



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

CITY COMMISSIONERS

Barbara Langdon, Mayor
Alice White, Vice Mayor
Pete Emrich, Commissioner
Debbie McDowell, Commissioner
Phil Stokes, Commissioner

APPOINTED OFFICIALS

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

Tuesday, December 13, 2022

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Langdon called the meeting to order at 10:00 a.m.

ROLL CALL

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

ALSO PRESENT

City Manager Fletcher, City Attorney Slayton, City Clerk Faust, Recording Secretary Powell, Police Chief Garrison, and Deputy Fire Chief Herlihy, Parks and Recreation Director Sandy Pfundheller, Staff Assistant II Kaitlyn Stelzer, Planner II Noah Fossick, Planning Manager Lori Barnes, Neighborhood Development Services Director Alaina Ray, and Social Services Manager Janet Carrillo

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Police Chief Todd Garrison.

1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

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

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

2. PUBLIC COMMENT:

Ms. Faust read the following public eComments into the record:

Robin SanVicente: expressed concern with public comment process.

Edie Driest: expressed support of Warm Mineral Springs and Little Salt Springs resolution.

Anonymous: expressed concern with Commissioner and City Manager conflict.

In-person public comments:

John Meisel: spoke to public comment during contraction hearing.

Jacek Grochocki: spoke to Item No. 22-3839.

Ania Nazariaz: spoke to Item No. 22-3839.

Anna Grochocki: spoke to Item No. 22-3839.

3. ANNOUNCEMENTS

A. [22-3786](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees

Mayor Langdon announced the item and called on the City Clerk to read the announcements.

Ms. Faust read the announcements into the record.

4. CONSENT AGENDA:

Mayor Langdon announced the item, queried the City Manager regarding items pulled from the consent agenda for discussion, and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve the Consent Agenda with the exception of Item No. 22-3759 being pulled for discussion. The motion carried on the following vote:

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

A. [22-3334](#) Approve Disposition of Surplus Fleet Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.

This item was approved on the consent agenda.

B. [22-3664](#) Approve Change Order No. 1 to DEP Agreement No. 22PLN95, Update to Existing Vulnerability Assessment and Critical Asset Inventory Between the City of North Port and the Florida Department of Environmental Protection.

This item was approved on the consent agenda.

C. [22-3696](#) Approve Contract Number NPPO0001, a Five (5) Year Licensing Agreement Between TeamDynamix and the City of North Port for Information Technology Service Desk Software, Maintenance, and Implementation in the Amount of \$48,218.51 and Authorize the City Manager to Approve Future Renewals with the Same Terms and Conditions.

This item was approved on the consent agenda.

- D. [22-3697](#) Authorize the Mayor to Sign the .gov Domain Registration Request Letter for the Economic Development Division Website
This item was approved on the consent agenda.
- E. [22-3704](#) Approve the Application to the State and Local Cybersecurity Grant Program in the Amount of \$81,000 for Managed SIEM Tool Implementation and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City
This item was approved on the consent agenda.
- F. [22-3725](#) Approve Peter L. Bartolotta to Serve a Second Term as a Regular Member on the Charter Review Advisory Board from December 13, 2022, to December 13, 2024
This item was approved on the consent agenda.
- G. [22-3746](#) Approve Quotation #Q-461420 for a Three (3) Year Renewal of the Small Enterprise Agreement County and Municipality Government (E214-3) with ESRI, Inc. for the Comprehensive GIS Products, Services, and Training in the Amount of \$55,000.00 Annually, for a Total Amount of \$165,000.00.
This item was approved on the consent agenda.
- H. [22-3748](#) Approve the Annual Water Demand Projections for Submission to the Peace River Manasota Regional Water Supply Authority
This item was approved on the consent agenda.
- I. [22-3750](#) Approve Sarasota County Technology Service Agreement Between Sarasota County and the City of North Port for the County's Continued Provision of Hosting Services for the City of North Port Servers and Network Equipment for the Term of One Year in the Amount Not to Exceed \$12,260.76.
This item was approved on the consent agenda.
- J. [22-3752](#) Ratify City Manager's Approval of Lease Agreement - Debris Management Site with Carlton Sarasota, LLC, Davis Sarasota, LLC, and Pallardy Sarasota, LLC, for Use of Land Located on Toledo Blade Boulevard for Debris Management Due to Hurricane Ian.
This item was approved on the consent agenda.
- K. [22-3759](#) Approve Event Agreement Between the Kiwanis Club of North Port, Inc. and the City of North Port, Florida, for a Marriage Vow Renewal Event at the Garden of the Five Senses Located at 4299 Pan American Boulevard.
Mayor Langdon announced the item.

