



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Road and Drainage District Governing Body

CITY COMMISSIONERS

Barbara Langdon, Mayor

Alice White, Vice Mayor

Pete Emrich, Commissioner

Debbie McDowell, Commissioner

Phil Stokes, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager

Amber L. Slayton, City Attorney

Heather Faust, City Clerk

Thursday, March 30, 2023

4:00 PM

City Commission Chambers

CALL TO ORDER

Mayor Langdon called the meeting to order at 4:00 p.m.

ROLL CALL

Present: 5 - Mayor Barbara Langdon, Vice Mayor Alice White, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

ALSO PRESENT:

City Manager Jerome Fletcher, Deputy City Attorney Michael Golen, City Clerk Heather Faust, Recording Secretary Matthew Powell, Deputy Police Chief Chris Morales, and Public Works Director Chuck Speake

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy Police Chief Chris Morales.

1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

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

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

2. PUBLIC COMMENT:

There was no public comment.

3. CONSENT AGENDA:

Mayor Langdon announced the item, queried the City Manager regarding items pulled from the Consent Agenda for discussion, and requested a motion.

Mr. Fletcher noted items pulled from the Consent Agenda for discussion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve the Consent Agenda with the exception of Item No. 23-0361 being pulled for discussion. The motion carried on the following vote:

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

A. [23-0361](#) Approve Final Revisions to the Road and Drainage District Rates & Methodology Study Completed by Stantec Consulting Services, Inc.

Mayor Langdon introduced the item.

Commissioner McDowell spoke to not approving the rates and methodology study prior to viewing and discussing the exempt properties, policies, and potential revenues.

Mr. Speake spoke to the item regarding transportation impact fees changing to mobility fees, regulatory versus discretionary exemptions, number of exempt properties, potential revenue, and majority of exempt properties belonging to churches.

Commission questions and discussion took place regarding portion of exempt properties belonging to churches, time constraint to review memorandum, collecting fees for stormwater, fee collection process compared to other municipalities, approval of methodology versus rates, determining exempt properties prior to approval of rates and methodology study, staff review process regarding exempt properties, and Commission direction regarding determining exempt properties timeline.

Mayor Langdon requested a motion.

A motion was made by Vice Mayor White, seconded by Commissioner Emrich, to approve Item No. 23-0361 as presented.

Commission questions and discussion continued regarding discussion of exempt properties timeline, and cost effectiveness for review.

The motion carried on the following vote:

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

No: 1 - Commissioner McDowell

Commissioner McDowell dissented due to reasons stated.

A motion was made by Commissioner McDowell, to instruct the City Manager, City Attorney, and staff to bring forward an Agenda item including the 71 discretionary exempt properties to remove the exemption as necessary.

Commission discussion took place regarding verbiage and intent of the motion relating to reviewing and modifying property exemption status.

The motion was restated by Commissioner McDowell, to instruct the City Manager

and City Attorney bring forward an Agenda item to remove the Road and Drainage exemption from the exempt properties with a list of each property and its potential revenue for further discussion within the next 60 days. The motion failed due to lack of a second.

- B. [23-0572](#) Approval of Minutes for the February 28, 2023 Road and Drainage District Regular Meeting

This item was approved on the Consent Agenda.

4. PUBLIC HEARINGS:

- A. [RES. NO. 2023-R-29](#) A Resolution of the City Commission of the City of North Port, Florida, as the Governing Body of the North Port Road and Drainage District, Accepting a Temporary Access and Drainage Easement Located in a Portion of Sections 28, 29, 32, and 33, Township 39 South, Range 21 East, Sarasota County, Florida Referenced as Sarasota County Property Appraiser's Parcel Identification Number 0999001010; Providing for Incorporation of Recitals; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-29 as presented. The motion carried on the following vote:

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

5. PUBLIC COMMENT:

There was no public comment.

6. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 4:23 p.m.

City of North Port, Florida

By: _____
Barbara Langdon, Mayor

Attest: _____
Heather Faust, City Clerk

These minutes were approved on the ____ day of _____, 2023.