



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, April 25, 2023

6:00 PM

City Commission Chambers

CALL TO ORDER

Mayor Langdon called the meeting to order at 6:00 p.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 Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Faust, Recording Secretary Matthew Powell, Deputy Police Chief Chris Morales, Acting Fire Chief Nick Herlihy, Stormwater Manager Elizabeth Wong, Neighborhood Development Services Director Alaina Ray, Planner III Sherry Willette-Grondin, and Public Works Director Chuck Speake

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Sarasota County Commissioner Ron Cutsinger.

1. APPROVAL OF AGENDA

Mayor Langdon noted a request to move Item No. 23-0715 before the Consent Agenda and requested a motion.

A motion was made by Vice Mayor White, seconded by Commissioner Stokes, to approve the Agenda moving Item No. 23-0715 before the Consent Agenda.

Commission discussion took place regarding moving all presentations before the Consent Agenda.

A motion to amend was made by Commissioner McDowell, seconded by Vice Mayor White, to move Item Nos. 23-0708 and 23-0728 before the Consent Agenda. The motion to amend carried on the following vote:

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

The main motion as amended 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:

Mitch Miller: expressed support for City grant.

Scott Greenblatt: spoke to City welfare and personal events.

Chadwick VonBeattie: expressed support for open container policy.

Adam Dipurpenha: spoke to python removal service.

City Employee: expressed concern regarding interactions with City Manager.

Bill Ding: expressed support for artificial intelligence regarding legal review process.

Amanda Hugenkess: expressed support for Assistant City Manager.

David Fialkow: expressed support for Mayor.

Big Ron: expressed opposition to policies causing high crime and inflation.

Willie Fistergash: expressed opposition to mandatory vaccinations.

Hugh Jazzoll: expressed support for vacancies.

Adam Penna: expressed support for payments regarding 911 responses.

Harold Foreman: spoke to identity.

Dan Muson: expressed opposition to an unknown topic.

George Tzuname: provided insight to thoughts.

Rich Mart: expressed support for the First Amendment.

Michael Burger: expressed opposition to an unknown topic.

Pia Zinlove: spoke to dwelling.

In person public comment:

Robin San Vicente: expressed concern for City policy and actions related to Warm Mineral Springs (WMS).

Commission requested City Manager to contact Ms. San Vicente regarding the survey methodology.

Stephanie Gibson: expressed concern for City policy and actions and expressed support for amending City Good Governance Pillar.

Valdy Olender: expressed concern for City policy and actions.

Jeffrey Scott: expressed concern for City policy and actions.

Bill Goetz: expressed opposition to development of WMS.

3. ANNOUNCEMENTS

A. [23-0437](#) 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.

5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [23-0715](#) Sarasota County Commissioner Ron Cutsinger Update to the North Port City Commission.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Ron Cutsinger, Sarasota County Commission, provided a presentation including posthumously honoring Commissioner Nancy Detert, Deer Prairie Creek Preserve photographs, bridge construction timeline, amenities and improvements, Gene Matthews Boys and Girls Club funding and plans, Warm Mineral Springs area Sidewalk Project, collaborations, meeting schedules, and provided his contact information.

There were no Commission questions or discussion.

There was no public comment.

- B. [23-0708](#) Presentation of the Parks & Recreation Advisory Board Annual Report for 2022 and Review of Future Goals.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Nicole Everett and Mark Murphy, Parks and Recreation Advisory Board Members, provided a presentation including vision, mission, projects and initiatives, events and activities, and fiscal year (FY) 2022 and 2023 goals and considerations.

Commission questions and discussion took place regarding smoke-free parks initiatives and Adopt-a-Park program.

There was no public comment.

- C. [23-0728](#) FEMA Direct Temporary Housing Presentation

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell provided additional backup materials.

Linda Bookout, Federal Emergency Management Agency (FEMA), provided a presentation including parties effected by Hurricane Ian, housing assistance needs and options, individual assistance sequence of delivery, City limitations regarding temporary housing, Americans with Disabilities Act (ADA) compliance, assistance program requirements and timeline, contractor involvement, types of assistance offered, maximum grant amount, family sizes and needs, Sarasota County statistics regarding housing needs, housing unit types, and temporary exception request.

Commission questions and discussion took place regarding housing unit statistics, County versus City statistics, alternative options, and housing unit placement location.

In response to Commission question, Ms. Slayton spoke to proper notice for Commission action.

