



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Special 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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Monday, April 1, 2024

9:00 AM

City Commission Chambers

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### **CALL TO ORDER**

Mayor White called the meeting to order at 9:00 a.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 Commissioner McDowell, 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:** 4 - Commissioner McDowell, Mayor White, Vice Mayor Stokes and Commissioner Langdon

**Abstain:** 1 - Commissioner Emrich

### **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, Assistant City Clerk Powell, Board Specialist Bodmer, Fire Chief Titus, Police Captain Gregory, Development Services Director Ray.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Jill Luke.

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

Mayor White announced the item.

***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:**

Jill Luke: Spoke to Police headquarters limitations and options.

## **3. GENERAL BUSINESS:**

[24-0536](#)

Discussion and Possible Action Regarding Funding Options for the Police Department Headquarters Project to Include Review and Reconsideration of Projects in the Approved 2024-2028 Capital Improvement Plan and Surtax IV Project List and Other Potential Funding Sources for Design and Construction of the Project.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Jeremy Niedfeldt, PFM Financial Advisors, provided a presentation regarding project overview, funding considerations, plan of finance development, financing alternatives, amortization, interest rates, bank loan, transaction management, debt service estimates, and bond issue timeline.

Commission questions and discussion took place regarding bond validation process, millage rate consideration, leaseback versus bond costs, appropriation process, funding source options, surtax usage, certificates of participation (COPS), rate comparison, call options, bond issuance timeline, amortization timeline, leaseback maintenance responsibility, public private partnership (P3), design build, debt service costs, base case amount determination, construction cost, modeling plans and comparisons, general obligation bond versus surtax, surtax revenue projections, surtax received, priorities, and bond issue financing timeline.

Recess was taken from 10:35 a.m. to 10:45 a.m.

Commission questions and discussion continued regarding funding amount determination, capital improvement project (CIP) review, unencumbered investments available, usable general fund balance, Price Boulevard widening project funding amount, Commission role, potential emergency operations center (EOC) funding, and construction timeline, road rehabilitation costs, a plan if voters say no to referendum, future EOC budget amendment, Surtax IV project review, potential project cuts, and cutting future surtax projects in half.

Recess was taken from 1:18 p.m. to 1:49 p.m.

Commission questions and discussion continued regarding CIP general fund budget, general impact fee allocation, payout structure options, park amenity program funding, fund balance usage and reserves, building design cost, anticipated reimbursements, Surtax III fund usage, reconsideration of project scope and costs, staff input on design costs, millage rate consideration, community growth, smaller Police Department Headquarters option, and property expansion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to instruct staff to use \$4,000,000 from the general fund balance to complete the design of the Police Department Headquarters to 100%.***

Commission questions and discussion continued regarding design changes, and budget amendment requirements.

***The motion carried on the following vote:***

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

**4. PUBLIC COMMENT:**

There was no public comment.

**5. ADJOURNMENT:**

Mayor White adjourned the meeting at 2:46 p.m.

City of North Port, Florida

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

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