



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft City Commission Workshop

Monday, November 4, 2019

9:00 AM

CITY COMMISSION CHAMBERS

CALL TO ORDER

Vice Mayor McDowell called the meeting to order at 9:04 a.m.

ROLLCALL

Present: 4 - Vice Mayor Debbie McDowell, Commissioner Jill Luke, Commissioner Pete Emrich and Commissioner Vanessa Carusone

Absent: 1 - Mayor Christopher Hanks

Also Present:

City Manager Pete Lear, City Attorney Amber Slayton, Interim City Clerk Heather Taylor, Planning Division Manager Nicole Galehouse, Economic Development Manager Mel Thomas, Police Chief Todd Garrison, and Fire Chief Scott Titus.

The Pledge of Allegiance was led by Commissioner Luke.

1. APPROVAL OF AGENDA

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

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

Absent: 1 - Mayor Hanks

2. PUBLIC COMMENT:

There was no public comment.

3. GENERAL BUSINESS:

[19-1258](#)

Discussion Regarding Impact Fee Deferral Program

Mr. Lear introduced the item.

Ms. Galehouse provided a presentation including deferrals for new and existing businesses, deferrals by category, supplementary impact fee deferral system and commercial impact fee deferral recap.

Discussion took place regarding Community Economic Development Advisory Board input, and Chamber of Commerce input.

Ms. Thomas replied to Commission questions regarding regional headquarters and distribution centers, other entities' targeted industries, last mile delivery capabilities, being innovative, and targeted industries.

Discussion continued on incentives, location, diversifying economic base in commercial areas, Cape Coral's progress with the program, and educational aspect of workforce

Ms. Thomas spoke to pay percentages over the average median to encourage targeted businesses, workforce skills needed, blanket statement supporting businesses that assist in growth of citizens, and on-the-job and/or apprentice programs

Discussion continued regarding residential job incentives and revisiting current impact fees.

Mr. Lear spoke to creating a process for impact fee waivers and requested Commission direction.

Discussion continued regarding waiving impact fees, more discussion needed before providing direction, payment of impact fees for City buildings, defining terms for reduction and deferral, investing in public private partnerships, and mitigation.

There was consensus to not allow waivers.

Discussion ensued on benefits of mitigation.

PUBLIC COMMENT:

Richard Suggs: benefits of not restricting waivers.

Nicholas Warden: planning for the future and not just today.

Discussion followed regarding keeping waivers open for further discussion, and developing criteria for waiver approval prior to ordinance reading.

Mr. Lear spoke to language in current Ordinance, the need for criteria, providing further information, and reviewing pros and cons.

Discussion continued regarding need for criteria, future changes in criteria, reviewing businesses in certain categories, and criteria changing over time.

Ms. Thomas spoke to impacts businesses have in the tax base over time and economic development strategy vs. feasibility,

Mr. Lear spoke to feasibility study funding from 2019 going back into the Fund Balance.

Discussion ensued regarding re-appropriating the funds from last year's feasibility study.

There was consensus for the City Manager to bring back an agenda item for an Economic Development Feasibility Study.

Ms. Galehouse replied to Commission questions regarding impact fee study, transportation mobility fee study, and environmental study.

Mr. Lear clarified only open purchase orders or outstanding contracts/projects roll-over.

Ms. Galehouse spoke to the current status for the general impact fees, environmental impact fees, and mobility fee study contract.

Ms. Slayton spoke regarding enforcement of impact fee deferrals, streamlining deferral criteria and refining credits/reimbursements (mitigation) in the Code.

Discussion included ways to audit business incentive agreements, targeted industries, adding salary range, contract benchmarks, local job creation, upper-salary targeted industry, and additional staff.

Ms. Thomas spoke to revenue base growth and scalable growth.

Discussion continued regarding, criteria, grandfathering criteria, criteria excluding a hotel, targeting industries broadly, clusters of industry, and range of capability given to certain industries.

Ms. Galehouse spoke to the City Code in regard to the current hotel.

General direction was provided to include targeted industry, higher level average salary employee, creating local jobs, education, skilled workforce and/or incentive, healthcare, clean industry, business types in specific areas, and utilizing Cape Coral as a template, and residential employment options.

There was a consensus for targeted industries based on list from Commissioner Carusone.

There was a consensus for time frame for deferrals based on amount of impact fee with incremental chart.

There was a consensus that Hampton Inn impact fees be grandfathered in and allowed.

There was a consensus using headquarters, last mile distribution centers, other Economic Development input, and utilizing Cape Coral as a guide.

Discussion followed regarding stacking business deferments.

PUBLIC COMMENT:

Nicholas Worden: allowing business expansions with additional deferments.

Richard Suggs: looking at businesses as a whole.

Ms. Thomas spoke to stacked deferrals being paid simultaneously, business growth at a calculated factor, and stacked deferrals not like refinancing.

There was consensus to obtain additional information regarding deferment stacking.

Clarification was provided that the program for the deferral of impact fees will be brought back as an Ordinance.

Discussion followed regarding amount of time needed to gather additional information.

There was consensus to bring information back at a workshop in March or sooner.

Following a concern, Mr. Lear stated the new Ordinance will amend the current one and oversight of the agreement will be determined later.

4. PUBLIC COMMENT:

There was no public comment.

5. ADJOURNMENT:

Vice Mayor McDowell adjourned the meeting at 11:04 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 _____, 2019.