.
13. The applicant understands that the event must meet or exceed all applicable codes, laws and regulations.

ATTENDANCE AT MEETINGS:

The applicant or applicant's representative needs to be present at the SET and City Council meetings.

AUTHORIZATION FOR OWNER'S REPRESENTATIVE(S):

the **applicant**, hereby **authorize** **to act as my representative**(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all representations and agreements made by the designated representative.

Signature of Applicant(s): _____

_____

Date: _____

Subscribed and sworn to before me this day of _____, 20_____
who is personally known to me and/or produced _____ as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires:_____

APPLICANT'S AFFIDAVIT:

I Nathan Ward, **applicant or authorized representative**, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all aspects true and correct, to the best of my knowledge.

Signature of Applicant: _____
Date: 5-21-26

Subscribed and sworn to before me this who is Nathan Ward 21st day of May, 20 26
personally known to me and/or produced as identification.

STATE OF FLORIDA, COUNTY OF PASCO

Notary Public _____

My Commission Expires: 10/15/2028

JENNIFER THOMPSON
Notary Public-State of Florida
Commission # HH 603263
My Commission Expires
October 15, 2028

FOR STAFF USE ONLY:

- [x] Date completed application received 5-21-2026
- [ ] Application fee paid

_____ Cash

Check #

- [ ] Approval from Business and Professional Regulation
- [ ] General liability or other insurance attached
- [x] No more than ~~three~~ 12 approvals for this applicant verified
- [x] SET meeting date 5-12-2026
- [ ] City Council approval date _____

THE CITY OF NEW PORT RICHEY FLORIDA

EVENT ORGANIZER RESPONSIBILITIES

This form is to be signed & attached with Event Application

Event: Red, White & Blue: Hometown Extravaganza **Event Date:** June 27, 2026

Inital each line to indicate that you have understand and accept:

___ Event Organizer must submit to the Cultural Events Coordinator, a FINAL map with the entire vendor layout and a corresponding list of all vendors with the type of vendors identified such as: (crafts, food, etc.) a minimum of one week prior to the event date. Once this list and map are submitted, no revision by the Event Organizer will be permitted.

___ Event Organizer will complete a pre-inspection of all vendors prior to the City Inspection to ensure compliance and a smooth and easy City Inspection process.

___ Event Organizer is responsible for the attendance of ALL vendors at the time of inspections.

___ No Vendor Set-Up will be allowed after the following date and time: _____.

___ Event Organizer will meet City Staff on _____at _____and will accompany City Staff for the entire duration of the vendor inspections.

___ No Vendor Inspection will begin without the Event Organizer present.

___ No Vendor may sale any items or services prior to passing the Vendor Inspection conducted by City Staff.

___ **IMPORTANT NOTICE OF ITEMS PROHIBITED TO DISPLAY, SALE AND/OR PROMOTE:**

The display, sale or promotion, by any vendor/participant, during City permitted events of these items is prohibited, marijuana, cannabis and cannabis by-products, CBD products, guns, knives, box cutters, sharp implements, ceremonial swords or sabers, or other dangerous or deadly weapon of like kind or character, decorations or props that will damage city building, Marquee, artificial turf or surfaces, helium and helium-filled balloons, illegal drugs, disabling chemicals such as spray or mace, non-permitted alcohol sales or distribution, smoking/vaping tobacco products, nudity, profane or unauthorized offensive signs/banners, any act, device, object or decoration, which may incite harm, damage or disturbance to an individual or property, anything that violates the Penal code, at any special event is prohibited.

___ Event Organizer must obtain the required permits from the Development Department in City Hall prior to the Event.

___ Event Organizer must collect signed Vendor Agreements from the City and keep all copies on hand at the time of inspections.

___ Copy of the City Special Event Policies & Procedures was received by the Event Organizer.

___ Event Organizer understands that not complying with the Special Event Policies & Procedures may result in vendors not being allowed to open for business, delayed start time of the event, and/or cancellation of the event.

___ It is recommended that each event has a recycling plan in place. Local waste collection providers all participate in recycling. Please consider contacting your waste collection agency and request a recycling dumpster and/or receptacles.

___ No vendors or cooking are permitted under or near the shade canopies at Sims Park.

___ Event Organizer understands that the estimate initial costs may vary from the final costs billed to me by the City of New Port Richey.

___ Event Organizer has received and acknowledge that they must comply with the Requirements for Special Events Document issued by the City of New Port Richey Fire Dept.

___ Event Organizer acknowledges that the $500 per day damage deposit is refundable only after the event has been cleared of all damages.

___ Alcoholic Beverage Special Event Application will go before NPR City Council on: _____

Print Name Nathan Ward Date May 21, 2026

Signature _____

Board of Directors and Chair Contact List

Title	Name	Address	Phone	Email
President	Kim Brust	6545 Circle Blvd New Port Richey, FL 34652	727-919-1429	president@nprmainstreet.com
Vice President	Dylan Gamez	5711 Twin Palms Rd Fruitland Park, FL 34731	631-926-0245	vp@nprmainstreet.com
Treasurer	Bruce Mills	10010 Burbank Ct New Port Richey, FL 34654	727-364-9672	bruce@millsfl.com
Secretary	Jennifer Thompson	8956 Indiana Blvd New Port Richey, FL 34652	727-597-0462	secretary@nprmainstreet.com
Director	Rafe Banks	3289 Spanish Moss Ln Palm Harbor, FL 34684	727-967-4038	rbanks@haciendahotelnpr.com
Director	Andrew Hewitt	11718 Enterprise Dr Port Richey, FL 34668	718-541-2391	Ah@caliperwellness.com
Director	Carl Mowry	10238 Pontofino Cir Trinity, FL 34655	727-312-7736	carlmowry@yahoo.com
Design Chair	Beth Fregger	8404 Island Dr Port Richey, FL 34668	727-505-4930	design@nprmainstreet.com
Organization Chair	Courtney Tuttle	7845 Davis Street Port Richey, FL 34668	727-514-6561	organization@nprmainstreet.com
Economic Vitality Chair	Becky Vandenberg	7638 Red Mill Cir New Port Richey, FL 34653	540-270-1623	evc@nprmainstreet.com

2026 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 04, 2026
Secretary of State
4868123547CC

DOCUMENT# N14029

Entity Name: NEW PORT RICHEY MAIN STREET, INC.

Current Principal Place of Business:

5745 MAIN STREET
SUITE 206
NEW PORT RICHEY, FL 34652

Current Mailing Address:

PO BOX 515
NEW PORT RICHEY, FL 34656-0515 US

FEI Number: 59-2684075

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WARD, NATHAN
5745 MAIN STREET
206
NEW PORT RICHEY, FL 34652-2502 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: NATHAN WARD 04/04/2026

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PRESIDENT	Title	VP
Name	BRUST, KIMBERLY	Name	GAMEZ, DYLAN
Address	5745 MAIN STREET C/O NEW PORT RICHEY MAIN STREET, INC. SUITE 206	Address	5745 MAIN STREET C/O NEW PORT RICHEY MAIN STREET, INC. SUITE 206
City-State-Zip:	NEW PORT RICHEY FL 34652	City-State-Zip:	NEW PORT RICHEY FL 34652
Title	TREASURER	Title	SECRETARY
Name	BRUCE, MILLS	Name	THOMPSON, JENNIFER
Address	5745 MAIN STREET C/O NEW PORT RICHEY MAIN STREET, INC. SUITE 206	Address	5745 MAIN STREET C/O NEW PORT RICHEY MAIN STREET, INC. SUITE 206
City-State-Zip:	NEW PORT RICHEY FL 34652	City-State-Zip:	NEW PORT RICHEY FL 34652
Title	EXECUTIVE DIRECTOR		
Name	WARD, NATHAN		
Address	5745 MAIN STREET C/O NEW PORT RICHEY MAIN STREET, INC. SUITE 206		
City-State-Zip:	NEW PORT RICHEY FL 34652		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: NATHAN WARD EXECUTIVE DIRECTOR 04/04/2026

Electronic Signature of Signing Officer/Director Detail — Date

0000070 02/20/25

FLORIDA

Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

Certificate Number	Effective Date	Expiration Date	Exemption Category
85-8015724557C-5	08/31/2021	08/31/2026	501(C)(3) ORGANIZATION

This certifies that

NEW PORT RICHEY MAIN STREET INC
5745 MAIN ST STE 206
NEW PORT RICHEY FL 34652-2700

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

FLORIDA

Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).

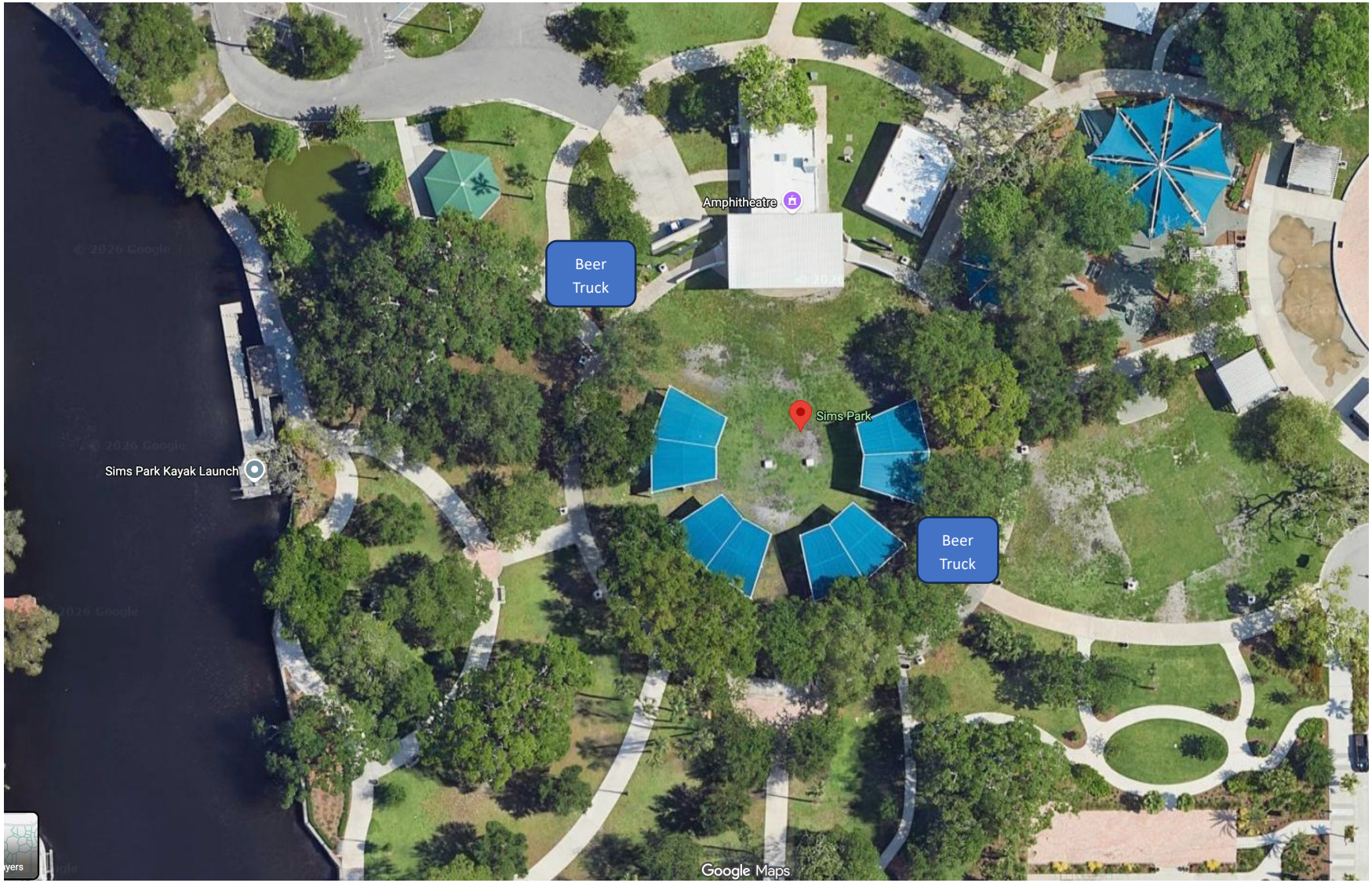
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.

