CITY SEAL OF NORTH PORT FLORIDA

City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Final

City Commission Special Meeting

CITY COMMISSIONERS
Debbie McDowell, Mayor
Jill Luke, Vice Mayor
Christopher Hanks, Commissioner
Pete Emrich, Commissioner
Vanessa Carusone, Commissioner

APPOINTED OFFICIALS
Peter Lear, City Manager
Amber L. Slayton, City Attorney
Heather Taylor, Interim City Clerk

Monday, March 2, 2020 **9:00 AM** **CITY COMMISSION CHAMBERS**

CALL TO ORDER

Mayor McDowell called the meeting to order at 9:01 a.m.

ROLL CALL

Present: 4 - Mayor Debbie McDowell, Vice Mayor Jill Luke, Commissioner Christopher Hanks and Commissioner Pete Emrich

Absent: 1 - Commissioner Vanessa Carusone

Also Present:

City Manager Peter Lear, City Attorney Amber Slayton, Interim City Clerk Heather Taylor, Police Chief Todd Garrison, Fire Chief Scott Titus, Parks & Recreation Director Sandy Phundheller, Finance Director Kimberly Ferrell and Recording Secretary Ida Goodman.

PLEDGE OF ALLEGIANCE

A moment of silence has held in recognition of two employees involved in a serious accident, followed by the Pledge of Allegiance led by the Ken Krasnow and Fred Kolb, Colliers International.

1. APPROVAL OF AGENDA

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

Yes: 4 - Mayor McDowell, Vice Mayor Luke, Commissioner Hanks and Commissioner Emrich

2. PUBLIC COMMENT:

There was no public comment.

3. GENERAL BUSINESS:

20-1970 Discussion and Possible Action Regarding Potential Dallas White Park Redevelopment Options

Mr. Lear provided an overview and introduced Ms. Phundheller.

Ms. Phundheller provided a history of the project and options for the development of the Dallas White campus.

Ken Krasnow and Fred Kolb, Colliers International Core Brokerage Team, provided a presentation including Colliers International overview, core brokerage team members, background information, qualifications, public institutions, P3 case studies, recent successes - Southwest Florida, mixed use case studies, target market including goals/objectives, strategy, tactics, tools, and timeline.

Discussion ensued regarding Colliers International involvement with long term City owner property leases, work with Sarasota County on affordable housing use, preliminary discussions with staff, review of previous Parks Master Plan, mixed use for the proposed site, staff input on uses of the property while maintaining the initial purpose, current use of the baseball field, methodology of working with Collier International including costs, piggy backing on the agreement with Ft. Lauderdale and expendable costs and fees absorbed by the contracted developer, and Ft. Lauderdale agreement developed on a notice to proceed/on demand basis.

Ms. Slayton clarified a contract piggyback opportunity and the inability to change the contract.

Discussion continued regarding the methodology for staff contacting Colliers International, previous presentation from Core Construction for an east end community center and YMCA, staff contacting brokerage providers for the Request for Letter of Interest (RLI), Core Construction interest in the redevelopment opportunities, other staff solicited contacts, networking with community partners, results expected for a timeline of 6 months, Dallas White Master Plan, marketing to developers, the methodology of marketing prior to the land use determination, clarification of P3 land use ideas, obtaining and presenting various ideas to Commission for approval, goals and objectives of the marketing plan, Commission direction regarding the use of the park site, bringing an additional use, clarification on the unsuccessful attempt of the RLI, Colliers International methodology for responding to the RLI, effective ways to communicate the vision, and the development and content of the RLI.

Commissioner Carusone arrived at 9:57 a.m.

Discussion continued regarding the use and potential issues with utilization of this property for the proposed new Public Utilities Building, reaching out and determining an acceptable developer, neighborhood commercial land use and allowing the current market to have input, Core Construction vs. Collier International, the link of Core Construction for a non-profit solicitation, blending of non-profit and the proposed Central Park, previous community input meeting regarding Dallas White Park and the proposed project, methodology for contact with developers to justify the Dallas White redevelopment opportunity, clarification on direction from the Commission to have discussion regarding the Dallas White Campus, the ability to add on or reduce projects in the future and providing various options, the lack of responses to the RLI and allowing for the use of the

18 acres in question, not limiting the development to Dallas White Park, direction from Commission on how to proceed and other city owned properties suitable for the development of a community center.

A motion was made by Vice Mayor Luke, seconded by Commissioner Emrich, to utilize the services of Colliers International through RFP 975-11940, the Real Estate Brokerage Services, City of Ft. Lauderdale, in order to create an expansion or development of Dallas White Park and other options including the east end and blending with Central Park. The motion carried by the following vote:

Yes: 5 - Mayor McDowell, Vice Mayor Luke, Commissioner Hanks, Commissioner Carusone and Commissioner Emrich

Discussion ensued regarding the importance of maintaining existing services at Dallas White Park, piggyback agreement with Ft. Lauderdale, brokerage team having one on one meetings with Commissioners and options for non-profit involvement.

Recess was taken from 10:47 a.m. to 11:03 a.m.

20-1983 Discussion and Possible Action Regarding FY 2020-21 Budget Assumptions, Projections and Priorities

Mr. Lear introduced the item and provided an overview.

Ms. Ferrell provided a presentation regarding actual changes in fund balance a 3-year review, FY 2020 fund balance analysis, general fund/operating costs, general fund key expenditure changes 2020-2021, comparable cities for effective millage rates, total budget per square mile, total budget per capita, outstanding municipal debt, defining Commission priorities, general fund assumptions, and Commission direction.

Discussion ensued regarding reimbursement from West Villages for fire vehicles, the goal of getting to a 10% balance stabilization showing 5% to 10% and changing the range to show up to 10%, providing both the 5% and 10% fund balance stabilization to enable an informed direction from Commission, the various funds creating the fund balance, the fixed 20% contingency and the rate flexible stabilization from 5% to 10%, general fund key expenditure changes 2020-2021, estimated health insurance increase and Request for Proposals for insurance providers, estimated cost of living rate, IAFF contract increase, criteria for selecting comparable cities for comparisons, road bond debt, Utility debt responsibility, keeping the millage rates the same or roll back to the current rates, the non-ad valorem tax and more information on the recommended budget, timeline for more information provided to establish the assessment, the mobility transportation study and the Tropicaire Boulevard pathway project.

Chief Titus clarified the costs involved with the proposed increase in personnel.

A motion was made by Vice Mayor Luke, seconded by Commissioner Carusone, to direct staff to keep the millage rate the same or to decrease it for the next fiscal year. The motion carried by the following vote:

Yes: 4 - Mayor McDowell, Vice Mayor Luke, Commissioner Hanks and Commissioner Carusone

Absent: 1 - Commissioner Emrich

4. PUBLIC COMMENT:

There was no public comment.

5. ADJOURNMENT:

Mayor McDowell adjourned the meeting at 11:55 a.m.

City of North Port, Florida

By: ____
Debbie McDowell, Mayor

Attest: ____
Heather Taylor, Interim City Clerk

Minutes approved at the Commission Regular Meeting this ___ day of ______________, 2020.