City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Final

City Commission Workshop

CITY COMMISSIONERS
Jacqueline Moore, Mayor
Rhonda Y. DiFranco, Vice-Mayor
Cheryl Cook, Commissioner
Tom Jones, Commissioner
Linda M. Yates, Commissioner

APPOINTED OFFICIALS
Jonathan R. Lewis, City Manager
Mark Moriarty, City Attorney
Patsy Adkins, Interim City Clerk

Friday, July 29, 2016 | **9:00 AM** | **CITY HALL ROOM 244**

CALL TO ORDER/ROLL CALL

The North Port City Commission Workshop Meeting was called to order at 9:00 a.m. in Room 244 by Mayor Moore.

Present: Mayor Moore; Vice Mayor DiFranco; Commissioners Cook, Jones and Yates; City Manager Lewis; Assistant City Manager Schult; Assistant City Attorney Slayton; City Clerk Adkins; and Recording Secretary Goodman.

The Pledge of Allegiance was led by the Commission.

A. 16-0401 Warm Mineral Springs Historical Evaluation Report

City Manager Lewis provided an overview noting that this Agenda item is in reference to the structures at Warm Mineral Springs (WMS) and Commission direction regarding further research/evaluation as relating to the structural assessment of the buildings. Regarding the water at WMS, Assistant City Manager Schult noted that he has been in contact with United States Geological Survey (USGS) and a final report will be available sometime in September, 2016.

General Services Director Carmichael introduced Karl Kokomoor, President DMK Associates (DMK). who provided a PowerPoint presentation regarding the Warm Mineral Springs Existing Buildings Evaluation. Those present with Mr. Kokomoor included Marion Almy, President Archaeological Consultants, Inc.; Jerry Sparkman, Sarasota School of Architecture; and Lorrie Muldowney, Architectural Historian Sweet Sparkman Architects.

The scope of services contracted by DMK included; (1) Buildings Historical and Architectural Review; and (2) Structural Assessment. In considering the next step for the WMS structures, the Commission should take into account the historic value and cost of addressing the structural issues.

Discussion ensued regarding: (1) the water portion of WMS is listed on the National Historic Registry, which did not include the buildings; (2) the spa building and cyclorama were assessed in terms of the National Register and Historic Places eligibility; (3) the buildings are currently on file with the State of Florida as historic resources. Once a building is determined eligible by the State Preservation Office, grant funding can be

researched; (4) in evaluating the buildings for mid-century modern architecture, it was determined that this type of architecture has become a tourism destination across the country; (5) Palm Springs and Sarasota County are the only places in the United States which capture 3 American architecture design histories; (6) an overview of Jack West, architect and developer of WMS buildings was provided; (7) DMK recommended the buildings at WMS be rehabilitated and requested direction from the Commission in moving to step 2 of the scope of services, Structural Assessment.

Subsequent to the presentation and discussion, questions were addressed including: (1) Neighborhood Development Services Director Williams reported that in order to evaluate the stability and compliance issues of the buildings at WMS, further inspections would be required. Repairs have been required to the underground sewer system, electrical systems, plumbing and structural issues; (2) 2 years ago the Building Official determined the buildings were functional and safe for occupancy. This did not include an in-dept inspection of the structural issues with the buildings.; (3) the spring is listed in the National Registry due to its archology findings but the land is not listed as a significate part of the springs. For construction codes, the listing of the spring will not assist in building compliance; (4) the process for listing the buildings on the National Registry would include the State Historic Office reviewing the report from DMK on the buildings historical and architectural review and make a determination of eligibility; (5) it was reported that denial of a determination of eligibility for nomination to the National Registry is rare. This determination is a recommendation for nomination and does not guarantee a listing with the National Registry. The work to rehabilitate or restore buildings are best served being completed prior to applying for nomination to the National Registry. If the determination of eligibility for nomination is positive, funding and relief from some of the building codes may be obtained; (6) the historic information provided was obtained from research in the Sarasota County History Center; State Archives; information at the University of Florida; and information from WMS; (7) to confirm Jack West as the architect of WMS, DMK reviewed a project list of Mr. West which included the design and construction of WMS; (8) the buildings at WMS were constructed as temporary structures to celebrate the Florida Quadricentinnial and could be rehabilitated for other uses; 8) based on the fee structure for the scope of work contracted with DMK Associates, a structural assessment fee is a separate fee; (9) City Manager Lewis clarified that if the Commission deemed there was value in ascertaining a structural assessment to determine the feasibility of repair/restoration/replacement of the buildings for services, the cost allocations and revenue generation should be considered along with the historic value; (10) if grant money is awarded and the structural assessment is complete, the buildings could be structurally repaired/rehabilitated or preserved to the original design with a discussion regarding functional adjustments including the design and planning of the proposed project; (11) if the nomination to the National Registry received a positive review, this would not impact the proposed plans for the buildings; (12) the initial planning grant, if awarded, would be for funding architects and engineers to evaluate reconstruction efforts; (13) there are opportunities for funding of operating costs without diminishing the historic value; (14) it was noted that the Sarasota County Historical Services, Director Rob Bender could assist North Port in filing for the historic designation and filing for grant money; (15) previous repairs have no bearing on the historic value of the buildings while keeping the original architectural intent; (16) there are currently 115 grant applications to be considered in October, 2016 by the State Historic Committee, with an estimated 60 grants being awarded by Florida Legislatures; (17) it is permissible to relocate the structures listed on the National Registry, depending on the relocation site; (18) a review of the cyclorama at WMS was provided; (19) demonstrating there is compelling evidence that the original buildings are beyond rehabilitation with the original materials, an accurate reconstruction and original architectural intent of the buildings is acceptable; (20) the cyclorama is an added aspect of the historic report provided by DMK; (21) historic preservation and heritage tourism has been discussed in workshops regarding the North Port Strategic Plan.

