



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Final City Commission Special Meeting

CITY COMMISSIONERS

Pete Emrich, Mayor
Barbara Langdon, Vice Mayor
Jill Luke, Commissioner
Debbie McDowell, Commissioner
Alice White, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager
Amber L. Slayton, City Attorney
Heather Faust, City Clerk

Monday, September 12, 2022

1:00 PM

CITY COMMISSION CHAMBERS

CALL TO ORDER

Mayor Emrich called the meeting to order at 1:00 p.m.

ROLL CALL

Present: 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner Jill Luke, Commissioner Debbie McDowell and Commissioner Alice White

Also Present:

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Faust, Police Chief Todd Garrison, Deputy Fire Chief Nick Herlihy, Parks and Recreation Director Sandy Pfundheller

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pete Emrich.

Vice Mayor Langdon thanked the community for their love and support towards herself and her husband Tom, during his illness.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion to approve the agenda.

A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the agenda as presented. The motion carried on the following vote:

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

2. PUBLIC COMMENT:

Ms. Faust read the following ecomment into the record:

David Iannotti: expressed concern with violating the nature of Warm Mineral Springs

Ezra Gordon: expressed opposition to developing on Warm Mineral Springs

In Person:

Alain Hale: spoke to ecotourism and retaining Warm Mineral Springs sacredness

Ms. Faust read the following ecomment into the record:

Edie Driest: expressed opposition to developing on Warm Mineral Springs

3. GENERAL BUSINESS:

[22-3393](#)

Discussion and Possible Action Regarding Public Private Partnership Conceptual Proposals Related to the Warm Mineral Springs Park Master Plan Building Restoration/Improvements and Future Park Development

Mayor Emrich announced the item.

Mr. Fletcher introduced the item and provided a presentation including uniqueness of Warm Mineral Springs (WMS), financial performance and attendance, consideration of public-private partnership (P3), P3 conceptual proposals received, and proposals.

Ms. Slayton noted that special counsel is present (virtually) to answer any questions.

Commission questions took place regarding presentation time and funding breakdown including balances and revenues.

Ashley Bloom and Michael Alessio, Warm Mineral Springs (WMS) Development Group LLC., provided a presentation including outline, intent and vision, proposed project, conceptual site plan with detail, Phase I Springs Zone including funding, labor and performance bond, and 99-year lease via public private partnership, and offers, terms and conditions including 99-year land lease, land use/activity center, management, and closing.

Commission questions and comments took place regarding lease, destination residential, proposed residential location, community and outdoor recreation areas, environmental assessment, enhanced landscaping and/or natural barrier, maintenance responsibility, prior completed reports, obtaining market analysis to determine value, termination clause with existing management company, and required acreage for hotel including parking and destination residential.

Brian Smith, Civil Engineer, responded to questions regarding required acreage.

Commission questions and comments continued regarding number of stories, oversight and approval of plans, number of hotel floors, vacation rental management and owner requirements, wellness center, enhancing value, maintaining nature and natural habitat, proposed museum, receiving revenue, and cyclorama.

Recess was taken from 2:25 p.m. 2:40 p.m.

James Harhi and Mike Friscia, ProParks, provided a presentation including vision, why ProParks, process including management, design, and investing, conceptual master plan, scope of agreement including overhead and retainer fee, StarGuard ELITE Risk Prevention Program, project management services, public-private partnership, and detailed scope of management.

Commission questions and comments took place regarding RV Park business

opportunities, city funding, water park hotel amenity, public access to amenities, Phase I plan, funding options, RV Park lots, Phase I lease of property, management service, future phases, Phase I time frame, and Legacy Trail connection.

Public Comment:

Ms. Taylor read the following ecomment into the record:

Barbara Lockhart: expressed concern with commercially developing Warm Mineral Springs

Juno Enoch: expressed concern with proposed plans

Mayor Emrich requested a motion.

A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to accept the WMS Development Group LLC P3 Conceptual proposal for substantive review. The motion carried on the following vote:

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

A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to reject the ProPark Attractions P3 Conceptual proposal for substantive review. The motion carried on the following vote:

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

4. PUBLIC COMMENT:

There was no public comment.

Discussion took place regarding process for state park designation, opportunities in addition to the Springs, increase in bid amounts, attendance at WMS, and support of P3.

5. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 3:30 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk

These minutes were approved on the ____ day of _____, 20 ____.