3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.

4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.

6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.


Amphitheatre
Beer Truck
Sims Park
Sims Park Kayak Launch
Beer Truck
Google Maps

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Debbie Manns, City Manager

DATE: June 2, 2026

RE: Request to Enter into an Infrastructure Agreement with NPR Grand 1, LLC RE: Villa del Sol Project

REQUEST:
The request is to authorize the City Manager to enter into an Infrastructure Agreement with NPR Grand 1, LLC in relationship to the Villa del Sol project.

DISCUSSION:
The purpose of this agenda item is to request the authority to enter an agreement with NPR Grand 1, LLC with respect to the Villa del Sol Project. Specifically, the request is to allow the City Manager to commit to utilizing city resources to install an eight (8) inch reclaimed water line to the project site within twelve (12) months of the effective date of the agreement. As you might expect, there is a cost associated with the labor and material related to the proposed work. This agenda item relates though exclusively to the use of city resources. It should be noted that the attached agreement references an Exhibit B which is labeled Reclaimed Water Extension however that drawing is still being formulated by staff and will be attached to the agreement before it is recorded into the public records for Pasco County.

The cost associated with this agenda item will be considered later this evening at a meeting of the Community Redevelopment Agency.

RECOMMENDATION:
The recommendation is to authorize the City Manager to enter into an agreement with NPR Grand 1, LLC with respect to the Villa del Sol project.

BUDGET/FISCAL IMPACT:
The City will be dedicating resources from the Water and Sewer Fund and a request has been submitted to the Community Redevelopment Agency to reimburse the expenditure in the form of a transfer.

ATTACHMENTS:
- City of New Port Richey Infrastructure Agreement RE Villa del Sol.pdf

Prepared by and after recording
Return to:
Tyler J. Hudson, Esq.
Gardner Brewer Hudson, P.A.
400 N. Ashley Drive, Suite 1100,
Tampa, Florida 33602

CITY OF NEW PORT RICHEY, FLORIDA
INFRASTRUCTURE AGREEMENT

THIS INFRASTRUCTURE AGREEMENT (this "Infrastructure Agreement") is entered into as of this ____ day of _____ 2026 (the "Effective Date"), by and between the **CITY OF NEW PORT RICHEY, FLORIDA**, a Florida municipal corporation (the "City"), and **NPR GRAND 1, LLC**, a Florida limited liability company (the "Developer").

WITNESSETH

WHEREAS, the Community Redevelopment Agency of the City of New Port Richey, Florida (the "Agency") and Developer, as Recipient, have entered into that certain City of New Port Richey, Florida Community Redevelopment Agency Commercial Real Estate Redevelopment Grant Agreement for Villa del Sol dated as of _____, 2026 (the "Grant Agreement"), which Grant Agreement is incorporated herein by this reference as if fully set forth herein;

WHEREAS, Developer intends to design, plan, permit, construct, and otherwise cause the development of the Project (as defined in the Grant Agreement) on the Property located at 5637 Marine Parkway, New Port Richey, Pasco County, Florida, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, City and Developer desire to enter into this Infrastructure Agreement to set forth certain limited obligations of City with respect to public infrastructure and related matters in connection with the Project;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereby agree as follows.

(1) **RECITALS; INCORPORATION; DEFINED TERMS**. The recitals stated above are true, accurate and correct and are incorporated herein by this reference. Capitalized terms used but not defined in this Development Agreement shall have the meanings set forth in the

Grant Agreement.

(2) **TERM**. This Infrastructure Agreement shall be effective upon execution by both parties and shall continue for the same term as the Grant Agreement (including any extensions in accordance with the Grant Agreement), unless earlier terminated in accordance with this Infrastructure Agreement or applicable law.

(3) **RECLAIMED WATER EXTENSION**. City shall, at City's sole cost and expense, install and complete the extension of a reclaimed water line to the Property sufficient for supplying the reclaimed water needs of the completed project, as more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Reclaimed Water Extension"), within twelve (12) months of the Effective Date.

(4) **AMENDMENTS; ADMINISTRATIVE CHANGES**. This Infrastructure Agreement may be amended only by a written instrument executed by City and Developer. Any other attempt at amending, modifying or revising this Infrastructure Agreement shall be null and void and of no force or effect.

(5) **ASSIGNMENT**. Notwithstanding anything to the contrary contained in this Infrastructure Agreement, Developer shall have the right, without the prior consent of City, to assign all or any portion of Developer's rights and obligations under this Infrastructure Agreement to one or more successors or assigns that acquire all or any portion of Developer's ownership interest in, or development rights with respect to, the Property. Any such assignment shall be effected pursuant to a written assignment and assumption agreement. Upon the effective date of any such assignment and assumption, City shall thereafter be obligated to perform its obligations under this Infrastructure Agreement for the benefit of the applicable assignee(s), and Developer shall be released from all liability under this Infrastructure Agreement only with respect to the obligations so expressly assigned and assumed. For purposes of this Section, and consistent with the assignment provisions of the Grant Agreement, (i) Developer may, without the prior consent of City, assign all or any portion of its rights and obligations under this Infrastructure Agreement to (a) any apartment developer or townhome developer (or an affiliate of such developer) that is acquiring or has acquired all or a portion of the Property or development rights with respect thereto, and/or (b) any Lender or its designee in connection with the exercise of remedies under any loan documents secured by such rights or the Property; provided that any such assignee under clause (a) shall be a person or entity with demonstrated experience in the development of multifamily residential projects of comparable scope and complexity to the Project and establish the financial ability to complete the Project; and (ii) any assignment to any person or entity shall require the prior written consent of the city manager of the City, which consent shall not be unreasonably withheld, conditioned, or delayed so long as the assignee meets the qualifications herein. Within a reasonable time, upon written request from any assignee or its lender, City shall confirm in writing its recognition of the assigned rights and, if requested, enter into a separate written agreement with such assignee (and its lender, if applicable) on substantially the same terms as set forth herein.

(6) **COLLATERALIZATION OF RIGHTS**. Developer may collaterally assign and pledge its right, title, and interest in Developer's rights under this Infrastructure Agreement, as security for loans made in connection with the financing, refinancing, or recapitalization of the Project or any portion thereof, in favor of one or more bona fide institutional or commercial lenders (each, a "Lender"). City shall continue to perform its obligations under this Infrastructure Agreement for the benefit of Developer unless and until City receives written notice from a Lender that such Lender has exercised its remedies and succeeded to Developer's rights under this Infrastructure Agreement (whether through foreclosure, deed-in-lieu, assignment in lieu of foreclosure, or similar realization on collateral), together with a written assumption by such Lender (or its designee) of Developer's obligations under this Infrastructure Agreement relating to the assigned rights. Upon receipt of such notices, City shall perform its applicable obligations under this Infrastructure Agreement for the benefit of such Lender (or its designee), and Developer shall remain liable to City only for obligations arising prior to the effective date of such assumption.

(7) **RUNNING WITH THE LAND**. This Infrastructure Agreement shall be binding upon and inure to the benefit of City and Developer and their respective successors and permitted assigns and shall run with the land constituting the Property for the duration of this Infrastructure Agreement upon recording as provided herein.

(8) **RECORDS MANAGEMENT.** To the extent City is required by applicable law to maintain records relating to this Infrastructure Agreement, City shall do so in accordance with applicable public records and records retention requirements. Developer's records obligations, if any, related to Program Funds are governed by the Grant Agreement.

(9) **PUBLIC RECORDS**. To the extent applicable, City is subject to Chapter 119, Florida Statutes. If Developer is acting on behalf of City as a contractor solely for purposes of this Infrastructure Agreement, the parties shall comply with Section 119.0701, Florida Statutes, as applicable; provided, however, Developer's public records obligations related to Program Funds, if any, are governed by the Grant Agreement.

(10) **DEFAULT; NOTICE AND CURE**. A party shall be in default under this Infrastructure Agreement only upon (a) written notice from the non-defaulting party describing the default in reasonable detail and (b) failure to cure within thirty (30) days after receipt of such notice; provided, however, that if such default is not reasonably capable of being cured within such thirty (30)-day period, no default shall be deemed to have occurred so long as the defaulting party commences cure within such period and diligently pursues cure to completion within a reasonable time. In the event of a default, the non-defaulting party may pursue such remedies as are available at law or in equity, including specific performance; provided, however, all remedies are subject to applicable governmental immunities and limitations under Florida law.

(11) **LEGAL AUTHORIZATION.** Each party represents that it possesses the legal authority to execute and deliver this Infrastructure Agreement and to perform its obligations hereunder, and that the undersigned executing this Infrastructure Agreement on behalf of such party is duly authorized to do so.

(12) **REPRESENTATIONS**. Each party represents and warrants to the other that this Infrastructure Agreement constitutes a legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms, subject to applicable bankruptcy, insolvency, and other laws affecting creditors' rights and, as to City, sovereign immunity and other limitations under Florida law.

(13) **ESTOPPEL CERTIFICATES**. From time to time, Developer may request that City deliver a written estoppel certificate, for the benefit of Developer and Developer's lenders or counterparties, confirming the then-current status of City's performance of its obligations under this Infrastructure Agreement, including whether any such obligations remain outstanding or have not yet been satisfied, and identifying any known uncured City or Developer defaults. City shall deliver such estoppel certificate within fifteen (15) days after written request by Developer, in such form as Developer may reasonably request.

(14) **LIABILITY; SOVEREIGN IMMUNITY; LIMITED PURPOSE**. Each party shall be responsible for its own negligent acts or omissions and those of its officers, employees, agents, contractors, and consultants, to the extent permitted by law. Nothing herein shall be construed as a waiver of City's sovereign immunity or limits of liability under Section 768.28, Florida Statutes. Notwithstanding the title or any other provision of this Infrastructure Agreement, this Infrastructure Agreement is not, and shall not be construed as, a development agreement subject to Sections 163.3220 through 163.3243, Florida Statutes (the Florida Local Government Development Agreement Act).