Vice-Mayor DiFranco agreed to provide DMK Associates with contact information for a North Port resident who was the original construction supervisor on the development of WMS.

City Manager Lewis clarified that he is recommending the Commission provide direction to move forward with Task 2, the structural assessment.

Discussion ensued regarding: (1) applying for the historic designation concurrently with the structural assessment; (2) the 2014 WMS structural assessment; (3) historic designation grant funding opportunities; (4) structurally assessing the cyclorama prior to assessing the other buildings.

There was a general agreement to move forward with Task 2 of the scope of services for DMK Associates for the structural assessment while pursuing the national historic designation with Commissioner Cook dissenting.

B. 16-0426 Discussion regarding creation of task force pertaining to Medical Needs.

Recess: 10:54 a.m. to 11:07 a.m.

Subsequent to reconvening, Mayor Moore provided clarification on the propose of this Agenda item and City Manager Lewis provided an overview on the creation of a task force. Staff is requesting direction from the Commission to create a Resolution regarding the creation of a task force. The Resolution should include the name of the task force; specific task with a repealing date of the task force; the number and criteria of members and timeline for submission and context of reports from the task force.

Subsequent to a review of a Resolution outline, discussion ensued regarding: (1) ad hoc versus task force; (2) suggestions for the name of the task force; (3) recent research on current health care direction; (4) the proposed task force focusing on a hospital in North Port rather than also focusing on general health care needs and addressing health care needs in the Strategic Plan; (5) possible appointment of Dr. Lee Gross on the proposed task force due to his experience with the Certificate of Need process, and criteria for appointed members including professional health care administrators; (6) the mission and scope of the task force duties; (7) length of time for the existence of the task force; (8) the number of members on the task force; (9) legal representation for applying for a Certificate of Need (CON); (9) information previously collected for the effort of applying for a CON; (10) residential requirements for members of the task force; (11) focus of the task force goals; (12) schedule of task force meetings.

Subsequent to noting that he will provide a Staff Liaison for the Task Force, City Manager Lewis referring to the Task Force meeting schedule cited Sec. 4.4 (A) of Ordinance No. 2014-07 which reads: "An annual calendar of regular meeting dates shall be approved at the first board meeting of every year. These regular meetings shall be used in determining attendance records." It was further noted that the highlighted portions of the sample Resolution will be removed.

It was the consensus of the Commission that the proposed Task Force should be called "Medical Hospital Task Force."

It was the consensus of the Commission that 7 members will be appointed on the Medical Hospital Task Force.

There was a general agreement that the criteria of the Medical Hospital Task Force members will include; (1) Licensed Physician with experience in the Florida Certificate of Need (CON) process; (2) CEO (active/retired) from Hospital or

Health Care; (3) Financial Administrator from the Medical Industry; (4) Hospital Development Consultant; (5) Expert in Advanced Medical Technology; (6) Medical Educator; (7) Emergency Medical Director/Physician. Commissioner Cook disagreed with #5, the expert in advanced medical technology, suggesting that this criteria could bring in the medical technology marketing industry.

It was the consensus of the Commission that the Medical Hospital Task Force would provide the Commission with a report no later than 6 months after appointment of a quorum of members and no later than every 6 months thereafter.

There was a general agreement that the focus of the Medical Hospital Task Force should be: (1) North Port located Regional Hospital Demand; (2) Partnership for Hospital CON Submission; (3) Establishment of Public/Private Partnership for Hospitals; (4) Identify Attraction of a Hospital; (5) Identify the Type of Hospital Needed; (6) Needs for Medical Providers; (7) Other recommendations. Commissioner Cook did not agree with #3, establishment of public/private partnership for hospitals noting that with this focus there is a perception of government establishing private partnership.

It was the consensus of the Commission that the Medical Hospital Task Force would be repealed in 12 months subsequent to the appointment of a quorum of members.

PUBLIC COMMENT:

There was no public comment.

ADJOURNMENT:

Mayor Moore adjourned the North Port City Commission Workshop Meeting at 12:22 p.m.

City of North Port, Florida

By: _____
Jacqueline Moore, Mayor

Attest:_____
Patsy Adkins, MMC, City Clerk

Minutes approved at the City Commission Regular Meeting this ____ day of _____, 2016