Commissioner McDowell spoke to the item.

Ms. Pfundheller responded to questions regarding allotted staff time.

Ms. Slayton spoke to timing flexibility.

Commission questions and discussion continued regarding minimum event participation, revenue, registration, and minimum deadline.

A motion was made by Commissioner Emrich, seconded by Vice Mayor White, to approve Item No. 22-3759 as presented. The motion carried on the following vote:

Yes: 4 - Mayor Langdon, Vice Mayor White, Commissioner Emrich and Commissioner Stokes

No: 1 - Commissioner McDowell

Commissioner McDowell dissented due to concerns of financial efficiency and staff time.

- L.** [22-3762](#) Approve the Equitable Sharing Agreement and Certification Between the U.S. Department of Justice, the U.S. Department of Treasury and the City of North Port Related to the Use of Federally Forfeited Funds

This item was approved on the consent agenda.

- M.** [22-3781](#) Accept the Cash Receipts Summary Report for October 2022.

This item was approved on the consent agenda.

- N.** [22-3788](#) Approve Work Assignment 2023-01 with Stantec Consulting Services, Inc., in the Amount of \$163,041.82, for the 2023 Water Distribution Improvements & Pipeline Bridge Replacement Project

This item was approved on the consent agenda.

- O.** [22-3789](#) Approve Work Assignment 2023-07 with Kimley-Horn & Associates, Inc., for the Hillsborough Water Main Replacement and Relocation Project, in the Amount of \$164,950.00.

This item was approved on the consent agenda.

- P.** [22-3790](#) Approve Modification No. 4 to the Sub-Grant Agreement Between the Division of Emergency Management and the City of North Port Extending the Period of Agreement to May 31, 2023 and Increasing the Federal Funding by \$80,735.25.

This item was approved on the consent agenda.

- Q.** [22-3801](#) Approve the Agreement for the Delivery and Use of Irrigation Quality Water Between the West Villages Improvement District and the City of North Port for Irrigation Water at the Public Safety Building.

This item was approved on the consent agenda.

- R. [22-3833](#) Approval of Minutes for the November 8, 2022 Commission Regular Meeting and November 7, 2022 Commission Workshop Meeting
This item was approved on the consent agenda.
- S. [22-3858](#) Approve the Ratification of Emergency Order No. 2022-18 Order Related to the Temporary Waiver of the Five-Year Cumulative Substantial Improvement
This item was approved on the consent agenda.
- T. [22-3872](#) Approve the Operation Underground Railroad (O.U.R.) Domestic Law Enforcement Support Mutual Agreement for the Receipt of Contributions Between the City of North Port, on Behalf of the North Port Police Department and Operation Underground Railroad for Acceptance of Donations.
This item was approved on the consent agenda.

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [22-3828](#) Presentation on the Value of Arts and Culture in North Port Presented by DeeDee Gozion, Director of North Port Art Center and Jim Shirley, Executive Director of the Arts and Cultural Alliance of Sarasota County
Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ms. Gozion and Mr. Shirley provided a presentation including the art foundation, mission statement, studies and statistics, benefits to the City, grant programs, employment growth, Performing Arts Center, suggestions, and requested support of the City.

Commission questions and discussion took place regarding the art community, economic benefits, youth benefits, location, North Port Area Art Guild, and next steps.

There was no public comment.

6. PUBLIC HEARINGS:

PETITION:

- A. [CC](#)
[PLF-22-115](#) Consideration of Petition No. PLF-22-115, Wellen Park Golf & Country Club Phase 1C (QUASI-JUDICIAL)
Mayor Langdon announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

Ms. Faust read the Petition by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

Commissioner McDowell disclosed no additional ex-parte communications since the November 22, 2022, meeting.

There were no further ex-parte disclosures.

Ms. Faust stated there were no aggrieved parties.

Ty Gremaux, Kimley-Horn, being duly sworn, provided a presentation including acreage, submittal to West Villages Improvement District (WVID), and request for approval.