(15) **INDEMNIFICATION**. Developer shall indemnify and hold City and its employees, agents, officers and directors harmless from and against any and all claims, demands, causes of action or lawsuits of any kind or character arising directly or indirectly from the operation or performance of this Agreement. Said indemnification includes, but is not limited to, claims, demands, causes of actions, lawsuits for damages or injuries to goods, wares, merchandise and property, and/or for any bodily or personal injury or loss of life in, upon or about the Property and the area immediately surrounding the Property that Developer uses in connection with the performance of this Agreement. Developer shall investigate, handle, provide defense for, and pay for and defend against any such claims, demands, causes of action or lawsuits at its sole expense and shall bear all other costs and expenses related thereto, even if the claim, demand, cause of action or lawsuit is groundless, baseless, false or fraudulent. Notwithstanding the foregoing, Developer's indemnification obligations under this Section shall not extend to any claims, demands, causes of action, or lawsuits to the extent arising from or caused by the fraud, gross negligence, willful misconduct, or intentional misrepresentation of City or its employees, agents, officers, or directors.

(16) **RIGHTS CUMULATIVE.** All rights, powers and privileges conferred hereunder upon the parties hereto shall be cumulative to those given by law.

(17) **NOTICES.** Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (a) actually received or (b) signed for or "refused" as indicated on the postal service return receipt. Delivery may be by personal

delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written notice delivered in accordance herewith:

City:

CITY OF NEW PORT RICHEY
ATTN: CITY MANAGER
5919 Main Street
New Port Richey, FL 34652

Developer:

NPR GRAND 1, LLC
Attn: Grady Pridgen III
240 4th Street North
St Petersburg, FL 33701

(18) **TIME**. Time is of the essence of this Agreement and of each provision hereof.

(19) **ATTORNEYS' FEES.** City and Developer acknowledge and agree that should either party be required to employ an attorney or attorneys to enforce any of the provisions hereof or to protect its interest under this Infrastructure Agreement, or to recover damages for the breach of this Infrastructure Agreement, the non-prevailing party in any action (the finality of which is not legally contested) agrees to pay to the prevailing party all reasonable expenses of litigation and attorneys' fees, expended or incurred in connection therewith including appellate fees and court costs, if any.

(20) **PARAGRAPH HEADINGS**. Paragraph headings utilized in this Infrastructure Agreement are for convenience only and shall not be deemed to limit or control the contents of any paragraph of this Infrastructure Agreement.

(21) **GOVERNING LAW AND VENUE**. This Infrastructure Agreement shall be construed according to the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Infrastructure Agreement shall be in Pasco County, Florida.

(22) **SEVERABILITY**. If any clause or provision of this Infrastructure Agreement is found to be illegal, invalid, or unenforceable under present or future laws effective during the effectiveness of this Infrastructure Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Infrastructure Agreement shall not be affected thereby.

(23) **EFFECTIVE DATE**. This Infrastructure Agreement shall become binding upon the parties only after having been signed by the appropriate officer for Developer and the appropriate officer(s) for City.

(24) **ENTIRE AGREEMENT.** This Infrastructure Agreement, together with the Grant Agreement incorporated herein by reference, constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof, which are merged herein. In the event of any conflict or inconsistency between the terms of this Infrastructure Agreement and the terms of the Grant Agreement, (a) as to Developer's obligations (including Developer's obligations as Recipient under the Grant Agreement), the Grant Agreement shall control, and (b) as to City's obligations, this Infrastructure Agreement shall control.

(25) **ADVICE OF COUNSEL**. Each party acknowledges that it has sought and received, if it so desired, the advice of counsel in connection with the meaning and import of each provision of this Infrastructure Agreement and enters into this Infrastructure Agreement with full understanding hereof.

(26) **WAIVER OF RIGHT TO TRIAL BY JURY**. The parties recognize that this Infrastructure Agreement is a relatively complex business document, that the Infrastructure Agreement is relatively lengthy and technical in nature and may be susceptible to misinterpretation if isolated provisions are the subject of review, and that in the event of any dispute as to the rights and obligations of the parties under this Infrastructure Agreement, a judge, rather than a jury, would be the most efficient and best qualified trier of fact. Accordingly, the parties hereby desire, acknowledge and agree to waive their respective rights to a jury trial with respect to any litigation or other legal proceeding based on this Infrastructure Agreement.

(27) **RECORDING – COVENANT RUNNING WITH LAND.** This Infrastructure Agreement (or a memorandum thereof) shall be recorded in the public records of Pasco County, Florida and shall constitute a covenant running with the land against the Property for the duration hereof.

(28) **JOINT PREPARATION**. The preparation of this Infrastructure Agreement has been a joint effort of the parties and the resulting document shall not, solely as a matter of judicial

(29) **COUNTERPARTS**. This Infrastructure Agreement may be executed in any number of counterparts, any one of which may be taken as an original.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Infrastructure Agreement to be executed by their undersigned officials as duly authorized.

DEVELOPER
NPR GRAND 1, LLC

By: _____
Grady C Pridgen, III, as Manager

WITNESSES:

_____

_____
Name (printed or typed)

_____
Address of Witness

_____

_____
Name (printed or typed)

_____
Address of Witness

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2026, by Mr. Grady C Pridgen, III on behalf of **NPR GRAND 1, LLC** ( ) who is personally known to me or ( ) who produced a driver's license as identification.

_____
Notary Public-State of Florida
My Commission Expires:

CITY

Attest:

_____
Judy Meyers, MMC, City Clerk

CITY OF NEW PORT RICHEY, FLORIDA

_____
Debbie L. Manns, ICMA-CM as City Manager

Approved as to Legal form and Substance:

_____
Timothy P. Driscoll, City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

[ATTACHED]

The Land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

Parcel A:

A portion of Tracts 45, 46, 47 and 48 of TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 8, Township 26 South, Range 16 East, as shown on plat recorded in Plat Book 1, Pages 68, 69 and 70 of the Public Records of Pasco County, Florida, being further described as follows: commence at the Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89° 38' 19" East, a distance of 1318.44 feet to the Southerly extension of the East line of said Tract 48; thence run North 0°02'16" West, a distance of 533.02 feet to the intersection of the Easterly extension of the North boundary of RIDGEWOOD DRIVE with the East boundary of said Tract 48, for a Point of Beginning; thence run North 89°38'19" West, a distance of 1203.48 feet to the intersection of the North line of RIDGEWOOD DRIVE with the Easterly right-of-way line of state road NO. 595, said Easterly right-of-way line being 33 feet Easterly from the centerline of paving as it is now constructed; thence run along the Easterly boundary of said state road NO. 595 North 0°34'27" East, a distance of 464.31 feet; thence continue along said Easterly right-of-way line, a distance of 58.22 feet along the arc of a curve to the right, said curve having a radius of 2,787.43 feet and a chord of 58.22 feet which bears North 1 °10'21" East, thence parallel to the South boundary of ridge road (school road) as it is now established, South 89°37'10" East, a distance of 200 feet; thence North 10°40'05" East, a distance of 254.08 feet to the South right-of-way line of said ridge road, said right-of-way line being 10 feet South of the North boundary of said Tact 45; thence along the South right-of-way line of said ridge road, South 89°37'10" East, a distance of 950.09 feet to the East boundary of said Tract 45; thence along the East boundary of said Tracts 45 and 48, South 0°02'16" East, a distance of 772.13 feet to the Point of Beginning.

And including the Southerly 10 feet of that portion of ridge road right -of-way lying adjacent to the above described parcel.

And also including the Northerly 25 feet of that portion of RIDGEWOOD DRIVE right-of-way lying adjacent to the above described parcel.

Less that portion legally described as follows: a portion of Tracts 45 and 47 of TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 8, Township 26 South, Range 16 East, as shown on plat recorded in Plat Book 1, Pages 68, 69 and 70 of the Public Records, of Pasco County, Florida, being further described as follows: commence at the Southwest corner of the Southeast 1/4 of said Section 8, thence run along the South line of said Section 8, South 89°38'19" East, a distance of 1,318.44 feet to the Southerly extension of the East line of said Tract 48; thence North 0°02'16" West, distance of 1,305.15 feet to the South right-of-way line of ridge road (school road) as it is now established, said right-of-way line being 10 feet South of the North boundary of said Tract 45; thence along the South right-of-way line of said ridge road, North 89°37'10" West, a distance of 689.00 feet for a Point of Beginning; thence South 0°02'16" East, a distance of 368.00 feet: thence North 89°37'10" West, a distance of 172.00 feet; thence North 0°02'16" West, a distance of 368.00 feet, to the South right-of-way line of said ridge road; thence along the South right-of-way of said ridge road, South 89°37'10" East, distance of 172.00 feet to the Point of Beginning.

Less that portion legally described as follows: that portion of Tracts 45 and 48 of TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 8, Township 26 South, Range 16 East as shown on plat recorded in Plat Book 1, Pages 68, 69 and 70 of the Public Records of Pasco County, Florida, lying within 25.00 feet of the following described centerline: commence at the Southwest corner of the Southeast 1/4 Section 8 and run thence South 89°52'00" East along the South boundary of said Section 8, a distance 1,343.45 feet to a point, said point being 25.00 feet East of the Southeast corner of SILVER OAKS HILL SUBDIVISION as shown on plat recorded in Plat Book 8, Page 18 of the Public Records of Pasco County, Florida, for a Point of Beginning; thence North 0°15'32" West parallel to and 25.00 East of the most Eastern boundary of Said Silver Oaks subdivision, 483.02 feet to an intersection with an Easterly extension of the South right-of-way line of RIDGEWOOD DRIVE; thence along a curve to the left which chord bears North 10°26'26" West, a distance of 70. 71 feet, Arc equals 71.08 feet and Radius equals 200.00 feet; thence along a curve to the right which chord bears North 10°26'26" West, a distance of 70.71 feet, Arc equals

71.08 feet and Radius equals 200.00 feet to a point on the East boundary of Tract 48 of TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of said Section 8, thence North 0°15'32" West along said East boundary of said Tract 48, a distance of 403.80 feet; thence along a curve to the left which chord bears North 10°26'26" West, a distance of 70. 71 feet, Arc equals 71.08 feet and Radius equals 200.00 feet; thence along a curve to the right which chord bears North 10°26'26" West, a distance of 70.71 feet, arc equals 71.08 and radius equals 200.00 feet to a point which is 25.00 feet West of the East boundary of Tract 45 of said TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of said Section 8, thence North 0°15'32" West parallel to said East boundary of said Tract 45, a distance of 150.00 feet to a point on the North boundary of said Tract 45, same being the North boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 8 to point of terminus.

