



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes 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, City Clerk

Thursday, September 29, 2016

11:00 AM

CITY HALL ROOM 244

**NOTE: This is a draft copy of the minutes of the September 29, 2016
Commission Workshop Meeting, has not been approved by the
Commission and is subject to change.**

CALL TO ORDER/ROLL CALL – JACQUELINE MOORE, MAYOR

The North Port City Commission Workshop Meeting was called to order at 11:00 a.m. in Training Room 244 by Mayor Moore.

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

The Pledge of Allegiance was led by the Commission.

1. APPROVAL OF AGENDA – COMMISSION

There was a consensus to approve the Agenda as presented.

A. [16-0554](#) North Port Pool

Mayor Moore acknowledged Sarasota County Commissioner Robinson and the Sarasota County YMCA Senior Executive in attendance.

City Manager provided an overview and requested direction from the Commission to (1) take steps to keep the Al Goll pool in operation including addressing the maintenance issues which have the pool currently closed; or (2) give direction for a new pool including the proposed location.

Public comment was held from 11:05 a.m. to 11:20 a.m.

City Manager Lewis noted that (a) the 2.3 million dollars in the budget originally was based on a conversation with the Charlotte County YMCA to do research on what costs would be involved in deconstructing and reconstructing a 50 meter pool with 8 lanes. This would not include a warm up area, and other amenities needed for high school and

higher level tournament swim meets; (b) in August of 2011 the base bid for a 50 meter pool presented to the Commission for discussion was the engineer estimate of probable cost of 3.7 million dollars for a 50 meter the pool. At that time the Commission also discussed other amenities for a water facility such as a leisure pool with an estimated cost of approximately 5.7 million dollars; (c) for clarification it was noted that, the pump issue at the Dallas White Park is being addressed for a cost of approximately \$8,000.00. There are other maintenance issues which, at this point have no cost estimates including the flow meter which, due to the condition of the pipes, cannot be fixed. At some point, the logical choice is to deconstruct the pool at Dallas White Park and start with a new water facility; (d) addressing a concern, it is his opinion that the pool can be "fixed" and kept operable to the extent that the Department of Health will allow. If, later it was to the point that more funds would need to be allocated to keep the pool operable, a budget amendment would be required; (e) an estimated cost of 2.3 million dollars was put into the budget to address maintenance issues and widen the pool at Dallas White Park. This would be to reconstruct the pool which would be necessary considering the condition of the piping and other maintenance issues; (f) information was provided regarding the Dallas White pool including; (1) the pool was closed on September 21st due to a pump failure; (2) since September, 2015 the flow meter has failed all but one Health Department inspections; (3) resurfacing issues have been noted by the Department of Health. To address this issue would cost approximately \$60,000.00 and has been a concern since 2013; (4) the pool heater needs repair with a replacement cost of approximately \$16,000.00; (5) in February, 2016 the Health Department did an in house video of the pipes in which a main line blockage was found and addressed; (6) various issues which need to be addressed has led to unsatisfactory inspection reports since February, 2016, particularly noting the flow meter which is currently the biggest concern. The plan from the Health Department is not related to a future plan but related to the flow meter issue. The steps taken so far have been acceptable to the Health Department and with the assistance of the the Venice YMCA, intermediate steps occur according to the inspection reports. All the steps being taken are "band aids" not fixes. To get past the flow meter issue, it would require an engineer to ensure the flow meter issue is addressed, and at this time the cost is unknown; (g) certain steps would need to be taken with the YMCA and Sarasota County if the Commission directs staff to shut down the pool at Dallas White Park.

Discussion ensued regarding: (1) the majority of the Commission approved the 2.7 million dollars in the budget being allocated for a 50 meter pool at Butler Park; (2) the change in the budget was focused on changing the verbiage from the pool at Dallas White Park to a water facility at Butler Park; (3) the pool at Dallas White Park was shut down due to maintenance issues, not a negative inspection from the Health Department; (4) the current agreement regarding the Dallas White Pool designates the YMCA as operating the pool and Sarasota County assisting in maintaining the pool with any maintenance costs above \$5,000.00 the responsibility of North Port; (5) keeping the pool open at Dallas White Park would allow the community to have a pool while moving forward with plans for a water facility at Butler Park; (6) Sarasota County has expressed a willingness to work with North Port in developing a new water facility; (7) developing a new water facility at Butler Park would improve the community's quality of life and could be considered for economic opportunities.

Vice Mayor Difrancio and Commissioners Cook and Jones agreed that the pool at Dallas White Park should remain closed with no further expenditures for maintenance.

Following the discussion, Mayor Moore summarized the direction to staff as bringing back to the Commission a plan to decommission the pool at Dallas White Park as approved by the majority of the Commission.

