



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Special Meeting

### *CITY COMMISSIONERS*

*Linda M. Yates, Mayor*  
*Vanessa Carusone, Vice-Mayor*  
*Christopher B. Hanks, Commissioner*  
*Debbie McDowell, Commissioner*

### *APPOINTED OFFICIALS*

*Jonathan R. Lewis, City Manager*  
*Mark Moriarty, City Attorney*  
*Patsy Adkins, City Clerk*  
*Kathryn Peto, Deputy City Clerk*

---

Wednesday, March 29, 2017

2:00 PM

CITY COMMISSION CHAMBERS

---

**NOTE: This is a draft copy of the minutes of the 03-29-2017 Commission Special Meeting, has not been approved by the Commission and is subject to change.**

### CALL TO ORDER/ROLL CALL

The North Port City Commission Special Meeting was called to order at 2:00 p.m. in City Chambers by Mayor Yates.

Present: Mayor Yates; Vice-Mayor Carusone; Commissioners Hanks and McDowell; City Manager Lewis; Assistant City Manager Schult; City Attorney Moriarty; City Clerk Adkins; Recording Secretary Hale and Police Chief Vespia.

**The Pledge of Allegiance was led by the Commission.**

### APPROVAL OF AGENDA – COMMISSION

*A motion was made by Vice-Mayor Carusone, seconded by Commissioner McDowell, to approve the Agenda as presented. The motion carried by the following vote:*

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

**A. [17-0905](#) Butler Park Pool**

City Manager Lewis, General Services Director Carmichael, and Consultants Mark Hatchel and George Dinas from Councilman/Hunsaker & Associates, provided a brief overview of the proposed swimming pool at Butler Park.

During the PowerPoint, Vice-Mayor Carusone affirmed and recollected that an aquatic center was always planned, located near the teen center, with a possible second waterpark in the east end of the City.

*A motion was made by Vice-Mayor Carusone, seconded by Commissioner Hanks,*

**to suspend the Commission Procedure Rules for this meeting. The motion carried by the following vote:**

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

Discussion ensued: (1) following a question, Mr. Hatchel and Mr. Dinas stated: [a] that as a future possibility, an aquatic center with amenities as cited in the PowerPoint could be built as an indoor facility; [b] a bridge/ramp over the lazy river would be feasible but difficult, due to the slopes needed for a ramp on both sides; [c] the proposed facility was designed to fit within the defined area of Butler Park; [d] in the prior planning, the State and Sarasota County did not allow a zero beach entry into the lazy river, but those constraints will be reviewed again; [e] the lazy river is 3.5-feet deep and is configured so that an individual may walk against the current for exercise; [f] it was noted that life guards are assigned in zones across the facility; (2) after a question, it was explained that when the Morgan Center was built, the earth and site preparations were completed including stub-outs for water, sewer lines, and rainwater drainage; (3) Mr. Hatchel and Dinas continued answering questions: [g] due to existing parking for the Morgan Center, there is no recommendation to add additional parking, and there is an unpaved overflow parking to the right of the Morgan Center; [h] Florida State sets the maximum pool occupancy which is based on the water allowed in the Code; [i] an ADA pool-lift or ramp is required for every body of water, based on the perimeter-feet of the pool, and those requirements must be met prior to being granted a permit; [j] the pool could function for the high school swim team practice concurrently with other recreational uses; [k] depth starts at 4-feet down to 13-feet at the deep end; [l] the pool is gated off from the other two water amenities; [m] the water slide can be added later or things could be reconfigured to provide other options; [n] the high lifeguard chairs are made of a resin composite and their locations were cited; [o] the kids' pool options were explained; [p] shaded area options were explained; [q] pool programming options for different age groups was explained for the 50-meter pool vs. 25x25 pool; [r] water temperatures and depths were explained as they related to specific user groups; [s] the bleachers are movable to provide additional deck space; [t] a review was provided of the types of swim meets and the participants they would draw; [u] present-day costs for the pool were estimated between \$9 million and \$10 million; [v] heating methods for the pool were explained; [w] it was stated that special considerations are needed for scuba training classes.

Public comment was held.

Pete Emrich: The pool.

Jill Luke: Her aquatic experience.

Gid Pool and Joan Morgan: Parking, competitive swimming.

Buddy Hughes: In favor.

Subsequent to a question, it was noted that \$2.3 million in funding are currently set aside for the project, and that the remaining could come from surtax and impact fees. The design stage could take six months and construction will take 9-12 months with a recommended opening on Memorial Day.

Recess 4:08 p.m. - 4:25 p.m.

City Clerk Adkins left at 4:25 p.m.

Discussion ensued: (1) after posting an overhead projection of an aquatic center located in Rogers, Arkansas, it was noted that the pool was designed on three acres with a 25-meter pool and various amenities. The first year there were 160,000 visitors; (2) advertising, marketing and programs are paramount for the success of North Port's facility; (3) two pools could be placed in the same amount of space; one for wellness and the other one for competition with separate water temperature adjustments; (4) following a question, it was explained that the shallow end of the City's current pool is

3.5 feet; (5) after a question, Mayor Yates stated that when the pool was being considered by a past Commission, it was determined that a 50-meter pool would enable the City to host international competition events, but from subsequent experiences of other area competition pools, the reality did not match expectations; (6) North Port wants greater versatility for a pool's usage.

Assistant City Manager Schult replaced City Manager Lewis at 4:56 p.m.

Discussion continued: (7) it was stated that as long as other amenities are included, a 25-meter stretch pool is a better fit than a 50-meter pool; (8) following a question, it was noted that: [a] using a bulkhead design, the 25-meter pool is of sufficient depth to be used for high school competition meets; [b] during a competition, the entire pool is off limits to the general public; [c] the movable bulkhead provides greater versatility than a permanent wall between pools; [d] all high school competitions swim the 25-yard distance; [e] the 25-yard stretch measures 25-yards wide and 126-feet long; [f] moving the bulkhead allows it to expand from a 25-yard pool to a 25-meter pool; [g] the additional water features can be maximized for the area provided under consideration; (8) it was suggested to incorporate the existing playground area at Butler Park with access points from outside and inside the main aquatic center; (9) Mr. Hatchel will confer with General Services Director Carmichael, adjust the agreement, and return a design plan to the Commission as soon as possible; (10) it was requested to include itemized amenities for Commission to include or exclude and to keep the project within \$10-12 million; (11) it was stated that a special meeting can be scheduled if needed with a goal to set the project in place by budget time.

***A motion was made by Vice-Mayor Carusone, seconded by Commissioner Hanks, to direct staff to bring back a more detailed plan taking the Rogers, Arkansas development into consideration with a more recreational use as well as the 25-meter stretch pool with bulkhead; utilizing the entire area, including the area where the playground exists and possibly areas of the greenway; coming back with a more detailed plan that will outline the phases needed to complete; the cost of the plan; the location from where the funding will be acquired and design phases. The motion carried by the following vote:***

**Yes:** 4 - Mayor Yates, Commissioner Carusone, Commissioner Hanks and Commissioner McDowell

**PUBLIC COMMENT:**

There was no public comment.

**ADJOURNMENT:**

Mayor Yates adjourned the Commission Special Meeting at 5:31 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Linda M. Yates, Mayor

Attest: \_\_\_\_\_  
Patsy C. Adkins, MMC, City Clerk

Minutes approved at the City Commission Regular Meeting this \_\_\_\_ day of \_\_\_\_\_, 2017.