Less and except any portion thereof, conveyed to Warren A. Clark and Carol Clark, by virtue of that certain deed, recorded in Official Records Book 1077, Page 1227, of the Public Records of Pasco County, Florida; Being more particularly described as follows:

A portion of Tract 47 of TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 8, Township 26 South, Range 16 East, as shown on plat thereof as recorded in Plat Book 1, Page 68, 69, and 70 of the Public Records of Pasco County, Florida, being further described as follows: commence at Southwest corner of the Southeast 1/4 of said Section 8; thence run along the South line of said Section 8, South 89° 38' 19" East, a distance of 1318.44 feet to the Southerly extension of the East line of Tract 48 of said Section 8; thence run North 0° 02' 16" West, a distance of 533.02 feet to the intersection of the North right-of-way line of RIDGEWOOD DRIVE as it is now established with the East boundary line of said Tract 48; thence along the North right-of-way line of said RIDGEWOOD DRIVE, North 89° 38' 19" West, a distance of 445.63 feet for a Point of Beginning; thence continue along the North right-of-way line of said RIDGEWOOD DRIVE, North 89° 38' 19" West, a distance of 264.55 feet; thence North 0° 02' 16" West, a distance of 329.37 feet to the Southerly right-of-way line of Sunset boulevard as it is now established; thence along the Southerly right-of-way line of Sunset boulevard, South 89° 37' 10" East, a distance of 264.55 feet; thence South 00° 02' 16" East, a distance of 329.28 feet to the Point of Beginning.

The legal description, to be determined by a survey, is to be provided to the company, by a Florida registered land surveyor; Meeting the minimum standards for all land surveys as set forth in Chapter 472.027, Florida statutes or in Chapter 21 HH 6, Florida Administrative Code.

The company reserves the right to make such additional Schedule B-I, requirements; Schedule B-II, exceptions; And/or to modify the foregoing legal description, as it deems necessary.

Parcel B:

A portion of the North 10.00 feet to Tract 45 of the TAMPA-TARPON SPRINGS SUBDIVISION of Section 8, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70 of the public record a of Pasco County, Florida, previously conveyed to the Board of County Commissioners of Pasco County, Florida, by Warranty Deed dated January 20, 1971, said Warranty Deed being recorded in Official Record Book 529, Page 770 of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of Lot 8, Block 2, C. E. CRAFT'S SUBDIVISION NO. 5, as shown on the plat recorded in Plat Book 2, Page 62 of the Public Records of Pasco County, Florida; thence run along the South boundary line of said Block 2, North 89°48'27" West, a distance of 32.62 feet; thence run South 0°02' 16" East, a distance of 38.73 feet to the North boundary line of said Tract 45, for a Point of Beginning, said Point of Beginning being 50.00 feet West of the Northeast corner of said Tract 45; thence parallel with the East boundary line of said Tract 45, South 0°02'16" East a distance of 10.00 feet; thence parallel with the North boundary line of said Tract 45, North 89°37'10" West, a distance of 807.35 feet to the Southerly extension of the West boundary line of Lot 8, Block 1, of said C.E. CRAFTS SUBDIVISION NO. 5; thence North 0°05'27" West, a distance of 10.00 feet to the North boundary line of said Tract 45; thence along the North boundary line of said Tract 45, South 89°37'10" East, a distance of 807.36 feet to the Point of Beginning.

Parcel C:

All of Lots 7, 8, 10, 11 and 14; The South 25 feet of Lots 5 and 6; And the East 50 feet of Lots 9 and 12, all lying in Block 3 of plat of RUSH BROTHERS PALM HAVEN ADDITION TO NEW PORT RICHEY, as recorded in Plat Book 2, Page 11, of the Public Records of Pasco County, Florida, in Section 8, Township 26 South, Range 16 East, Pasco County, Florida.

Parcel D:

Lot 3, Block 1, C.E. CRAFT's NO. 5; Said lot, block and subdivision being numbered and designated in accordance with the plat of said subdivision as the same appears of record in Plat Book 2 at Page 62 of the Public Records of Pasco County, Florida.

Parcel E:

Lots 1, 2, 4, 5, 6, and 7, Block 1, C.E. CRAFTS SUBDIVISION NO. 5, according to the map or plat thereof as recorded in Plat Book 2, Page 62, of the Public Records of Pasco County, Florida.

A portion of vacated right-of-way filed July 13, 1989, recorded in Book 1823, Page 1328 of Official Records, of the Public Records of Pasco County, Florida.

Parcel F - Vesting 955-1776 (blue):

Lots 8 through 23 inclusive, Block 1; Also Lots 1 through 16 inclusive, Block 2; Also that portion of Aspen street (Magnolia Street) lying between said Blocks 1 and 2, as vacated by the Board of County Commissioners in Official Record Book 166, Pages 227 and 228; All lying in C.E. CRAFT's SUBDIVISION NO. 5, as shown on plat recorded Plat Book 2, Page 62 of the Public Records of Pasco County, Florida; Also Lots 9, 12 and 13 Block 3, PALM HAVEN ADDITION as shown on plat recorded in Plat Book 2, Page 11 of the Public Records of Pasco County, Florida; Less the East 50.00 feet of said Lots 9 and 12.

And including that portion of vacated school road lying adjacent to the above described parcel as vacated by County Commissioners of Pasco recorded in Book 1009, Page 213 of Official Records, of the Public Records of Pasco County, Florida.

EXHIBIT B

RECLAIMED WATER EXTENSION

[ATTACHED]

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Dave Gammon, Economic Development

DATE: June 2, 2026

RE: RFP26-026 Property User/Developer - Main and Bank Building

REQUEST:
City staff finds is recommending the Council authorize staff to proceed with the RFP for a property user or developer for the City-owned Main & Bank building.

DISCUSSION:
The Main & Bank Building is located in the heart of Historic Downtown at 5640 Main Street. The building was the former home to the Pasco County Health Department. The building was vacated many years ago and suffers from severe neglect and deterioration. In addition, its 1950's architecture and lack of windows or doors fronting Main or Bank streets fails to capitalize on energy needed to support the businesses along Main Street.

The building is owned by the City of New Port Richey. It was acquired from Pasco County in exchange for the baseball fields, the City owned, at Pine Hill Park on March 22, 2022.

There has been significant interest in either leasing or repurposing the building and in that regard, this Request for Proposals seeks a new vision and use for the building or potentially new structure.

Specifically, the City is looking to add to the vibrancy and revitalization of the Historic Downtown core. The future project should complement the existing businesses downtown, add economic value, connect to Main Street and Railroad Square phase 2, and support more activities and uses to attract additional residents and visitors. As this property represents a key intersection in the Historic Downtown, the City is inviting unique concepts.

The project should reflect the City's vision for significant upgrades and potential expansion through thoughtful design, modernizing amenities and repositioning the City of New Port Richey as a world class destination and favored place to live. The primary goal of this project is to become an economic development driver and raise awareness of the region as a prime destination to live, work, learn, and play. The project will drive hotel occupancy and visitation to the region's businesses and attractions and ultimately help fill vacant buildings with new, vibrant businesses.

Specified in the RFP is a June 8, 2026 release date, a proposal due date of August 3, 2026, with an entity chosen by the week of August 10, 2026. The selected candidate and award contract will be brought back to this Council for consideration on September 1, 2026.

RECOMMENDATION:
This request is for the Board to authorize staff to proceed with a Request for Proposals to select a user or developer for the City-owned building located at the southeast corner of Main and Bank Streets.

BUDGET/FISCAL IMPACT:
No funding is anticipated by the City for this request.

ATTACHMENTS:
- RFP26-026 Property User or Developer.pdf

REQUEST FOR PROPOSALS
RFP26-026 PROPERTY USER / DEVELOPER
MAIN & BANK BUILDING

INTRODUCTION

PURPOSE

The primary mission of the City of New Port Richey is to support an environment that empowers the growth of new businesses and retention of existing businesses, increases property values, and enhances the quality-of-life opportunities for New Port Richey residents and visitors, alike, to the city.

SITE BACKGROUND, LOCATION

The City of New Port Richey (CITY) is 4.6 square miles located on the west coast of central Florida. Situated in the western edge of Pasco County, the CITY is part of the Tampa Bay area. It is ideally situated along the Gulf of Mexico with an attractive climate. The CITY was incorporated in 1924 and has grown to nearly 17,000 residents.

The CITY consists of a traditional downtown business district and surrounding residential neighborhoods. The CITY also has a Community Redevelopment Agency (CRA), which boundaries are nearly coterminous with CITY limits. Downtown is a historic part of the CITY that includes retail, restaurants, service businesses and governmental functions. The CITY also includes a regional hospital with supporting medical services, lakefront property on Orange Lake, waterfront parks, and extensive frontage on the Cotee River with direct access to the Gulf. Older residential neighborhoods surround the commercial district.

The CITY has a series of zero lot line developments of various commercial businesses and offices from US Highway 19 east through the heart of the CITY. Current businesses include multiple restaurants, taverns, local shoppes and offices. Special events are often in the nearby Sims Park and adjacent Orange Lake that create a lively atmosphere.

SCOPE OF SERVICES

The Main & Bank Building (the "BUILDING") is located in the heart of Historic Downtown at 5640 Main Street. The BUILDING was the former home to the Pasco County Health

Department. The building was vacated many years ago and suffers from severe neglect and deterioration. In addition, its 1950's architecture and lack of windows or doors fronting Main or Bank streets fails to capitalize on energy needed to support the businesses along Main Street.

The BUILDING is owned by the City of New Port Richey. It was acquired from Pasco County in exchange for the baseball fields, the CITY owned, at Pine Hill Park on March 22, 2022.

There has been significant interest in either leasing or repurposing the BUILDING and in that regard, the CITY is posting a Request for Proposals ("RFP") to seek a new vision and use for the BUILDING or potentially demolition and a new structure (the "PROJECT").

Specifically, the CITY is looking to add to the vibrancy and revitalization of the Historic Downtown core. The future PROJECT should complement the existing businesses downtown, add economic value, connect to Main Street and Railroad Square phase 2, and support more activities and uses to attract additional residents and visitors. As this property represents a key intersection in the Historic Downtown, the CITY is inviting unique concepts.

The CITY invites qualified applicants to submit qualifications and proposals for this PROJECT.

INFORMATION/CLARIFICATION:

For information concerning this RFP contact Dave Gammon, Economic Development Director at GammonD@CityofNewPortRichey.org. Such contact is to be for clarification purposes only. Changes, if any, to the technical specifications or proposal procedures will only be transmitted by written addendum to parties who have obtained the RFP.