Commission questions and discussion continued regarding septic and sewer connections, requesting City statistics, verbiage related to government versus private approved housing options, housing unit safety, alternative locations, timeline and requirements for potential accommodations, coordination efforts, and differences between housing types regarding mobile, trailer and modular units.

A motion was made by Commissioner McDowell, seconded by Mayor Langdon, to direct the City Manager to create an agenda item for the month of May, with suggestions for amending City Code to accommodate Federal Emergency Management Agency housing options that can be used to accommodate the citizens.

Commission questions and discussion continued regarding specificity of options.

Mr. Fletcher spoke to discussions with FEMA regarding City Code limitations for housing assistance.

Commission questions and discussion continued regarding Commission action without prior notice and adding as a future agenda item.

Mayor Langdon withdrew her second.

Commission questions and discussion continued regarding directing the City Manager versus Commission action, motion versus consensus, and previous Commission action during presentation items.

Ms. Slayton noted no legal concern regarding directing the City Manager to provide information to Commission or to conduct research and advised Commission to avoid discussions regarding a specific course of action due to lack of prior notice.

Commission questions and discussion continued regarding prior notice and possible direction with the staff summary.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, to direct the City Manager to create an agenda item with suggestions to amend the Unified Land Development Code which could accommodate Federal Emergency Management Agency housing options for City citizens. The motion failed due to lack of a second.

Commission questions and discussion continued regarding Commission action related to City Code amendment suggestions, assisting citizens expeditiously, Commission discussion limitations after creating an agenda item, possibility of staff creating an agenda item, and previous Commission action during presentation items.

There was no public comment.

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.

Mr. Fletcher noted items pulled from the Consent Agenda for discussion.

Public comment:

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

Edward Holtzman: expressed support for Item No. 23-0671 with comment partially omitted due to violation of Policy No. 2021-03. No Commissioner objected.

Ken Gold: expressed support for Item No. 23-0671 with comment partially omitted due to violation of Policy No. 2021-03. No Commissioner objected.

Amy Rosenbush: comment omitted regarding Item No. 23-0699 due to violation of Policy No. 2021-03. No Commissioner objected.

Edward Holtzman: expressed opposition to Item No. 23-0546.

Judy Booty: expressed support for Item No. 23-0671.

Chris Rix: expressed concern for Item No. 23-0667.

Chat GPT: spoke to alternatives regarding Item No. 23-0655.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to approve the Consent Agenda with the exception of Item No. 23-0586 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.** [23-0546](#) Approve the Application to the Staffing for Adequate Fire and Emergency Response (SAFER) Grant in the Amount of \$3,574,740.96 for 12 Firemedics 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.

- B.** [23-0586](#) Approve Visionary Integration Professionals Acceptance Agreement with the City of North Port, Florida with Incorporated Attachments, for the Implementation of Accela On-line Permitting Software for the Neighborhood Development Services, Building Division, in the Amount of \$2,775,894, Plus Contingency in the Amount of \$277,590 for a Total Project Cost of \$3,053,484.

Mayor Langdon introduced the item.

Commissioner McDowell spoke to the item regarding project manager commitment to the project.

Ms. Ray confirmed the designated project manager is committed full time to the project.

There were no Commission questions or discussion.

Public comment:

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

Chat GPT: spoke to artificial intelligence software.

Jesus Quintana: expressed apathy.

A motion was made by Commissioner McDowell, seconded by Vice Mayor White, to approve Item No. 23-0586 as presented. The motion carried on the following

vote:

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

- C. [23-0654](#) Approve the National Emergency Dislocated Worker Grant Worksite Agreement with Suncoast Workforce Board, Inc. dba CareerSource Suncoast

This item was approved on the Consent Agenda.

- D. [23-0655](#) Approve the First Amendment to Agreement No. 2021-17 for Professional Architectural and Engineering Services for City of North Port Police Department Facilities Extending the Scheduled Programming Phase, in the Amount of \$22,390.00, for a Total Contract Price of \$257,800.00.

This item was approved on the Consent Agenda.

- E. [23-0667](#) Approve Contract No. 2023-07 Construction Manager at Risk Contract Preconstruction Services Contract, Phase 1 with Wharton Smith, Inc. in the Amount of \$42,340.09, for Design Support, Coordination, Project Scheduling, Design and Equipment Evaluation and Recommendations, and a Guaranteed Maximum Price for Project F17R81 Fire Station 81 Renovation.

