



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Regular Meeting

### **CITY COMMISSIONERS**

*Alice White, Mayor*

*Phil Stokes, Vice Mayor*

*Pete Emrich, Commissioner*

*Barbara Langdon, Commissioner*

*Debbie McDowell, Commissioner*

### **APPOINTED OFFICIALS**

*Jerome Fletcher, City Manager*

*Amber L. Slayton, City Attorney*

*Heather Faust, City Clerk*

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Tuesday, April 23, 2024

6:00 PM

City Commission Chambers

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### **CALL TO ORDER**

Mayor White called the meeting to order at 6:00 p.m. and provided required notifications regarding conducting a hybrid meeting.

Commissioner Emrich stated he will be attending the hybrid meeting via CMT due to experiencing a medical condition.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to approve the use of communications media technology (CMT) for a hybrid meeting. The motion carried on the following vote:***

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

### **ROLL CALL**

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

### **Also Present:**

City Manager Fletcher, City Attorney Slayton, City Clerk Faust, Board Specialist Bodmer, Police Captain Gregory, Deputy Fire Chief Herlihy, Grant Division Manager Malingowski, Public Works Director Speake, Assistant City Manager Bellia, Natural Resource Manager Kalev, Parks and Recreation Director Pfundheller, Assistant Director of Development Services Barnes, and Director of Development Services Ray

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Robin San Vicente.

### **1. APPROVAL OF AGENDA**

Mayor White requested a motion.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to approve the agenda as presented. The motion carried on the following vote:***

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

## **2. PUBLIC COMMENT:**

In person public comment:

Valdy Olender: Expressed concern with City policy and actions.

Robin San Vicente: Spoke to sensitive lands.

Josh Smith: Spoke to better communication to the public.

Chuck English: Provided an apology for no quorum for the Environmental Advisory Board.

## **3. ANNOUNCEMENTS**

### **A. [24-0210](#) Announcement of Current Advisory Board and Committee Vacancies**

Mayor White announced the item and called on the City Clerk to read the announcements.

Ms. Faust read the announcements into the record.

## **4. CONSENT AGENDA:**

Mayor White announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

There was no public comment.

Mayor White requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to approve the items in the consent agenda with the exception of Item No. 24-0508 and Item No. 24-0509 being pulled for discussion. The motion carried on the following vote:***

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

### **A. [24-0416](#) Approve Work Assignment No. 2024-06-OF With DMK Associates, Inc. to Provide Engineering Services for the Development of a Multi-Purpose Sports Field and Site-Wide ADA Improvements at Dallas White Park for a Total Work Assignment Price of \$109,420.00.**

***This item was approved on the consent agenda.***

### **B. [24-0417](#) Approve First Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract Phase II With Wharton Smith in the Amount of \$1,980,968, for Park Maintenance Temporary Office/ Workshop Space at Dallas White Park.**

***This item was approved on the consent agenda.***

### **C. [24-0432](#) Approve the Central Florida Internet Crimes Against Children Task Force**

Memorandum of Understanding Aimed at Increasing the Investigative Capabilities of Law Enforcement Officers on Technology-Facilitated Child Exploitation.

*This item was approved on the consent agenda.*

- D. [24-0468](#) Approve the Application to the Assistance to Firefighters Grant (AFG) in the Amount of \$808,655.04 for Personal Protective Equipment and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the consent agenda.*

- E. [24-0502](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$2,042,000 for the Reconstruction of Water Control Structure 121 and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City

*This item was approved on the consent agenda.*

- F. [24-0503](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$2,042,000 for the Reconstruction of Water Control Structure 130 and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the consent agenda.*

- G. [24-0506](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$12,314,000 for the Reconstruction of the Myakkahatchee Creek Bridge over Price Boulevard and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the consent agenda.*

- H. [24-0507](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$106,000 for the Reconstruction of the Bridge at North Port Boulevard and Cocoplum Waterway and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the consent agenda.*

- I. [24-0508](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$50,310,000 for the Price Boulevard Widening Phase II Project and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Commission questions and discussion took place regarding financing, timeline for completion, process if not approved, vetting process, reimbursement process, reimbursement of expenditures, budgeting, and funding mechanism for submitted applications.

There was no public comment.

Mayor White requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve Item No. 24-0508 as presented. The motion carried on the following vote:***

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

- J. [24-0509](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$5,945,000 for the Spring Haven Roadway Expansion and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

Mayor White announced the item.

Commission questions and discussion took place regarding wildlife corridor, funding, Capital Improvement Project (CIP), cost to construct, environmentally sensitive area, inclusion on project list, prior Commission discussion, evacuation, and fencing around Little Salt Springs.

Ms. Faust read the following eComment into the record:

Jill Luke: Expressed opposition of the Item.

In person:

Robin San Vicente: Expressed opposition of the Item.