PROPOSALS

1.1 ADDENDA, CHANGES OR INTERPRETATIONS DURING PROPOSAL:

Any inquiry or request for interpretation received twelve (12) or more days prior to the date fixed for the opening of the Proposals will be given consideration. Changes or interpretations may only be made by a written document in the form of an addendum and, if desired, will be mailed or sent by available means to all known prospective proposers (PROPOSER) no later than seven (7) days prior to the established proposal opening date. Each prospective PROPOSER shall acknowledge receipt of such addenda in the space provided in the proposal form. In case any PROPOSER fails to acknowledge receipt of such addenda or addendum, their proposal will nevertheless be considered as though it had been received and acknowledged and the submission of the proposal will constitute acknowledgment of the receipt of same. All addenda are a part of the contract documents and each PROPOSER will be bound by such addenda, whether or not received. It is the responsibility of each prospective PROPOSER to verify that they have received all addenda issued before Proposals are opened. No verbal interpretations may be relied upon.

1.2 QUESTIONS:

Questions should be sent to Dave Gammon, Economic Development Director. To facilitate prompt receipt of questions they should be sent to the CITY by email GammonD@CityofNewPortRichey.org

1.3 INITIAL CONTRACT PERIOD:

The contract term shall commence, upon final execution of the Contract by the CITY and shall be complete once the CITY has accepted the completion of the contract.

1.4 ELIGIBILITY:

To be eligible to respond to this RFP, the proposing firm or principals must demonstrate that they, or the principals assigned to the project, have the authority to respond on behalf of the organization with respect to the Scope of Services section of this RFP while demonstrating they have the experience with large-scale redevelopment projects, private-sector clients, the appropriate personnel with the skillsets required to adequately complete the PROJECT, and the managerial and financial ability to successfully complete the PROJECT.

1.5 INSURANCE AND PERFORMANCE AND PAYMENT BONDS:

The successful PROPOSER shall be required to provide appropriate insurance coverage within thirty (30) days after written notice the award has been given. Failure to satisfy this requirement shall be just cause for the annulment of the award and the forfeiture of the RFP.

1.6 INSURANCE:

The successful PROPOSER shall not commence operations pursuant to the terms of this RFP and the attached Contract, until certification or proof of the insurance requirements set forth within the attached contract have been received and approved by the City Attorney.

SUBMISSION

2.1 SUBMISSION AND RECEIPT OF PROPOSALS:

To receive consideration, proposals shall be submitted in accordance with this RFP. Any erasures or corrections on the proposal must be made in ink and initialed by PROPOSER in ink. All information submitted by the PROPOSER shall be printed, typewritten or filled in with pen and ink. Proposals shall be signed in ink. When a particular RFP requires multiple copies, they may be included in a single envelope or package, properly sealed and identified. PROPOSERS shall use the proposal forms provided by the CITY. These forms may be duplicated, but failure to use the forms may cause the proposal to be rejected as non-responsive.

2.1.1 All copies of the proposals must contain an original manual signature of the authorized representative of the PROPOSER. The address, e-mail and telephone number for communications regarding the Proposal must be shown.

2.1.1.1 Proposals by corporations must be executed in the corporate name by the President or other corporate officer accompanied by evidence of authority to sign. The corporate address and state of incorporation must be shown below the signature.

2.1.1.2 Proposals by partnerships must be executed in the partnership name and signed by a partner, whose title must appear under the signature and the official address of the partnership must be shown below the signatures.

2.1.2 All Proposals received from PROPOSERS in response to the Request for Proposal will become the property of the CITY and will not be returned to the PROPOSERS. In the event of contract award, all documentation produced as part of the contract shall become the exclusive property of the CITY.

2.2 QUALIFICATIONS STATEMENT

Each PROPOSER shall complete the Qualifications Statement and submit the same with the Proposal. Failure to submit the Qualifications Statement and the documents required there under with the Proposal may constitute grounds for rejection of the Proposal. The CITY reserves the right to make a pre-award inspection of the PROPOSERS facilities prior to award of the Contract.

2.3 PROPOSERS' COSTS:

The CITY shall not be liable for any costs incurred by PROPOSERS in responding to this RFP.

2.4 NO EXCLUSIVE CONTRACT/ADDITIONAL SERVICES:

PROPOSER agrees and understands that, unless specifically and expressly provided for herein, the contract shall not be construed as an exclusive arrangement and further agrees that the CITY may, at any time, secure similar or identical services at its sole option.

2.5 MISTAKES:

PROPOSERS are cautioned to examine all terms, conditions, specifications, drawings, exhibits, addenda, delivery instructions, and special conditions pertaining to the RFP. Failure of the PROPOSER to examine all pertinent documents shall not entitle them to any relief from the conditions imposed in the contract and may lead to rejection of a proposal.

2.6 REJECTION OF PROPOSALS:

The CITY reserves the right to accept or reject any or all proposals, part of proposals, and to waive minor irregularities or variations to specifications contained in proposals, and minor irregularities in the proposal process.

2.7 LEGAL REQUIREMENTS:

2.7.1 Applicable provisions of all federal, state, and county laws, and local ordinances, rules and regulations, shall govern development, submittal and evaluation of all proposals received in response hereto and shall govern any and all claims and disputes which may arise between person(s) attaching a proposal response hereto and the CITY by and through its officers, employees and authorized representatives, or any other person, natural or otherwise. Lack of knowledge by any PROPOSER shall not constitute a cognizable defense against the legal effect thereof.

2.7.2 The Legal Advertisement, Notice of Request for Proposal, Standard Terms and General Conditions, Special Conditions, Specifications, Instructions to Bidders, Exhibits, Addenda and any other pertinent document form a part of this RFP and by reference are made a part of any response to this RFP.

2.8 BACKGROUND CHECKS:

The CITY reserves the right to require background checks of any personnel assigned by the successful PROPOSER to perform services under this contract.

2.9 SPECIAL CONDITIONS:

Any and all Special Conditions contained in this RFP that may be in variance or conflict with the General Conditions shall have precedence over the General Conditions. If no changes or deletions to General Conditions are made in the Special Conditions, then the General Conditions shall prevail in their entirety.

2.10 PROHIBITION OF INTEREST:

No contract will be awarded to a PROPOSER who has CITY elected officials, officers or employees affiliated with it, unless the PROPOSER has fully complied with current Florida State Statutes and CITY Ordinances relating to this issue. PROPOSERS must disclose any such affiliation. Failure to disclose any such affiliation will result in disqualification of the PROPOSER.

2.11 CONFLICT OF INTEREST:

The PROPOSER covenants they presently have no interest and shall not acquire any interest, directly or indirectly, which would conflict in any manner or degree with the performance of the services hereunder. The PROPOSER further covenants that no person having any such known interest shall be employed or conveyed an interest, directly or indirectly, in the contract.

2.11.1 The PROPOSER represents itself to be an independent firm offering such services to the general public and shall not represent itself or its employees to be employees of the CITY. The PROPOSER shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers compensation, employee insurance, minimum wage requirements, overtime, and other expenses, and agrees to indemnify, save, and hold the CITY, its officers, agents, and employees, harmless from and against, any and all loss; cost (including attorney fees); and damage of any kind related to such matters.

2.12 NO CONTINGENT FEE:

PROPOSER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the PROPOSER to solicit or secure the Contract and that it has not paid or agreed to pay or provide valued consideration to any person, company, corporation, individual or firm, other than a bona fide employee working solely for the PROPOSER, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making the Contract. For the breach or violation of this provision, the CITY shall have the right to terminate the Contract without liability at its discretion.

2.13 PUBLIC RECORDS / CONFIDENTIAL INFORMATION:

Florida law provides that municipal records shall at all times be open for personal inspection by any person (Section 119.01, F.S., Public Records Law). Information and materials received by CITY in connection with all PROPOSERS response shall be deemed to be public records subject to public inspection upon award, recommendation for award or 10 days after bid opening, whichever occurs first. However, certain exemptions to the public records law are statutorily provided for in Section 119.07, F.S. If the PROPOSER believes any of the information contained in his or her response is exempt from the Public Records Law, the PROPOSER must in his or her response specifically identify the material which is deemed to be exempt and cite the legal authority for the exemption, otherwise, the CITY will treat all materials received as public records.

2.14 NON-COLLUSIVE AFFIDAVIT:

Each PROPOSER shall complete the Non-Collusive Affidavit Form Schedule "A" and shall submit the form with the Proposal. The CITY considers the failure of the PROPOSER to submit this document to be a major irregularity and may be cause for rejection of the Proposal.

2.15 SUBCONTRACTORS:

If the PROPOSER proposes to use subcontractors in the course of providing these services to the CITY, this information shall be a part of the RFP response. Such information shall be subject to review, acceptance and approval of the CITY, prior to any Contract award. The CITY reserves the right to approve or disapprove of any subcontractor candidate in its best interest.

2.16 CONE OF SILENCE:

A Cone of Silence shall apply as follows:

2.16.1 A Cone of Silence shall be in effect during a Competitive Solicitation beginning upon the advertisement for requests for qualification statements. The Cone of Silence shall terminate at the time the Community Redevelopment Agency makes final selection of consultants/contractors, rejects all proposals or responses to the Competitive Solicitation, or takes other action which ends the Competitive Solicitation. The Cone of Silence shall continue through the negotiation phase for requests for proposals and

requests for qualifications and shall not end until the CITY gives final selection of PROPOSER(S).

2.16.2 Any person or entity that seeks a contract, contract amendment, award, recommendation, or approval related to a Competitive Solicitation or that is subject to being evaluated or having its response evaluated in connection with a Competitive Solicitation, including a person or entity's representative shall not have any communication with any City Council Member, the City Manager and their respective support staff or any person or group of persons appointed or designated by the City Council or the City Manager to evaluate, select, or make a recommendation to the City Council or the City Manager regarding a Competitive Solicitation.

2.16.3 The Cone of Silence shall not apply to written or oral communications with legal counsel for the CITY or the City Manager or Economic Development Director.

2.16.4 Any action in violation of this section shall be cause for disqualification of the bid or the proposal. The determination of a violation shall be made by the CITY.

2.17 COMPLIANCE WITH LAWS

The selected firm, its officers, agents, employees, and contractors, shall abide by and comply with all federal, state, and local laws. It is agreed and understood that if CITY calls the attention of Contractor to any such violations on the part of the Contractor, its officers, agents, employees, contractors, then contractor shall immediately desist from and correct such violation. If contractor is in violation of any law, contractor shall be solely responsible for coming into compliance with such law and shall be solely responsible for the payment of any fine charged for such violation.

2.17a FLORIDA STATUTE PUBLIC RECORD

a. All persons are advised that under Chapter 119, Florida Statutes all responses are deemed a public record and opened to public scrutiny as provided for in said statute.

b. Sealed bids or proposals received by an agency pursuant to invitations to bid or requests for proposals are exempt until such time as the agency provides notice of a decision or intended decision to the award or within 30 days after the bids, proposals, or final replies, whichever is earlier.

c. If an agency rejects all bids, proposals or replies submitted in response to a competitive solicitation and the agency concurrently provides notice of its intent to reissue the competitive solicitation, the rejected bids, proposals or replies remain exempt from s.119.07(1) of the Florida Statutes and s.24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision concerning the reissued competitive solicitation or until the agency withdraws the reissued competitive solicitation. A bid, proposal, or reply is not exempt for longer than 12 months after the initial agency notice rejecting all bids, proposals, or replies. Florida State Statutes related to municipal bid exemptions shall always prevail. RFP 26-026

d. Pursuant to Section 119.0701 of the Florida Statutes, Proposers acting on behalf of the City must comply with the public records laws, specifically: a) keep and maintain public records

required by the City to perform the contracted services; b) upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or as otherwise provided by law; c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Proposer does not transfer the records to the City: d) upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Proposer or keep and maintain public records required by the City to perform the service. If the Proposer transfers all public records to the public agency upon completion of the contract, the Proposer shall destroy any duplicate public records that are exempt or confidential and exempt from the public records disclosure requirements. If the Proposer keeps and maintains public records upon completion of the contract, the Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the Information Technology Systems of the City.