This item was approved on the Consent Agenda.

- F. [23-0671](#) Approve the Appointment of Jessica A. Eik and Paul A. Jackomin as Members of the Parks and Recreation Advisory Board to Serve a Three-Year Term From April 25, 2023, to April 25, 2026.

This item was approved on the Consent Agenda.

- G. [23-0693](#) Approve the Interlocal Agreement by and Between Sarasota County Sheriff's Office and City of North Port, Florida, New College of Florida Campus Police Department, and Sarasota Manatee Airport Authority regarding Primary Public Safety Answering Point, Which Outlines the Direct Communication for Immediate and Undelayed Law Enforcement Response During Active and Imminent Treats to Life.

This item was approved on the Consent Agenda.

- H. [23-0695](#) Approve the Interagency User Agreement by and Between the Sarasota County Sheriff's Office and the City of North Port, Florida on Behalf of the North Port Police Department for Criminal Justice Information Exchange and Use (FCIC/NCIC) During a System Failure or Center Evacuation.

This item was approved on the Consent Agenda.

- I. [23-0699](#) Approve the City of North Port's Participation in the Countywide Climate Pollution Reduction Grant Program and Submit Letter of Partnership

This item was approved on the Consent Agenda.

- J. [23-0700](#) Approval of Minutes for the March 6, 2023 Commission Workshop Meeting, March 7, 2023 Commission Workshop Meeting, March 8, 2023 Commission Workshop Meeting, March 21, 2023 Commission Workshop Meeting, and March 30, 2023 Commission Regular Meeting

This item was approved on the Consent Agenda.

- K. [23-0709](#) Approve Parks and Recreation Advisory Board Member, Celeste Jameson, to Serve as the City of North Port Representative on the Sarasota Parks Advisory Council.

This item was approved on the Consent Agenda.

6. PUBLIC HEARINGS:

ORDINANCE - Second Reading:

- A. [ORD NO. 2023-04](#) An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code, Section 53-214 Village D District Pattern Plan (West Villages) to Reference Wellen Park; Amending Section 3.13.9 Minimum Parking Standards to Provide for an Administrative Adjustment to the Parking Requirements; Amending Section 3.13.9.B to Provide for Parking Standards Not Otherwise Specified; Providing for Findings; Providing for Adoption; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 Petition by title only and swore in those wishing to provide testimony.

Mayor Langdon called for disclosure of ex-parte communications.

Commissioner McDowell, Commissioner Stokes, Mayor Langdon, Vice Mayor White, and Commissioner Emrich disclosed no ex-parte communications.

Ms. Faust stated there were no aggrieved parties.

Monet Moore, Kimley-Horn, being duly sworn, provided a presentation including overview, project background, text amendments, benefits, minor revisions, recommendations, and requested approval.

Ms. Willette-Grondin, being duly sworn, provided a presentation including overview, amendments, first reading revisions, and language revisions.

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 adopt Ordinance No. 2023-04 as presented. The motion carried on the following vote:

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

B. [ORD. NO. 2023-10](#)

An Ordinance of the City of North Port, Florida, Repealing Criteria Relating to the Playful City USA Program from the Parks and Recreation Advisory Board Powers and Duties; Amending the Code of the City of North Port, Florida, Section 4-162, Regarding Powers and Duties of the North Port Parks and Recreational Advisory Board; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 Ordinance by title only.

Mr. 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 Vice Mayor White, seconded by Commissioner Emrich, to adopt Ordinance No. 2023-10 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 7:46 p.m. to 8:00 p.m.

C. [ORD. NO. 2023-11](#)

An Ordinance of the City of North Port, Florida, Relating to the Citizen Tax Oversight Committee; Repealing Resolution No. 97-R-14; Amending the Code of the City of North Port, Florida, Chapter 4 – Boards and Committees to Create Article V - Citizen Tax Oversight Committee; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 Ordinance by title only and 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 Vice Mayor White, seconded by Commissioner Emrich, to adopt Ordinance No. 2023-11 as presented. The motion carried on the following vote:

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

D. [ORD. NO. 2023-16](#)

An Ordinance of the City of North Port, Florida, Reducing and Eliminating Certain Fees Related to Warm Mineral Springs Park; Amending the Code of the City of North Port, Florida, Appendix A, Section G - Parks and Recreation Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 Ordinance by title only.

