



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS

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

APPOINTED OFFICIALS

Jonathan R. Lewis, City Manager
Mark Moriarty, City Attorney
Helen Raimbeau, MMC, City Clerk
Patsy Adkins, CMC, Deputy City Clerk

Friday, March 27, 2015

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 City Chambers by Mayor DiFranco.

Present: Mayor DiFranco; Vice-Mayor Moore; Commissioners Cook, Jones and Yates; City Manager Lewis; Assistant City Manager Schult; City Attorney Moriarty; City Clerk Raimbeau; and Recording Secretary Hale.

The Pledge of Allegiance was led by the Commission.

As a result of not having sufficient time to review all of the backup material pertaining to the agenda item regarding an Archaeological and Historic Preservation Committee, Mayor DiFranco requested the item to be postponed to another Workshop. Discussion ensued.

There was a consensus to postpone the second agenda item, Establishment of an Archaeological and Historic Preservation Committee to the April Workshop.

[14-0834](#)

Establishment of an Archaeological and Historic Preservation Committee

Public comment was held for this item.

[14-0842](#)

Discussion and direction regarding the terms and conditions of the Warm Mineral Springs Management Agreement with National and State Park Concessions, Inc.

City Manager Lewis provided a review of the current management contract for Warm Mineral Springs (WMS) with the intent to insure that the Springs will continue to operate after the expiration date of the current management company. It was recommended to review the possibility of restoring some services previously offered at the site. Policy direction was requested regarding: (1) entering into a multi-year management agreement with National & State Park Concessions with the future of WMS to be determined over a longer period of time; (2) soliciting a Request for Proposal for a different management company; and (3) returning some of the services previously

offered at the site (a restaurant) and optional means to provide those services. Mr. Wyatt Henderson, representing National & State Park Concessions, was present to answer questions.

Questions ensued: (1) to provide peripheral services such as classes or food services, the Agreement would be amended to allow the management company to operate the site on behalf of the Commission, or each service could be contracted separately by the City; (2) clarification was provided that the City receives 8% of gross revenues on anything the management company does; (3) following a concern regarding financial oversight, it was reported that the City's Finance Department requires a reconciliation report of funds and expenditures from National & State Park Concessions; (4) after a concern was articulated that all businesses receive fair consideration when the management company presents opportunities for other service providers, it was reported that the Agreement can include terms that will provide reasonable protection for fairness in procurement; (5) confirmation was received that all sub-contractors must be bonded, insured, and a background check and drug screenings are performed; (6) sub-contracting opportunities are advertised in the newspaper; (7) several members of the management team have backgrounds in law enforcement; (8) revenues from WMS will be used to improve the site and expenditures will come from that same revenue source. Public comment was held.

There was a consensus to direct Staff to move forward with the competitive selection process for a long-term Management Agreement with National & State Park Concessions.

City Manager Lewis clarified that he and staff will work with National & State Park Concessions to negotiate an Agreement where they pay for the up-front cost in re-instituting that service, and in return, they receive a longer-term agreement. Contractual details to be worked out and brought back to the Commission for review and approval.

Discussion ensued regarding the existing buildings at Warm Mineral Springs: (1) it was reported that the Commission's direction regarding future building improvements or projects is separate from an Management Agreement and does not impede moving forward with a long-term affiliation; (2) City Attorney Moriarty clarified that the Management Agreement is a straight-term agreement with some flexibility to negotiate the time frame; (3) following a question, Neighborhood Development Services Director Williams reported that the building is safe, however, some long-term concerns exist that are policy decisions; (4) clarification was provided that a long-term agreement with the current management company does not require a competitive solicitation procedure; (5) a suggestion was proffered to tear down the building and incorporate some of the historical panels etc., into the new buildings so as not to lose some of the architectural qualities. Keeping the site open and functional during the transition was considered very important; (6) the current studies (permitting, hydrology, geological, archaeological, etc.) will take approximately three years to complete. Public comment was held wherein it was stated that the current buildings on the Warm Mineral Springs site were built in the 1960's. Public comment was held.

The majority of the Commission agreed the buildings at Warm Mineral Springs should be demolished and start anew.

After all the preliminary data and studies have been compiled including a possible increase in hours of operation, re-establishing annual passes, and a site development plan with estimated costs, a Workshop will be scheduled and an invitation will be extended to Joe King regarding his historical building expertise, and Chris Sterner pertaining to a PowerPoint presentation at the Workshop.

PUBLIC COMMENT: None.

ADJOURNMENT:

Mayor DiFranco adjourned the North Port City Commission Workshop Meeting at 10:34 a.m.

City of North Port, Florida

By: _____
Rhonda Y. DiFranco, Mayor

Attest: _____
Helen M. Raimbeau, MMC, City Clerk

Minutes approved at the City Commission Regular Meeting this ____ day of _____, 2015.