2.18 PROPOSER'S REPRESENTATION

By virtue of its submission of this response to the RFP, PROPOSER represents that it has reviewed all information which it has reason to believe is relevant to the making of this proposal, including any necessary site inspections and field inspections, measurements and visits and that there is no information which it does not possesses which it believes is necessary to make a fully informed and accurate proposal.

2.19 ADDITIONAL PROVISIONS

2.19.1 Correction on proposals. A PROPOSER shall be permitted to correct clerical, non-judgmental mistakes of fact in their proposal to the Economic Development Director through a written directive.

2.19.2 Cancellation of Proposal.

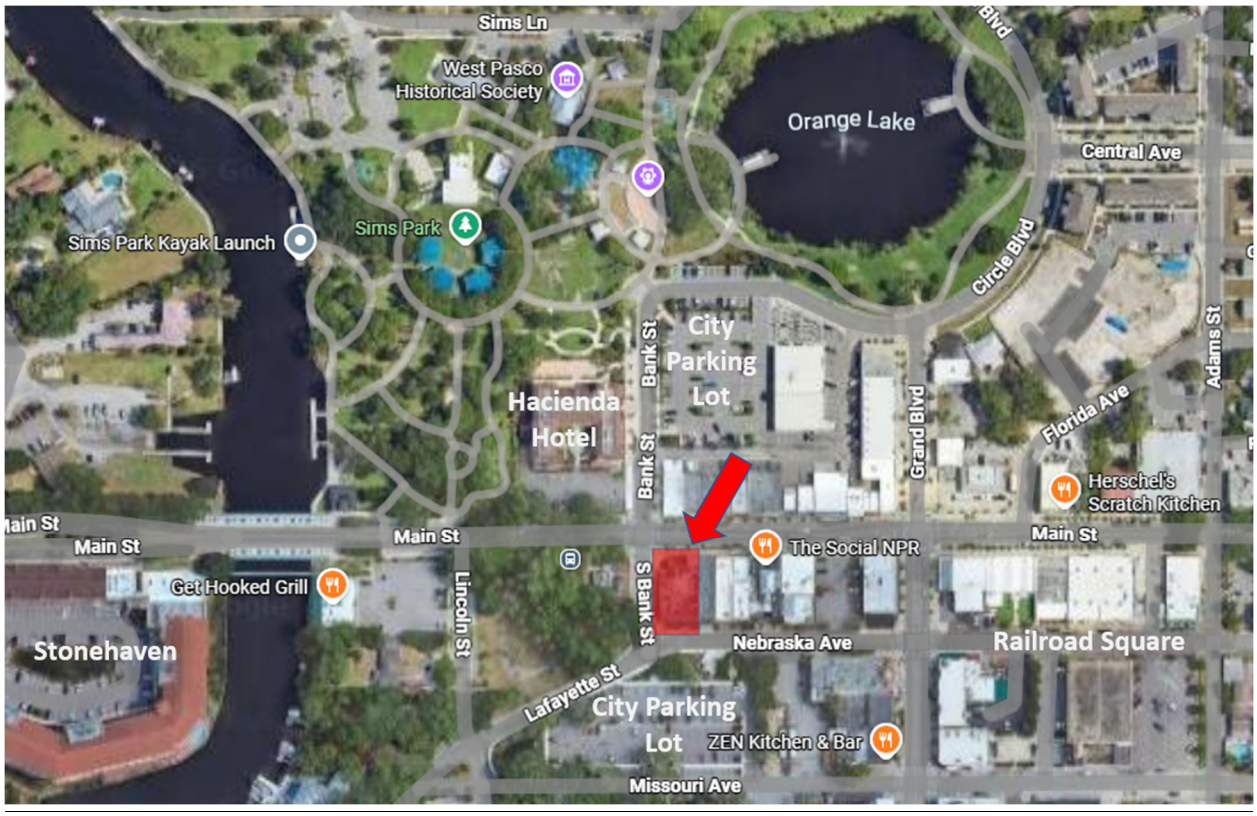
(a) Any time prior to bid opening date and time, the CITY may cancel or postpone the bid opening or cancel the invitation for bid in its entirety.

(b) After bids are open, any or all bids may be rejected by the CITY.

2.20 HOLD HARMLESS AGREEMENT

The Proposer shall Hold Harmless the CITY, its council members, employees and assigns, from any and all claims, suits, actions, damages, liability and expenses in connection with loss of life, bodily or personal injury or property damage, including loss of use thereof, directly or indirectly caused by, resulting from, arising out of, or occurring in connection with the performance of this contract. The Proposer's obligation shall not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion of omission from any policy of insurance.

Background



The subject BUILDING is located in the heart of Historic Downtown New Port Richey. The vacant, three-story, medical office building contains approximately 14,397 square feet and was the former home to the Pasco County Health Department. In June 2021, Pasco County purchased a medical office building in Hudson and relocated. The BUILDING was constructed in 1957 and occupies a 8,490 square feet lot (.19 acres). The improvements are dated and will require significant capital infusion in order to achieve its highest and best use. The parcel ID number is 05-26-16-0010-00200-0129 and is owned by the CITY. There is no onsite parking although several on-street spaces and City-owned parking lots are nearby. The property is zoned D "Downtown" with a future land use of DC "Downtown Core".



As it sits, the existing BUILDING has no relation to Main Street or Bank Street. Any Proposal should address alterations to the BUILDING to draw attention from both streets and the anticipated Railroad Square improvements planned on Nebraska Avenue in the coming years. The architectural planning firm of Arnett Muldrow sketched some concept drawings of how to "open" the BUILDING to its surroundings that could be considered – see below.





Similarly, the rear of the BUILDING will front onto the second phase of the CITY's Railroad Square improvement project (shown below) and thus any Proposal should address orientation to the Square.



This is an amazing opportunity to be in the heart of Downtown. The CITY seeks a PROJECT that represents "What can be in New Port Richey." We are interested in forward planning based on long-term economic investment, visitor and resident draws, and a regional asset. The PROJECT will complement and support the City's downtown and surrounding neighborhoods with new investment, an exciting vision, and an active link to the City's business community while addressing future needs as a community.

Minimum Qualifications/Requirements of Respondents

- Contract name
- Name of owner/client
- Owner/client contact name, phone number, and email address
- Key personnel and their roles
- Total Capital Cost of the Programs/Projects managed
- Total cost of program management services provided
- Proof of financial backing to complete PROJECT
- Length of contract term
- Summary of work performed; a short description of services performed

Potential Use and Ideas

- Opportunities for additional retail, restaurants, and/or cultural activities that can meet unmet needs in the Downtown
- Upper-level residential units
- Potential to partner with City on future parking deck on City-owned parking lot

Design standards, including but not limited to:

- To reinforce this aesthetic, and to create a pedestrian-oriented block, the PROJECT should be opened to the surrounding streets
- Building height
- Examples of past building designs and consideration for this specific location
- Density (FAR)
- Setbacks
- Special accommodations to make your vision fit in the space

Land Use Intensities that could be incorporated into the CRA Master Plan and Comprehensive Plan Update

- Feasibility of mixed-used prototype buildings
- Flood Damage Reduction regulations require new construction, or substantial improvements, to be constructed by methods and practices that minimize flood damage
- Community Benefit Framework where small scale, "pop-up", active spaces where events can occur

- Transportation Demand for cycling, golf carts, vehicles, and pedestrians
- Cultural Amenities
- Streetscape, including pedestrian realm
- Incentives for upper floor residential development over Retail spaces.
- Wayfinding Signage
- Landscaping
- Public Art

Tax Increment Financing (TIF) Projections and Financial Toolkit

- Develop implementations strategies that include funding sources, capital stack, and methods/ potential partnerships for funding.
- Include commencement and construction timelines reasonable for project completion.

Timeline for Request for Proposals, Main & Bank Building

Monday, June 8, 2026:	RFP Released and Available for Distribution
Monday, July 6, 2026, at 3: 00 p.m.:	Deadline for Receipt of Questions/Clarification
Monday, July 13, 2026:	Response to Questions/Clarifications
Monday, August 3, 2026, at 3:00 p.m.:	Proposal Due Date
Week of August 10, 2026:	In-Person Evaluation Meeting with Candidates
Tuesday, September 1, 2026:	City Council Meeting for the Approval from the Council Members of the selected candidate(s)
Week of September 7, 2026:	Contract awarded
Tuesday, September 15, 2026:	Contract winner presents concepts to City Council with commencement and construction plans.

Purpose of the Request for Proposal (RFP)

New Port Richey's Historic Downtown is experiencing a resurgence bringing exciting activities, new businesses, and development. With the recent opening of Railroad Square, the downtown area continues to provide active spaces for visitors and residents to experience and enjoy. This PROJECT continues that resurgence by providing an amazing new asset to our community, an unrivaled opportunity to improve the community's quality of life, and further spark economic development.

Goals of this Project

The PROJECT should reflect the CITY's vision for significant upgrades and potential expansion through thoughtful design, modernizing amenities and repositioning the City of New Port

Richey as a world class destination and favored place to live. The primary goal of this PROJECT is to become an economic development driver and raise awareness of the region as a prime destination to live, work, learn, and play. The PROJECT will drive hotel occupancy and visitation to the region's businesses and attractions and ultimately help fill vacant buildings with new, vibrant businesses. The long-term success of our community depends on well-thought-out projects that enhance and improve resident and visitor experiences. The CITY will continue to attract viable developers and businesses by soliciting proposals for development and strategic land planning.