Mr. 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 Vice Mayor White, seconded by Commissioner Stokes, to adopt Ordinance No. 2023-16 as presented.

Commission discussion took place regarding as presented at first reading versus second reading related to fee changes.

Commissioner Stokes withdrew his second.

The motion was restated by Vice Mayor White, seconded by Commissioner Stokes, to adopt Ordinance No. 2023-16 as presented at the second reading. The motion carried on the following vote:

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

ORDINANCE - First Reading:

E. [ORD. NO. 2023-09](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Related to Alternative Pickup Locations for the Collection of Solid Waste from Residential Properties; Amending the Code of the City of North Port, Florida, Section 62-50; 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.

Commission questions and discussion took place regarding "may" verbiage on line 11, alternative options to obtain service without form submittal, and error on form regarding "above" versus "below" address.

Ms. Slayton spoke to recommended verbiage.

There was consensus to change the word "may" in line 11 to "must".

Commission discussion continued regarding staff fixing the form error without needing a consensus.

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 Stokes, to continue Ordinance No. 2023-09 to second reading on May 9, 2023 with the consensus given for line 11. The motion carried on the following vote:

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

F. [ORD. NO. 2023-14](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 22-55 and 22-65 Relating to Extending the Time Period When Use of Fertilizer is Restricted and Eliminating the Vehicle Decal Requirement; 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 Emrich, seconded by Commissioner McDowell, 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.

Commission questions and discussion took place regarding community awareness educational efforts and preparation, Hurricane Ian rainfall, and informing homeowners associations (HOA).

Ms. Wong spoke to public notice efforts, preparations, and noted she will contact HOAs.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to continue Ordinance No. 2023-14 to second reading on May 9, 2023. The motion carried on the following vote:

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

RESOLUTION:

G. [RES. NO. 2023-R-22](#)

A Resolution of the City Commission of the City of North Port, Florida, Approving a Template for Temporary Construction Easement for Price Boulevard Widening in the City of North Port, Florida; Accepting All Easements Using the Approved Template; Providing for Incorporation of Recitals; 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.

Mr. Fletcher introduced the item.

Ms. Slayton spoke to recommended verbiage regarding a potential motion.

Commission questions and discussion took place regarding single versus multiple template requirement related to multiple property owners, template changes timeline related to property owners completing updated version, and missing Exhibit A reference.

Mr. Speake noted property owners are in the process of re-signing the new template.

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 Stokes, to adopt Resolution No. 2023-R-22 with the below revisions:

- 1. Section 2.01 to include "for Price Boulevard widening for the parcels identified in Section 2.02"; and***
- 2. Section 2.02 to include "Price Boulevard widening" and that "The template provides a form for the parcel owners to grant the temporary easements to the City"; and***
- 3. Section 3.01 to include "for Price Boulevard widening"; and***
- 4. Section 4.02 to include recording "with the Sarasota County Clerk of Circuit Court to be duly recorded in the official records of the county"; and***
- 5. Template for Temporary Construction Easement to include "(Form approved by the City Commission via Resolution No. 2023-R-22 on April 25, 2023.)"***

The motion carried on the following vote:

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

7. GENERAL BUSINESS:

- A. [23-0703](#) Discussion and Possible Action Regarding Approval of the March 14, 2023 Commission Regular Meeting Minutes

Mayor Langdon announced the item.

Mr. 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 McDowell, seconded by Commissioner Emrich, to approve the March 14, 2023 Commission Regular Meeting Minutes 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:

- A. [23-0405](#) Commissioner McDowell's Communications

Commissioner McDowell did not provide a report.

- B. [23-0406](#) Commissioner Stokes' Communications

Commissioner Stokes reported on important topics and events attended.

- C. [23-0402](#) Mayor Langdon's Communications

Mayor Langdon reported on important topics and events attended.

- D. [23-0403](#) Vice Mayor White's Communications

Vice Mayor White reported on important topics and events attended.

- E. [23-0404](#) Commissioner Emrich's Communications

Commissioner Emrich reported on important topics and events attended.

10. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [23-0717](#) City Manager Report
Mr. Fletcher did not provide a report.

- B. [23-0696](#) City Attorney's Monthly Report
Ms. Slayton expressed gratitude to Mr. Golen for providing coverage in her absence.

- C. [23-0429](#) City Clerk Report
Ms. Faust did not provide a report.

11. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 8:33 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.