City Manager Lewis noted that he would make no other expenditures as it related the the pool at Dallas White Park until it is presented to the Commission and will probably

look at stopping the expenditure of \$8,000.00 needed to fix the pump.

Recess from 12:07 p.m. to 12:20 p.m.

Upon reconvening Mayor Moore announced that, the focus will shift from staff bringing back a plan to close the pool at Dallas White park to direction to staff in terms of building the 50 meter pool at Butler Park.

Discussion ensued regarding: (1) it was suggested to put on a Referendum the cost and design of constructing a new water facility at Butler Park; (2) the majority of the Commission decided to construct a new water facility at Butler Park but updated costs are needed to decide on the design; (3) a discussion should take place regarding budgeting for a new water facility including the process for the tax payers; (4) reference was discussed regarding the 2011 study for the cost of the higher end of the Option design which included a leisure pool, slide, splash pad and other amenities; (5) the 1.7 million-dollar cost included a splash pad, leisure pool, slide and other amenities was presented by an individual not the consultants, and was for an indoor facility; (5) the revenues for Capital Improvement Projects are taken from sur tax, impact fees and other sources that do not include the ad valorem tax from the homeowners; (6) other sources for funding could include the Sarasota County Tourism Development Tax and other funding sources from Sarasota County to assist in community development; (7) like the money allocated for North Port Parks which generate very little revenue, a new water facility would enhance the quality of life in North Port; (8) the 2.3 million dollars previously discussed was allocated through the sur tax monies; (9) the Park Impact Fees are designated for community amenities; (10) it was noted that the Price Boulevard widening project, this was not put on an indefinite hold and is still in the budget, it was just delayed for more public input; (11) Assistant City Manager Schult clarified that the Price Boulevard widening project is moving forward with a specific process previously approved for the 16 properties required to address the stormwater issues with the outcome unknown until such time as the process is implemented.

City Manager Lewis provided a review of the design options A, B and C for the 50 meter pool noting that the document being reviewed is the document referenced at the beginning of the discussion and that the costs provided are the engineers estimate of probable cost which included: (a) pool design Option "A", which included a 50 meter pool decking concession, bath house and bleachers which is the bare minimum for a 50 meter pool; (b) pool design Option "B", which also included a leisure pool; activity a zero entry pool; a slide feature; a spray feature, pool deck and the concessions; (c) pool design Option "C", which also included a geothermal option for dealing with the temperature of the pool which would reduce operating costs but increase the construction costs.

City Manager Lewis clarified that based on property values back when the options were provided, it was approximately .3 of 1 millage to cover the cost of operations. The changes between the 25 meter pool and 50 meter pool were not significant.

Discussion ensued regarding: (1) if the millage was increased .3 of 1 millage rate this would equal the millage rate from the preliminary budget to the approved budget which was reduced, at the time the operational costs was estimated at 450,000.00 to \$470,000.00 and the .3 increase in the millage rate would be estimated at \$5.00 per year per property owner; (2) currently with the Interlocal Agreement between Sarasota County and the North Port Parks & Recreation Sarasota County is contributing \$150,000.00 toward the maintenance of the pool at Dallas White Park; (3) it is believed that the maintenance cost for the Sarasota County 50 meter pool is approximately \$180,000.00; (4) a 50 meter pool would allow the ability to work in cooperation with Sarasota County; (5) it was suggested that by the time a plan for a new water facility in North Port is approved, Sarasota County will commit for funding

assistance (6) defining a competitive pool and the criteria for High School Swim Meets, Regional Swim Meets and National Swim Meeting; (6) contacting organizations such as USA Swim to define the criteria for competitive pools at each level.

The Commission agreed to direct the City Manager to provide the Commission with updated costs for design Options A, B, and C and defining competitive pools at each level.

B. [16-0553](#) Discussion regarding the 2017 State Legislative Priorities

Vice-Mayor DiFranco noted that she had put the item on the Agenda and requested this item be pulled until the next Commission Workshop Meeting to allow for discussion with the Florida League of Cities Policy Committees.

Commissioner Yates noted that she felt this is the opportunity for the Commission to discuss this item to be presented to Florida League of Cities Policy committees with a direction from the Commission as to some of the items on the Legislative Priority list. On the Florida League of Cities Policy Committee the items must be narrowed to 2 items. It is important to determine which items on the North Port Priority List are most important to present at the Policy Committee Meetings. Sarasota County; Venice and the City of Sarasota have completed their 2017 list of Legislative Priorities.

Subsequent to discussion, Vice-Mayor DiFranco; Commissioners Cook and Jones agreed to pull this item from the Agenda.

2. PUBLIC COMMENT:

Public comment was held from 1:38 p.m. to 1:45 p.m.

3. ADJOURNMENT:

Mayor Moore adjourned the North Port City Commission Workshop Meeting at 1:45 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 _____, 2016