Mr. Fossick, being duly sworn, provided a presentation including location, number of lots, acreage, bond receipt, Homeowners Association (HOA) acceptance, WVID and surveyor plat approval, Planning and Zoning Advisory Board (PZAB) recommendation, and staff recommendation.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

There were no Commission questions or discussion.

There were no closing arguments by Staff or the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to approve Petition No. PLF 22-115 as presented and find that, based on the competent substantial evidence, the Wellen Park Golf & Country Club Phase 1C plat complies with the Unified Land Development Code and Florida Statutes Chapter 177. The motion carried on the following vote:

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

ORDINANCE: Second Reading:

- B.** [ORD. NO. 2022-25](#) An Ordinance of the City of North Port, Florida, Amending Ordinance No. 2011-10 and the North Port Gardens Development of Regional Impact Development Order Related to Land Use, Transportation Conditions, and the Master Development Plan; Providing for Findings; Providing for Enforcement; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Langdon announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

There were no ex-parte disclosures.

Ms. Faust stated there were no aggrieved parties.

Peter Van Buskirk, Kimley-Horn, being duly sworn, requested approval.

Mr. Fossick, being duly sworn, provided a presentation including Exhibit D-1 attachment and requested approval.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Commission questions and discussion took place regarding Development Master Plan approval.

There were no closing arguments by Staff or the Applicant.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to approve Ordinance No. 2022-25 as presented. The motion carried on the following vote:

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

ORDINANCE: First Reading:

- C. [ORD. NO. 2023-01](#) An Ordinance of the City of North Port, Florida, Adopting the FY 2022 - FY 2026 Five-Year Schedule of Capital Improvements of the Capital Improvements Element of the North Port Comprehensive Plan; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Barnes provided an overview of the Ordinance and Florida Statute requirements.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to continue Ordinance No. 2023-01 to second reading on January 24, 2023. The

motion carried on the following vote:

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

D. [ORD. NO. 2023-02](#)

An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code Regarding Unified Control Requirements and Related Definitions by Amending Sections 37-6, 37-7, 53-117, 53-205, 53-220, 53-240, 54-3, and 61-3; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date

Mayor Langdon announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Barnes provided an overview of the Ordinance, Planning and Zoning Advisory Board (PZAB) recommendation, and Commissioner inquires.

Commission questions and discussion took place regarding review of staff responses.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Emrich, seconded by Vice Mayor White, to continue Ordinance No. 2023-02 to second reading on January 24, 2023. The motion carried on the following vote:

Yes: 4 - Mayor Langdon, Vice Mayor White, Commissioner Emrich and Commissioner Stokes

No: 1 - Commissioner McDowell

Commissioner McDowell dissented due to not receiving a response to her inquires prior to the meeting.

Commission questions and discussion took place regarding one-on-ones, timeline of questions and responses, and staff availability.

E. ORD. NO. 2023-03

An Ordinance of the City of North Port, Adopting City Commission Policy No. 2023-01 Related to the Inventory, Disposal, and Acquisition of Real Property; Providing for Findings; Providing for Conflicts, Providing for Severability; and Providing an Effective Date

Mayor Langdon announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Wisner provided an overview of each policy section including property acquisition process, surplus list, Commission role, parcel purchasing, finances, commercial property, appraisal requirements, surveys, and donations.

Commission questions and discussion took place regarding surplus disposition process, exchange versus swapping verbiage, donation process, closing costs, policy amendment timeline, land planning analysis, appraisal determination, foreclosure and tax sales process, annual official designation listing, policy verbiage, and receiving an amended policy.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to continue Ordinance No. 2023-03 to second reading on January 24, 2023. The motion carried on the following vote:

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

RESOLUTION:

- F. [RES. NO. 2022-R-69](#) A Joint Resolution of the City of North Port, Florida, and the Board of County Commissioners of Charlotte County, Florida, In Support of the Florida Department of Transportation Constructing Interchanges on Interstate 75 at North Yorkshire Street and Interstate 75 at North Raintree Boulevard; Providing for Incorporation of Recitals; Providing for Conflicts; and Providing an Effective Date.

Mayor Langdon announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only.

Ms. Fletcher introduced the item.

Commission questions and discussion took place regarding Florida Department of Transportation (FDOT) approval and transmittal.

There was consensus to transmit the resolution to Sarasota County Metropolitan Planning Organization (MPO), Sarasota County Board of Commissioners, and Florida Department of Transportation (FDOT).