Chuck English: Expressed opposition of the Item.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to direct the City Manager to remove the Resilient SRQ Community Development Block Grant Disaster Recovery Program in the Amount of \$5,945,000 for the Spring Haven Roadway Expansion. The motion carried on the following vote:***

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

*A motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to add the proposed Spring Haven Roadway Expansion project to a future agenda for discussion and possible action.*

Commission discussion took place regarding prior discussion.

*The motion carried on the following vote:*

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

- K.** [24-0510](#) Approve the Application to the Resilient SRQ Community Development Block Grant-Disaster Recovery Program in the Amount of \$1,810,000 for a Fire Mobile Command Unit and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the consent agenda.*

- L.** [24-0525](#) Ratification of City Manager's Use of Emergency Authorization to Approve the First Amendment to Contract No. 2023-19, Jeffery Lake Sea Wall and Sidewalk Reconstruction With Thomas Marine Construction, Inc.

*This item was approved on the consent agenda.*

- M.** [24-0529](#) Approve the Application to the Resilient SRQ Community Development Block Grant - Disaster Recovery Program in the Amount of \$2,260,000 for the Lift Station Bypass Pump Hazard Mitigation Grant Program Match and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

*This item was approved on the consent agenda.*

- N.** [24-0532](#) Approve the Application to the State of Florida Department of Transportation Highway Safety Concept Paper Grant for Work Zone Enforcement in the Amount of \$100,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City

*This item was approved on the consent agenda.*

- O.** [24-0548](#) Approve Work Assignment No. 2024-06 with Stantec Consulting Services, Inc., in the Amount of \$364,590.00, for the Lead and Copper Rule Revisions - Assessment & Predictive Modeling Project.

*This item was approved on the consent agenda.*

- P.** [24-0549](#) Approve the March 5, 2024 Commission Regular Meeting Minutes.

*This item was approved on the consent agenda.*

- Q. [24-0551](#) Approve the February 26, 2024 Commission Regular Meeting Minutes.  
*This item was approved on the consent agenda.*
- R. [24-0553](#) Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d) of the Code of the City of North Port, Florida.  
*This item was approved on the consent agenda.*
- S. [24-0556](#) Approve Payment Processing Agreement with CSG Forte Payments, Inc. for Electronic Payment Processing for the Development Services Department.  
*This item was approved on the consent agenda.*
- T. [24-0557](#) Approve ePermitHub Subscription Software & Services Agreement with PermitRocket Software LLC dba ePermitHub for Implementation and Subscription for the ePermitHub Electronic Document Review Software  
*This item was approved on the consent agenda.*
- U. [24-0574](#) Approval of the Addition of Two Mobile Command Units for 2024 Federal Legislative Funding Consideration.  
*This item was approved on the consent agenda.*
- V. [24-0550](#) Approve Worksite Agreement #PWE2023-16 Career StartUp Between Suncoast Workforce Board, Inc., dba CareerSource Suncoast and the City of North Port.  
*This item was approved on the consent agenda.*

## **5. PRESENTATION:**

- A. [2023-03](#) Presentation by Alan Steinbeck, Director of Community Planning with Discussion and Possible Direction regarding the Draft Activity Center 3 (Gateway) Master Plan  
Mayor White announced the item.  
Mr. Fletcher introduced the item.  
Alan Steinbeck, Pritchett Steinbeck Group (PSG), Director of Community Planning, provided a presentation regarding status, assessments, stormwater evaluation, draft master plan, master plan topics, Gateway Activity Center, flooding photographs, flood zone map, zoning designation, assessment findings, environmental conditions, infrastructure issues, recreational area photographs, guiding principles, hospital area development, and land use scenarios.  
*There was consensus to extend the presentations time by 5 minutes.*

Mr. Steinbeck continued the presentation including land use scenarios, mixed use conversion, and next steps.

Commission questions and discussion took place regarding drainage, north of interstate flooding, stormwater flow, flooding solutions, archaeological sites, and infrastructure Tax Increment Financing (TIF).

Ms. Barnes spoke to easement process, master plan, and restricting property uses.

Ms. Ray spoke to master plan, property owners, land preservation, and deadline.

Commission questions and discussion continued regarding land use, flood plan expansion, environmental concern, economic driver, reservoir funding, 25-year flood event, economic development, and low impact tourism.

In person public comment:

Chuck English: Spoke to drainage concern.

Josh Smith: Spoke to city growth.

Robin San Vicente: Spoke to city growth.

Ms. Bellia spoke to the 2019 stormwater study, options to minimize flooding issues, and Southwest Florida Water Management District (SWFWMD) funding.

Recess was taken from 8:05 p.m. until 8:15 p.m.

