



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft City Commission Workshop

CITY COMMISSIONERS

Jill Luke, Mayor

Pete Emrich, Vice Mayor

Barbara Langdon, Commissioner

Debbie McDowell, Commissioner

APPOINTED OFFICIALS

Jason Yarborough, Interim City Manager

Amber L. Slayton, City Attorney

Heather Taylor, City Clerk

Monday, December 7, 2020

9:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Luke called the meeting to order at 9:00 a.m.

ROLL CALL

Present: 4 - Mayor Jill Luke, Vice Mayor Pete Emrich, Commissioner Barbara Langdon and Commissioner Debbie McDowell

Also Present:

Interim City Manager Jason Yarborough, Assistant City Manager Julie Bellia, City Attorney Amber Slayton, Assistant City Attorney Margaret Roberts, City Clerk Heather Taylor, Recording Secretary Susan Hale, Police Chief Todd Garrison, Public Utilities Director Rick Newkirk, Assistant Public Utilities Director Jennifer Desrosiers, and Public Utilities Engineering Manager Michael Acosta.

The Pledge of Allegiance was led by Mr. Newkirk.

1. PUBLIC COMMENT:

There was no public comment.

2. GENERAL BUSINESS:

[20-2947](#)

Discussion and Direction for the Purchase of Property for the Utilities Administration and Warehouse Facility.

Mr. Yarborough introduced the item.

Mr. Newkirk introduced staff and consultants.

Tim Hancock, Stantec, provided an update of the item, including the scope of work, site selection criteria, overview, scoring attributes, ranking, parcel comparison, review of past work, considerations of site selection report, details of parcels 107, 35, 67, 43, and the South River Road parcel, and summary recommendation for the Pan American site

(parcel 43).

Ms. Bellia spoke to Public Works considerations for property.

Chief Garrison spoke to options for a new evidence building.

Mr. Yarborough addressed City plans for department substations, and co-locating assets.

Mr. Newkirk replied to questions regarding possible public facility training center located at the present Utilities office on Price Boulevard.

Chief Garrison spoke to the Police Department looking for a regional aspect to their facility.

Mr. Hancock spoke to receiving the same operation concerns and proximity issues by Talon Bay residents on the secondary property.

Mr. Yarborough addressed additional resident opposition to the secondary Talon Bay site.

Mr. Hancock spoke to single point of access on the Pan American site, entrance options, access constraints to a 30 acre parcel not recommended, and considering the best fit for the properties under consideration.

PUBLIC COMMENT:

Kathy Garrity - Talon Bay residents' concerns regarding the secondary property.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to move forward with the negotiation of the sale contract on site #5, Pan American Drive.

Discussion took place regarding concerns with the Pan American site and support the secondary Talon Bay site.

A motion was made by Commissioner McDowell, to amend the motion to direct staff to possibly use the northern part of Talon Bay including or not including U.S. 41 frontage with most access on Talon Bay as an option when the sale contract is brought back for discussion. The motion to amend failed due to lack of a second.

It was noted that this is a workshop meeting and motions are not appropriate therefore, the main motion and second must be withdrawn prior to making a consensus.

Thereafter Vice Mayor Emrich withdrew the motion and Commissioner Langdon withdrew the second.

Ms. Slayton spoke to the City Manager not needing Commission direction to negotiate an agreement, and confirmed the agenda item must come back to the Commission for approval following the City Manager's negotiations with the legal paperwork.

Mr. Yarborough spoke to moving forward with negotiation and then bringing back to Commission.

[20-2939](#)

Discussion and Direction on Giffels-Webster Engineers, Inc.'s Water and Wastewater Expansion Master Plan and Related Recommended Changes to the Code of the City of North Port, Florida Regarding Utilities Fees, Charges, and Potential Incentives.

Discussion ensued regarding placing this item on a special meeting.

Mr. Yarborough introduced the item and requested Commission direction.

Mr. Newkirk introduced John Call of Giffels-Webster, Engineers.

Mr. Call provided a review of the project including other septic to sewer projects in the area, benefits of a septic to sewer project, the Clean Waterways Act, a City-wide Master Plan, evaluation of wastewater technologies, City's urban service area, types of collection systems, analysis of collection system options, estimated construction costs for vacuum and low pressure systems, offsetting costs with credits, logical sequences of costs, population density and pavement age and condition, and a shovel ready plan and financing options.

Ms. Desrosiers spoke to not having design plans for Madagascar Avenue and the installation sequencing in the current plan, water and sewer lines would be installed at the same time, the recommendation that Commission direct staff to move forward with Blueridge-Salford North Design, and the availability of a hardship program.

There was no public comment.

Ms. Desrosiers addressed having moved funding from the Madagascar Avenue project to the I-75 Interchange.

Mr. Call spoke to the area under consideration, and additional cost from an existing home to street connection.

Mr. Acosta spoke to opting-in to the program, and volume discount received by homeowners.

Mr. Call responded to questions regarding differing connection point costs.

Ms. Desrosiers spoke to reducing payments by adding a lien to be paid monthly over an extended length of time.

Discussion ensued regarding a prepayment plan, on-going costs of septic systems, City rights to compel annual septic cleaning, costs comparison of all options, maximum load output imposed by the Florida State Department of Environment, vacuum station vs. lift station costs, the bonding process secured by rate-payer money, deciding on an area to start, and options to how the debt service could be repaid.

There was a consensus to move forward with the septic to sewer program.

There was a consensus that density shall be the primary driver to accomplish this goal.

There was a consensus to start with the Blueridge-Salford North Design.

Discussion ensued regarding discussions for costs and finance options being discussed after the design.

Recess was taken from 11:12 a.m. to 11:25 a.m.

[20-2957](#)

Training - Quasi-Judicial Proceedings

Ms. Slayton provided quasi-judicial training to the Commission, and responded to questions regarding online and voice public comment not being currently allowed for quasi-judicial hearings, the three reasons for denial of an appeal, identifying quasi-judicial agenda items, disclosing ex parte communications if unsure of property visits, questions being targeted to whether the material required by code has been met, and giving as much detail as possible in ex parte communications.

Ms. Roberts spoke to revising an ordinance to update the quasi-judicial procedures.

Ms. Slayton clarified that identity is required in a public hearing, identity is considered part of testimony and can be rebutted.

Ms. Taylor spoke to emailed public comments submitted for a quasi-judicial item being read during general public comment.

Ms. Slayton clarified emailed public comments being allowed when virtual meetings were held and stopped when live meetings were resumed, and quasi-judicial procedures posted on City's website includes these requirements.

Ms. Taylor spoke to additional language on the website stating emailed public comments will be read under general public comment, emailed comments sent to Commissioners@cityofnorthport.com being captured by the City Clerk, and any responses by Commissioners must be forwarded to the City Clerk.

Ms. Slayton stated she will research whether general public comment would be considered part of ex parte.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor Luke adjourned the meeting at 12:10 p.m.

City of North Port, Florida

By: _____
Gisele "Jill" E. Luke, Mayor

Attest: _____
Heather Taylor, City Clerk

Minutes approved at the Commission Regular Meeting this ____ day of _____, 2021.