



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Special Meeting

### **CITY COMMISSIONERS**

**Pete Emrich, Mayor**  
**Barbara Langdon, Vice Mayor**  
**Jill Luke, Commissioner**  
**Debbie McDowell, Commissioner**  
**Alice White, Commissioner**

### **APPOINTED OFFICIALS**

**Jerome Fletcher, City Manager**  
**Amber L. Slayton, City Attorney**  
**Heather Faust, City Clerk**

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Tuesday, June 21, 2022

6:00 PM

CITY COMMISSION CHAMBERS

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### **CALL TO ORDER**

Vice Mayor Langdon called the meeting to order at 6:00 p.m.

Ms. Faust notified the Commission that Mayor Emrich requested to attend the meeting via Communications Media Technology (CMT).

Vice Mayor Langdon provided required notifications regarding conducting a hybrid meeting.

Mayor Emrich stated he will be attending the hybrid meeting via CMT due to experiencing an illness.

Vice Mayor Langdon requested a motion.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve Mayor Emrich's request to attend the Commission Special Meeting via Communications Media Technology (CMT). The motion carried on the following vote:***

***Yes: 4 - Vice Mayor Langdon, Commissioner Luke, Commissioner McDowell, and Commissioner White***

***Abstain: 1 - Mayor Emrich***

### **ROLL CALL**

**Present:** 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner Jill Luke, Commissioner Alice White and Commissioner Debbie McDowell

### **Also Present**

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Faust, Recording Secretary Amanda Baker, Fire Chief Scott Titus, Police Commander Joe Fussell, Planning Manager Lori Barnes, Project Manager Monica Bramble (virtually), Neighborhood Development Services Director Alaina Ray, and Assistant City Manager Jason Yarborough

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by North Port resident Mary Dougherty.

**1. APPROVAL OF AGENDA**

*A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve the Agenda as presented. The motion carried on the following vote:*

**Yes:** 5 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

**2. PUBLIC COMMENT:**

Jeffrey Scott: expressed concern with recent budget workshop decisions.

**3. PUBLIC HEARING:****ORDINANCE - SECOND READING**

- A. [ORD. NO. 2022-03](#) An Ordinance of the City of North Port, Florida, Amending the Code of The City of North Port, Florida, Chapter 58 – Planning and Development, Article III. – Impact Fees and Updating Impact Fee Rate Schedules for the City’s Parks, Fire Rescue, Law Enforcement, General Government, and Solid Waste Impact Fees; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Vice Mayor Langdon announced the item and directed the City Clerk to read the Ordinance by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Slayton spoke to the special meeting notification and advertisement.

Commission questions and discussion took place regarding the proposed start date of the impact fee rate increase, extending the effective date, State legislative decision regarding impact fees, incentive plans, economic shift, inflation effects, potential harm by increasing impact fees, comparing the impact fees to the 2011 fees, 2011 study, surrounding areas placing impact fees on hold, commercial and office space increases, North Port being the 9th fastest growing City in the country, unrealized revenue, City's impact fees compared to surrounding areas, projection on lost revenue should the Ordinance be extended six months, and issues with extending the Ordinance.

Ms. Slayton spoke to the lifespan of the demonstrated needs study and State Statutes.

Commission questions and discussion continued regarding cost factors associated with extending the effective date, incentive programs, benefits of extending the Ordinance, prior Commission decisions regarding impact fee increases, and negotiating office space and commercial rates.

Ms. Slayton spoke to Commission adopting a partial rate, uncertainty of revisiting impact fee increase for the next four years, and statutory obligations.

PUBLIC COMMENT:

Mary Dougherty: commercial development including jobs, incentive discussions, and pausing the Ordinance.

Jeffrey Scott: City recognizing financial limits, governing in a responsible manner, and additional taxation.

Vice Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Commissioner White, to approve Ordinance No 2022-03 as presented. The motion carried on the following vote:***

**Yes:** 4 - Mayor Emrich, Vice Mayor Langdon, Commissioner Luke and Commissioner White

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented due to her belief that a six-month pause would allow developers time to bring jobs to North Port, approving the Ordinance may close opportunities, and today's economy being different than in February 2022.

**4. PUBLIC COMMENT:**

Jeffrey Scott: Charter Officers' authority and responsibilities, and respecting the Oath of Office.

**5. ADJOURNMENT:**

Vice Mayor Langdon adjourned the meeting at 6:40 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.