Consensus was requested to request Sarasota County to adopt a similar resolution in support of Resolution No. 2022-R-69, to be transmitted to appropriate organizations.

Commission questions and discussion took place regarding Charlotte County agreement and Sarasota County support.

A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to request a letter be sent to Sarasota County Commissioners to adopt a similar resolution in support of having two interchanges on I-75 at Yorkshire Street and Raintree Boulevard.

Commission questions and discussion took place regarding legal requirements, options for Sarasota County, and support for the resolution.

The motion carried on the following vote:

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

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2022-R-69 as presented. The motion carried on the following vote:

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

G. [RES. NO. 2022-R-70](#)

A Resolution of the City Commission of the City of North Port, Florida, Granting to the Antigua at Wellen Park Homeowners Association, Inc. a Non-Exclusive Perpetual Easement as Described in a Portion of Tract 508 of the Plat of Wellen Park Village E, Recorded as Plat Book 55, Page 401 of Sarasota County Official Records; Providing for Incorporation of Recitals; Providing for Agreement Granting Non-Exclusive Perpetual Easements; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only.

Ms. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to adopt Resolution No. 2022-R-70 as presented. The motion carried on the following vote:

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

H. [RES. NO. 2022-R-74](#) A Resolution of the City Commission of the City Of North Port, Florida, Amending Resolution No. 2022-R-25 to Extend the Duration of the Temporary Marketing of Activity Center 1: Mediterranea as Activity Center 1: Trailside, Activity Center 4: Panacea as Activity Center 4: Innovation Park, Activity Center 5: Midway as Activity Center 5: The Crossings, Activity Center 6: The Shire as Activity Center 6: Yorkshire, Activity Center 7: the Springs as Activity Center 7: Warm Mineral Springs, and Activity Center 8: The Gardens as Activity Center 8: Myakka Connection; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only.

Ms. Fletcher introduced the item.

Commission questions and discussion took place regarding activity center names.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2022-R-74 as presented. The motion carried on the following vote:

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

I. [RES. NO. 2022-R-75](#) A Resolution of the City Commission of the City of North Port, Florida Supporting the Identification of Warm Mineral Springs and Little Salt Spring as Florida Department of Environmental Protection's Outstanding Florida Springs; Urging Members of the Local Delegation of the Florida Legislature to Support These Springs for Funding of Springs Protection; Providing for Incorporation of Recitals; Providing for Transmittal; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only.

Ms. Fletcher introduced the item.

Commission questions and discussion took place regarding transmittal.

There was consensus to include Sarasota County, Coastal and Heartland National Estuary Partnership, Lobbyist Hayden Dempsey, University of Miami, Florida League of Cities, and Manasota League of Cities in the transmittal.

There was consensus to request Sarasota County and the University of Miami adopt a similar resolution in support.

Ms. Faust read the following eComments into the record:

Jill Luke: expressed support of resolution
Robin SanVicente: expressed support of resolution

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to adopt Resolution No. 2022-R-75 as presented. The motion carried on the following vote:

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

Recess was taken from 11:55 a.m. to 12:45 p.m.

7. GENERAL BUSINESS:

A. [22-3791](#) Discussion and Possible Direction Regarding the North Port and Non-Profits United (NP2) Program

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding committee members, allowable/non-allowable expenditure language, funding, and intention.

Consensus was requested to change language from "this program is not intended to support administrative costs" to "this program shall not support administrative costs."

Commission questions and discussion continued regarding funding, administrative costs, verbiage, programs, new non-profits, waiving process, rentals, program expansion, administrative plan, Meals on Wheels, and program needs.

A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to change the language in the allowable/non-allowable expenditure section to read "this program shall not support administrative or program costs." The motion carried on the following vote:

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

Commission questions and discussion continued regarding Sunshine laws, legal review process, approval process, and classifications.

There was no public comment.

Commission questions and discussion continued regarding legal review and future Commission review pending changes.

Mayor Langdon requested a motion.

A motion was made by Commissioner Emrich, seconded by Vice Mayor White, to direct staff to begin the inaugural application process including the change of language approved by consensus given. The motion carried on the following vote:

Yes: 4 - Mayor Langdon, Vice Mayor White, Commissioner Emrich and Commissioner Stokes

No: 1 - Commissioner McDowell

Commissioner McDowell dissented due to concerns regarding ethics of choosing one non-profit over another, use of taxpayer monies, and possible changes pending legal review regarding Sunshine and Open Meeting Laws.