- Execute and unlock the development potential with an implementation of strategies, related to planning, marketing, and development of the proposed property
- Maximize project scope and improvements to the property within a project budget and schedule
- Minimize project delivery time and ensure obligations and completion dates are met
- Sharing the New Port Richey narrative today
- Recognize the progressive and solid decisions that have helped the community thrive
- Inspire a positive impact on consumers' image of and appeal as a destination to live, work, start a business, expand a business, attend college, and retire
- It is the intent and purpose of the CITY, that this Request for Proposal promote open competition. Time of delivery is a part of the solicitation and element of the contract that is to be awarded

Scope of the Deliverables

This proposal solicitation will collect information on interested parties in the redevelopment of the property, potential business opportunities, and cultural amenities. The CITY may determine one or multiple agencies/organizations for parts of this project or the entire project. Bids can be in partnership with other groups and final determination will be by the City of New Port Richey. Packages should include at a minimum the following…

- Level of interest
- Concept Development Drawings
- Financial package in place and special needs to complete the project
- Describe how your firm is financially capable of completing the plan with proof of financial stability
- This is a redevelopment project, not an investment purchase
- Understand the challenges of the elimination of blight and redevelopment and include in your proposal how this will benefit the community
- Propose value of professional, fees, schedule, and breakdown
- Quality of work materials and reference list of satisfied customers
- Timeline for completion of the required work or occupancy
- Provide an organizational chart and the role of staff members on the project
- State the experience and qualifications of the program and project manager

- Provide a clear description of your firm's approach and unique abilities to provide for the scope of services
- Describe your unique abilities, innovative approaches, and/or special consideration
- You will be asked to provide an oral presentation as a tool to evaluate the proposal

Response Requirements:

Follow the format below to provide consistency in firm's responses and to ensure each proposal receives full consideration. All pages should be consecutively numbered.

PROPOSAL FORMAT (the following must be included and referenced section separation)

A. Title Page - RFP #26-026 PROPERTY USER / DEVELOPER – MAIN & BANK BUILDING; the firm's name; the name, address, telephone number and email of the contact person; and the date of the proposal.

B. Table of Contents – identify material by section and page number

C. Transmittal Letter (2 pages max) – summarize the key points of the proposal; understanding of the scope of work; signed by an authorized official of the firm

D. Property Analysis and Development Experience (10 pts)

E. Financial Capacity of PROPOSER (25 pts)

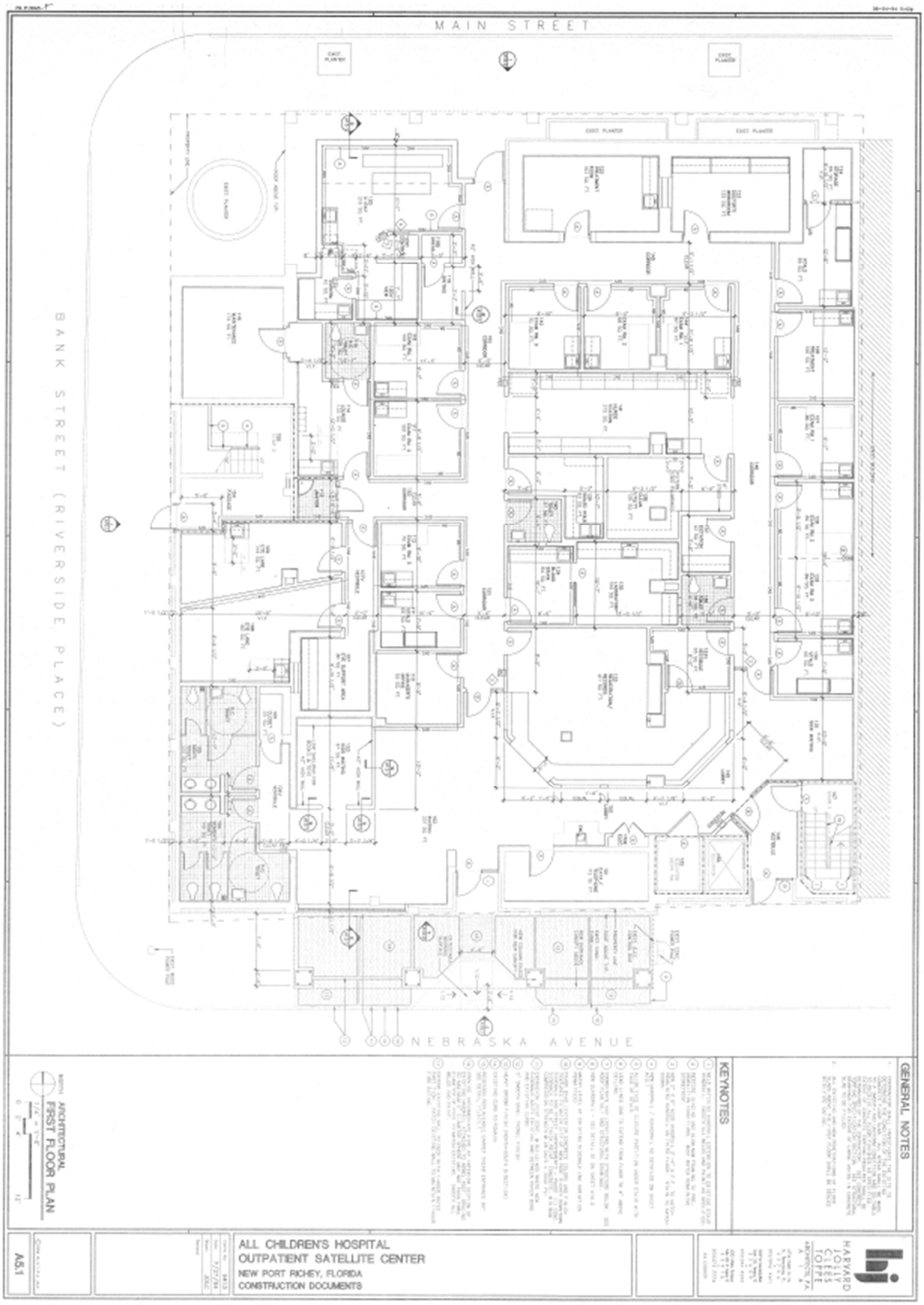
F. Tax Increment Revenue generated (15 pts)

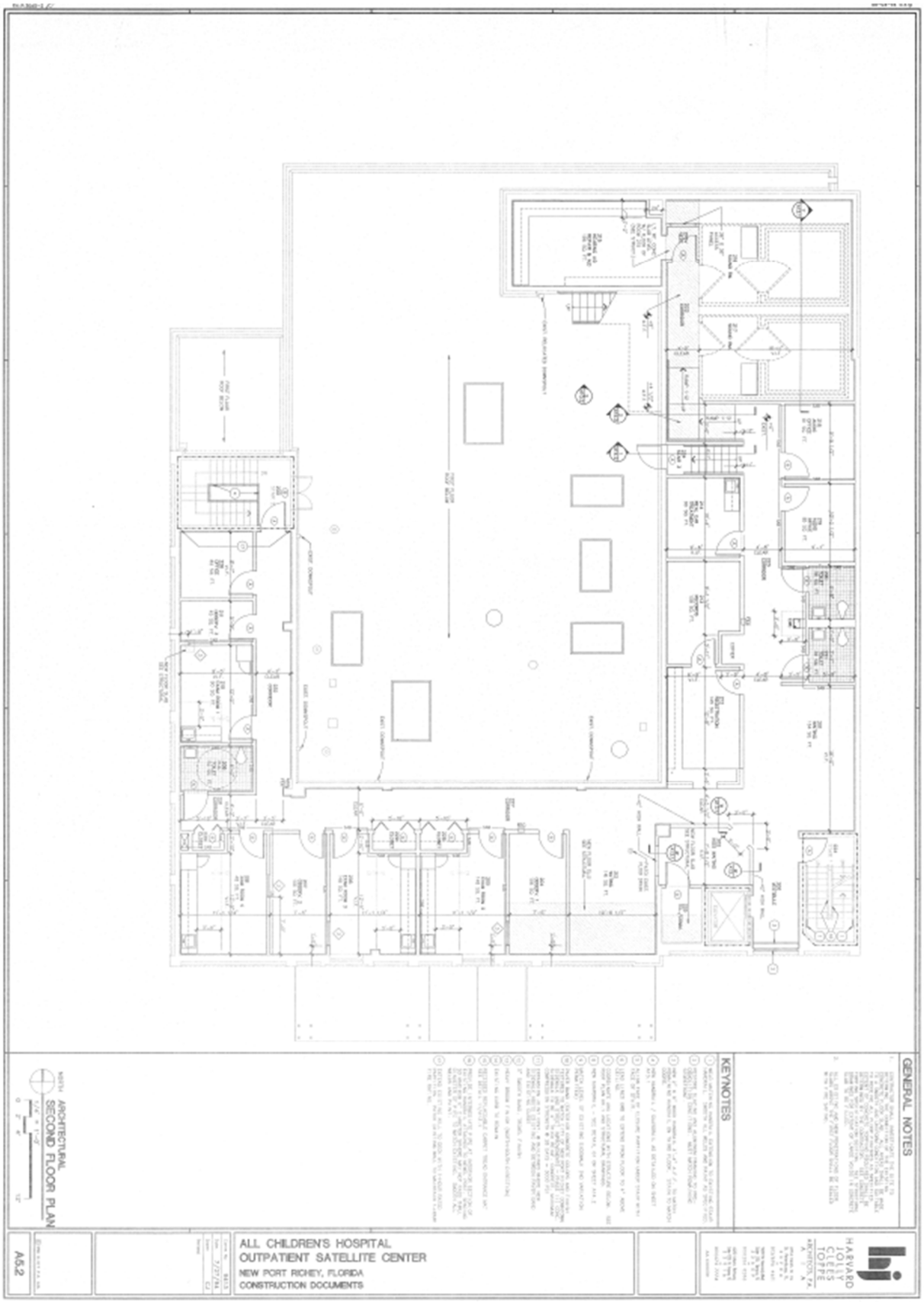
G. Key Personnel Qualifications and Experience (10 pts)