## **6. PUBLIC HEARINGS:**

### **ORDINANCE - Second Reading:**

- A. [ORD. NO 2024-08](#) An Ordinance of the City of North Port, Florida, Annexing ± 1.7716 Acres of Real Property Located in the Unincorporated Area of Sarasota County, Florida and Contiguous to the Existing City Limits of the City of North Port, Florida; Redefining the Boundary Lines of the City of North Port to Include this Property; Providing for Findings; Providing for Annexation; Amending the Official Zoning Map; Providing for Assessment and Taxation; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (Legislative)

Mayor White announced the item.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to adopt Ordinance No. 2024-08 as presented. The motion carried on the following vote:***

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

- B.** [ORD. NO. 2024-06](#) An Ordinance of the City of North Port, Florida, Amending the Code of The City of North Port, Florida, Chapter 4, Article X, Regarding the Historic and Cultural Advisory Board; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White announced the item.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to adopt Ordinance No. 2024-06 as presented. The motion carried on the following vote:***

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

## **RESOLUTION:**

- C.** [RES. NO. 2024-R-08](#) A Resolution of the City Commission of the City of North Port, Florida, Repealing Resolution No. 2023-R-74, Which Temporarily Suspended the Historic and Cultural Advisory Board; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor White announced the item.

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 White closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to adopt Resolution No. 2024-R-08 as presented. The motion carried on the following vote:***

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



**7. GENERAL BUSINESS:**

- A. [24-0601](#) Discussion and Possible Action Regarding Environmental Advisory Board Memorandums Titled Environmental Scorecard, Pesticides, Land Acquisition, Conservation Easements, and Community Gardens.

Mayor White announced the item.

Ms. Faust introduced the item.

Mr. Kalev provided an overview of the scorecard memorandum.

Commission questions and discussion took place regarding use of scorecard, compliance with state and federal regulations, tree canopy study, water quality testing, air quality, and wildlife.

Mr. Kalev provided an overview of the pesticide memorandum.

Commission questions and discussion continued regarding Material Safety Data Sheets (MSDS), Environmental Protection Agency (EPA) standards, review of current chemical practice, mosquito fish, and monthly report of pesticides used.

Mr. Kalev provided an overview of the land acquisition memorandum.

Commission questions and discussion took place regarding land purchase, land designation, annual review of land list, land preservation, conservation designations, escheated lots, sustainability millage rate, and use of escheated lot funds.

Ms. Barnes spoke to city owned land, land conservation, environmental preservation, city owned property list, and land easement.

Commission questions and discussion continued regarding land conservation, city working with the county, land buying, tree fund land purchase, millage rate, conservation groups, tax sales, sustainability millage rate, and use of escheated lot funds.

Mr. Kalev provided an overview of conservation easements memorandum and community gardens memorandum.

Commission questions and discussion continued regarding existing community gardens, costs, and maintenance.

In person public comment:

Chuck English: spoke to preservation of city owned land.

Robin San Vicente: spoke to algae, land acquisition, and environmental scorecard.

Mayor White requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to direct the City Manager to send a memorandum to the Environmental Advisory Board regarding the environmental scorecard noting tracking of suggested recommendations outlined in memorandum and to advise the board of the status of tree canopy study. The motion carried on the following vote:***

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

*A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to direct the City Manager to provide the Environmental Advisory Board a copy of the MSDS sheets regarding pesticides used on land, water, and pests and to have staff represent their presentation to Commission in the near future. The motion carried on the following vote:*

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

*A motion was made by Commissioner McDowell to direct the City Manager to provide an updated memorandum to the Environmental Advisory Board, copying Commission, on the actions and plan for land acquisition. The motion failed due to lack of a second.*

## **8. PUBLIC COMMENT:**

In person comment:

Robin San Vicente: spoke to scrub jay population.

## **9. COMMISSION COMMUNICATIONS:**

- A.** [24-0240](#) Commissioner Langdon's Communications  
Commissioner Langdon did not provide a report.
- B.** [24-0257](#) Commissioner McDowell's Communications  
Commissioner McDowell did not provide a report.
- C.** [24-0289](#) Commissioner Emrich's Communications  
Commissioner Emrich did not provide a report.
- D.** [24-0308](#) Mayor White's Communications  
Mayor White reported on important topics and events attended.
- E.** [24-0602](#) Vice Mayor Stokes' Communications  
Vice Mayor Stoke did not provide a report.

## **10. ADMINISTRATIVE AND LEGAL REPORTS:**

- A.** [24-0227](#) City Clerk's Monthly Report  
Ms. Faust did not provide a report.
- B.** [24-0558](#) City Attorney's Monthly Report  
Ms. Slayton did not provide a report.

C. [24-0578](#) City Manager Report

Mr. Fletcher did not provide a report.

**11. ADJOURNMENT:**

Mayor White adjourned the meeting at 9:41 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Alice White, Mayor

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