B. [22-3839](#) Discussion and Possible Action to Rename Stauffenberg Lane

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell spoke to the item.

Commission questions and discussion took place regarding scope of Commission authority with road renaming, naming a new road versus renaming an existing road, Heron Creek and Homeowners Association (HOA) input, name clarification, origin of name, location of road, legal authority request, department approval, citizen concerns, and input from other sources.

There was consensus to direct the City Attorney to review and advise the Commission regarding the authority and limitations of Commission in the naming and renaming of private roads.

Commission questions and discussion continued regarding communication with Heron Creek.

Consensus was requested for Commissioner McDowell to facilitate communication with Heron Creek representatives and residents.

Commission questions and discussion continued regarding intent to provide citizens with Heron Creek contact information.

Ms. Faust read the following eComment into the record:

Jill Luke: spoke to road name change request within Sabal Trace to honor Fred Tower.

C. [22-3832](#) Discussion and Possible Action Regarding Commissioner McDowell's Request for Improving Her Relationship with City Manager

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding policy guidelines, conflict resolution, policy, Sunshine laws, expectations, intentions, experience, history of concerns, staff role, Commission role, authority, public versus private resolution, and accountability.

Mr. Fletcher spoke to trust, respect, and proposed mediation.

Commission questions and discussion continued regarding work relationships, interpretation of Commission roles, effects of public discord, agenda briefings and one on ones, pros and cons of utilizing the Commission Retreat for conflict resolution, conducting a private conflict resolution prior to publicly, use of Commissioner training

budget monies, 360 review, value of mediated conversation, focusing on goal and working together, citizen representation, and participation in group conflict resolution.

Ms. Faust read the following public eComments into the record:

Kathy Garrity: expressed concern for the conflict between the City Manager and Commissioner McDowell.

Employee and Citizen: expressed concern for the conflict between the City Manager and Commissioner McDowell.

Commission questions and discussion continued regarding process for conflict resolution.

Mayor Langdon requested a motion.

A motion was made by Vice Mayor White, seconded by Commissioner Emrich, to schedule a conflict resolution session with an experienced conflict resolution facilitator to include all Commissioners and the City Manager.

A motion to amend was made by Commissioner Emrich, seconded by Commissioner Stokes, to remove "the City Manager" and add "all Charter Officers."

Commission questions and discussion took place regarding attendance, participation, experience with prior Charter Officers, and individual conflict resolution versus group conflict resolution.

The motion to amend carried on the following vote:

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

Commission questions and discussion continued regarding Commission being provided credentials of the facilitator.

The main motion as amended carried on the following vote:

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

Discussion continued regarding all Commission meetings being open to the public.

D. [22-3830](#)

Discussion and Possible Action with Regard to Format, Topics and Desired Outcomes of 2023 Commission Retreat

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding strategic planning, budget, team building, timeline, staff updates, limited industrial commercial footprint, and activity centers.

There was no public comment.

Mayor Langdon requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to instruct the City Manager to schedule a day and a half Commission Retreat with day one being strategic planning and day two being team building. The motion carried on the following vote:

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

E. [22-3866](#) Discussion and Possible Action Regarding Approval of the November 19, 2022 Commission Special Meeting Minutes

Mayor Langdon announced the item.

Ms. Faust introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner McDowell, to approve the November 19, 2022, meeting minutes as presented with the recommended changes. The motion carried on the following vote:

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

8. PUBLIC COMMENT:

There was no public comment.

9. COMMISSION COMMUNICATIONS:

Commissioner Emrich reported on events attended.

Vice Mayor White reported on important topics and events attended.

Commissioner McDowell reported on events attended.

Commissioner Stokes reported important topics and events attended.

Mayor Langdon reported on important topics and events attended.

10. ADMINISTRATIVE AND LEGAL REPORTS:

Mr. Fletcher did not have a report.

Ms. Slayton did not have a report.

Ms. Faust did not have a report.

11. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 3:02 p.m.

City of North Port, Florida

By: _____
Barbara Langdon, Mayor

Attest: _____
Heather Faust, City Clerk

These minutes were approved on the ____ day of _____, 2023.