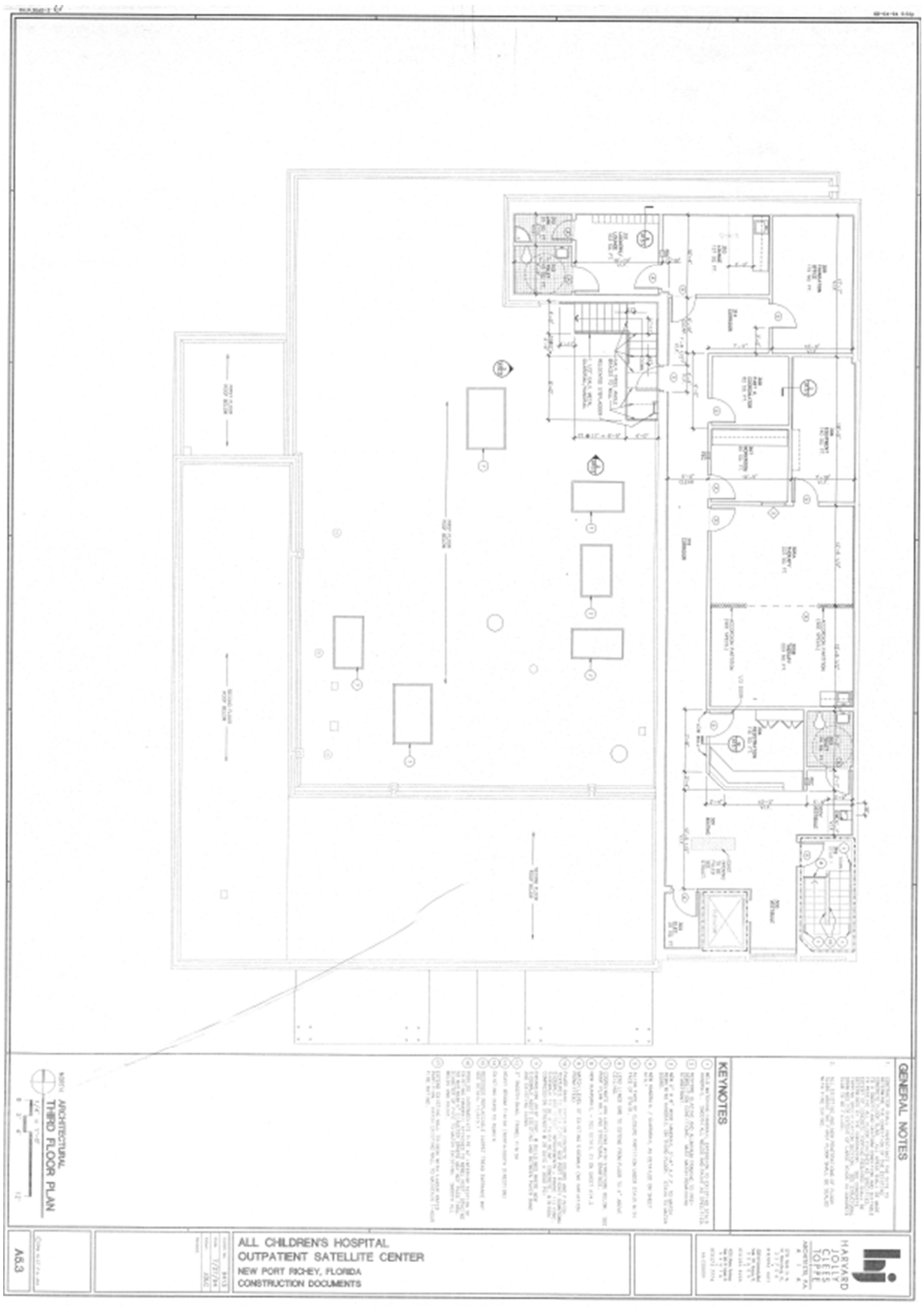
H. Project Approach (40 pts)

Sealed proposals will be received until 3:00 P.M. on August 3, 2026 in the City Clerk's Office, Second Floor, City Hall, 5919 Main Street, New Port Richey, Florida, 34652. Each submission shall contain one (1) original, four (4) copies and one (1) digital USB Drive and must be clearly marked on the outside of the envelope with the firm's name and address along with "RFP26-026 PROPERTY USER / DEVELOPER – MAIN & BANK BUILDING." Any proposals received after the above-mentioned time will not be accepted under any circumstances.


Adams St
Central Ave
Florida Ave
Herschel's Scratch Kitchen
Main St
Railroad Square
Circle Blvd
Orange Lake
Grand Blvd
The Social NPR
Nebraska Ave
ZEN Kitchen & Bar
City Parking Lot
Bank St
S Bank St
Missouri Ave
Lafayette St
City Parking Lot
Hacienda Hotel
Sims Ln
West Pasco Historical Society
Sims Park
Lincoln St
Main St
Sims Park Kayak Launch
Get Hooked Grill
Stonehaven


MAIN STREET
BANK STREET (RIVERSIDE PLACE)
NEBRASKA AVENUE
SOUTH
ARCHITECTURAL
FIRST FLOOR PLAN
KEYNOTES
GENERAL NOTES
A5.1
ALL CHILDREN'S HOSPITAL
OUTPATIENT SATELLITE CENTER
NEW PORT RICHEY, FLORIDA
CONSTRUCTION DOCUMENTS
HARVARD
JOLLES
COTTE


ARCHITECTURAL
SECOND FLOOR PLAN
KEYNOTES
GENERAL NOTES
A5.2
ALL CHILDREN'S HOSPITAL
OUTPATIENT SATELLITE CENTER
NEW PORT RICHEY, FLORIDA
CONSTRUCTION DOCUMENTS


GENERAL NOTES
KEYNOTES
ARCHITECTURAL
THIRD FLOOR PLAN
ALL CHILDREN'S HOSPITAL
OUTPATIENT SATELLITE CENTER
NEW PORT RICHEY, FLORIDA
CONSTRUCTION DOCUMENTS
A5.3

NON-COLLUSIVE AFFIDAVIT - Schedule A
PRIME BIDDER/PROPOSER

(This form requires notarization)

STATE OF: _____

COUNTY OF: _____

_____, being first duly sworn, deposes and states that:

1. He/She is the _____ of _____,
   (owner, partner, officer, representative, or agent)
   and is the Bidder/Proposer that has submitted the attached Bid/Proposal;

2. He/She is fully informed respecting the preparation and contents of the attached Bid/Proposal and of all pertinent circumstances regarding such Bid/Proposal;

3. Such Bid/Proposal is genuine and is not a collusive or sham Bid/Proposal;

4. Neither the said Bidder/Proposer or any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder/Proposer, firm, or person to submit a collusive or sham Bid/Proposal in connection with the Contract for which the attached Bid/Proposal has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement, or collusion or communication or conference with any other Bidder/Proposer, firm, or person to fix the price in the attached Bid/Proposal or any other Bidder/Proposer, or, to secure through any collusion, conspiracy, connivance, or unlawful agreement, any advantage against the New Port Richey Community Redevelopment Agency or any person interest in the proposed Contract; and

5. The price or prices quoted in the attached Bid/Proposal are fair and proper an are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder/Proposer or any of its agents, representatives, owners, employees, or parties in interest, including the affiant.

(Signed) _____

(Title) _____

(Notary/Seal)
Subscribed and sworn to before me this _____ day of _____, 20_____

Signature: _____

My commission expires: _____ (Seal)

NEW PORT RICHEY

5919 MAIN STREET • NEW PORT RICHEY, FL 34652 • 727.853.1016

TO: City of New Port Richey City Council

FROM: Debbie Manns, City Clerk

DATE: June 2, 2026

RE: Discussion Regarding Pasco County's Proposed Municipal Service Taxing Unit for Parks, Recreation, and Natural Resources

REQUEST:
The request is for the City Council to support the establishment of a Pasco County Municipal Service Taxing Unit (MSTU) for Parks, Recreation, and Natural Resources in lieu of maintaining it within their General Operating Millage.

DISCUSSION:
Last month the County Administrator and I conducted a meeting at which time he indicated that Pasco County would not be pursuing the proposed Law Enforcement MSTU. Additionally, he indicated that there was current interest in establishing a MSTU for parks. As I am sure that you already know a MSTU in Florida is a special taxing district established by a county to fund and provide specific municipal services to a defined area, primarily through ad valorem taxes. MSTUs are authorized under Section 125.01(1)(q), Florida Statutes, which allows counties to create municipal service taxing or benefit units for any part of the area of the county. These units can provide services such as fire protection, law enforcement, streets, sidewalks, drainage, water, waste collection, and other essential municipal services. The statute also permits counties to levy taxes, special assessments, and issue bonds to fund these services within the unit only. The funding collected can be used to support operations and maintenance as well as capital improvement items.

Also, as I am sure you already know, the county funds its Parks and Recreation Department through the General Operating Millage. The proposal from the county is generally outlined in the attachment. As you can see, they have not yet specified an amount for the Parks, Recreation, and Natural Resources MSTU. The reason they attribute for not having done so is because they are unsure as to how many municipalities will participate. To further explain they indicate that the minimum millage would apply if all municipalities participated while the maximum millage would apply if no municipalities participated. The difference between Parks Scenario 1 and Parks Scenario 2 is only that the second scenario provides funding to the county at a higher level.

Also, as you can see, the county staff has proposed payment in the amount of $326, 838 as a proposed Fire and Rescue MSTU. At this point there has not been enough discussion with the county on this subject for me to comment on the appropriateness of payment for in the city's case rescue service.

RECOMMENDATION:

The recommendation is for the City Council to support the proposed Parks, Recreation, and Natural Resources MSTU in the amount of 0.4738 mills.

BUDGET/FISCAL IMPACT:
The fiscal impact to the city would be an increase in the current millage rate.

ATTACHMENTS:
- Pasco County Municipal MSTU Impact Graph.pdf

MSTUs Impact to Municipalities - 2026-05-25

Municipality	Current Millage	Current Fire and Rescue MSTU	Fire and Rescue MSTU Proposed Millage/ $ Increase	Parks MSTU - Scenario 1	Total MSTUs	Current Millage + MSTUs	Proposed Net Millage Impact to City Taxpayers
Dade City [1]	6.6208	2.1225	0.2751 - 0.3518	0.4686 - 0.5048	2.8662 - 2.9791	9.487 - 9.5999	0.0000
New Port Richey	8.2000	0.0000	$ 326,838	0.4686 - 0.5048	0.4686 - 0.5048	8.6686 - 8.7048	0.0000
Port Richey	6.2900	0.0000	$ 138,037	0.4686 - 0.5048	0.4686 - 0.5048	6.7586 - 6.7948	0.0000
San Antonio [1]	3.5777	2.1225	0.2751 - 0.3518	0.4686 - 0.5048	2.8662 - 2.9791	6.4439 - 6.5568	0.0000
St. Leo [1]	0.8665	2.1225	0.2751 - 0.3518	0.4686 - 0.5048	2.8662 - 2.9791	3.7327 - 3.8456	0.0000
Zephyrhills [1]	6.2500	2.1225	0.2751 - 0.3518	0.4686 - 0.5048	2.8662 - 2.9791	9.1162 - 9.2291	0.0000

Municipality	Current Millage	Current Fire and Rescue MSTU	Fire and Rescue MSTU Proposed Millage/ $ Increase	Parks MSTU - Scenario 2	Total MSTUs	Current Millage + MSTUs	Proposed Net Millage Impact to City Taxpayers
Dade City [1]	6.6208	2.1225	0.2751 - 0.3518	0.5558 - 0.5988	2.9534 - 3.0731	9.5742 - 9.6939	0.0000
New Port Richey	8.2000	0.0000	$ 326,838	0.5558 - 0.5988	0.5558 - 0.5988	8.7558 - 8.7988	0.0000
Port Richey	6.2900	0.0000	$ 138,037	0.5558 - 0.5988	0.5558 - 0.5988	6.8458 - 6.8888	0.0000
San Antonio [1]	3.5777	2.1225	0.2751 - 0.3518	0.5558 - 0.5988	2.9534 - 3.0731	6.5311 - 6.6508	0.0000
St. Leo [1]	0.8665	2.1225	0.2751 - 0.3518	0.5558 - 0.5988	2.9534 - 3.0731	3.8199 - 3.9396	0.0000
Zephyrhills [1]	6.2500	2.1225	0.2751 - 0.3518	0.5558 - 0.5988	2.9534 - 3.0731	9.2034 - 9.3231	0.0000

[1] Currently included in the Fire and Rescue MSTU