



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Regular 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 Taylor, City Clerk*

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Tuesday, April 12, 2022

10:00 AM

City Commission Chambers

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### CALL TO ORDER

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

### ROLL CALL

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

### Also Present

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Taylor, Recording Secretary Amanda Baker, Fire Chief Scott Titus, Deputy Fire Chief Nick Herlihy, Police Chief Todd Garrison, Assistant City Attorney Michael Golen, Social Services Manager Janet Carrillo, Planner II Noah Fossick, Project Manager Monica Bramble (virtually), Neighborhood Development Services Alaina Ray, Assistant City Manager Jason Yarborough, Economic Development Program Manager Mel Thomas, Market Research Analyst Randy Bowling, Grant Writer Valerie Malingowski, and Assistant City Manager Julie Bellia

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Assistant City Attorney Michael Golen.

### 1. APPROVAL OF AGENDA

Discussion took place regarding reordering the agenda.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve the Agenda as amended to hear Resolution No. 2022-R-14 and Resolution No. 2022-R-16 prior to Ordinance No. 2022-03. The motion carried on the following vote:***

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

**2. PUBLIC COMMENT:**

Jeffrey Scott: unelected officials' powers and rules of law.

**3. ANNOUNCEMENTS**

- A. [22-2565](#) Current Vacancies and Upcoming Expirations for Boards and Committees

Ms. Taylor read the announcements into the record.

**4. CONSENT AGENDA:**

Mayor Emrich announced the item.

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

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve the Consent Agenda with the exception of Item No. 22-2593 being pulled for discussion. The motion carried on the following vote:***

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

- A. [22-2452](#) Approve Agreement No. 2021-17 Professional Architectural and Engineering Services for City of North Port Police Department Facilities Between The City of North Port and Schenkel & Shultz, Inc. in the Amount of \$235,410.00.

***This item was approved on the Consent Agenda.***

- B. [22-2465](#) Approve the Application to the Florida Department of Transportation State Safety Concept Paper Grant for Work Zone Enforcement in the Amount of \$100,000, 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.***

- C. [22-2501](#) Approval to Reappoint Nancy Ceci as a Regular Member on the Citizens' Tax Oversight Committee, to serve a two-year term from April 12, 2022 to April 12, 2024.

***This item was approved on the Consent Agenda.***

- D. [22-2503](#) Approve the Federally Funded Community Development Block Grant Mitigation Program Subrecipient Agreement in the Amount of \$650,440 to be Used for Utilities Bypass Pump Project

***This item was approved on the Consent Agenda.***

- E. [22-2543](#) Accept the Cash Receipts Summary Report for February 2022.  
*This item was approved on the Consent Agenda.*
- F. [22-2549](#) Approval of Minutes for the March 3, 2022 Commission Special Meeting, March 7, 2021 Commission Workshop, March 8, 2022 Commission Regular Meeting, March 22, 2022 Commission Workshop, and March 22, 2022 Commission Regular Meeting  
*This item was approved on the Consent Agenda.*
- G. [22-2552](#) Approval to Reappoint Scott Duff as the Fifth Trustee to the Firefighters' Pension Board of Trustees by the North Port City Commission as a Ministerial Duty, to Serve a Term from April 12, 2022, to April 12, 2024.  
*This item was approved on the Consent Agenda.*
- H. [22-2590](#) Approve the Disposition of Surplus 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.*
- I. [22-2591](#) Approval to Appoint JJ Thompson as a Regular Member on the Art Advisory Board to Serve a two-year term from April 12, 2022, to April 12, 2024.  
*This item was approved on the Consent Agenda.*
- J. [22-2592](#) Approval to Appoint Joseph Garren as a Regular Member on the Charter Review Advisory Board, to Serve a Two-Year Term From April 12, 2022, to April 12, 2024.  
*This item was approved on the Consent Agenda.*
- K. [22-2593](#) Approve the Drop-In Office Agreement Template, for Nonprofit or State Agency Use of Drop-In Office Space at the Family Service Center Building for the Provision of Services to North Port Residents, and Authorize the City Manager or Designee to Sign Future Agreements Using the Approved Template  
Mayor Emrich announced the item.  
Mr. Fletched introduced the item.  
Commissioner Luke spoke to recommended changes to the template.  
In response to Commission questions, Ms. Slayton and Mr. Golen explained provisions including property insurance within lease agreements and the agency being required to obtain property insurance per Risk Management.

*A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Item No. 22-2593 with the following changes:*

- 1. Modify Section 3A to strike "will" and add "may" or "will try".*
- 2. Add language to Section 7I to include "no materials or storage to be left overnight", if it is not already in the template.*
- 3. Correct "50,000" in Section 12B to read "\$250,000".*
- 4. Authorize the City Manager or Designee to sign future agreements using the approved template.*

Discussion took place regarding the agreement being a template and renewal process.

*The motion carried on the following vote:*

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

## **5. PUBLIC HEARINGS:**

### **ORDINANCE - Second Reading:**

- A. [ORD. NO. 2022-05](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Structure, Section D. Building Fees; Repealing Ordinance No. 2020-28; Providing for Severability; Providing for Conflicts; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Ordinance by title only.

Ms. Taylor read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

*A motion was made by Vice Mayor Langdon, seconded by Commissioner McDowell, to approve Ordinance No. 2022-05 as presented. The motion carried on the following vote:*

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

### **ORDINANCE - First Reading:**

- B. [ORD. NO. 2022-07](#) An Ordinance of the City Of North Port, Florida, Adopting the Village I Village District Pattern Plan (West Villages) for a ±898.00 Acre Area Located to the West of Preto Boulevard, to the South of Future Manasota Beach Road, and to the North and East of the City of North Port City Limits; Amending the Unified Land Development Code, Chapter 53, Article

XVIII-V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and requested a motion to direct the City Clerk to read the Ordinance by title only.

***A motion was made by Commissioner Luke, 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 Emrich, Vice Mayor Langdon, Commissioner Luke, Commissioner White and Commissioner McDowell

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

Ms. Taylor noted there were no aggrieved parties.

Commissioner McDowell disclosed conducting a site visit.

There were no ex-parte communications from Commissioner White or Mayor Emrich.

Vice Mayor Langdon disclosed a conversation with the Applicant regarding workforce housing.

Commissioner Luke disclosed conducting a site visit with John Luczynski.

Phillip DiMaria, Jr. with Kimley-Horn, being duly sworn, provided a presentation including master development, site location, acreage, proposed land use, number of units, commercial and office space, conceptual rendering, mixed-use and residential examples, development standards, Village District Pattern Plan (VDPP) requirements, and further community goals.

Mr. Fossick, being duly sworn, provided a presentation including site location and acreage, proposed land use, mixed-use area, number of units, commercial and office space, conceptual site layout, development standards, mixed-use and residential area acreage, consistency with the Unified Land Development Code (ULDC) and Comprehensive Plan, noticing requirements, and Planning and Zoning Advisory Board (PZAB) and staff recommendations.

There was no rebuttal by the Applicant or Staff.

There was no public comment.

Commission questions took place regarding residential lot size and coverage, wetlands, open space, civic uses, scrivener's errors within the VDPP including acreage for Village I in the Index Map differing from the acreage in the Ordinance title block, inconsistencies of landscaping standards on pages 18 and 56, Figures 13 and 14 on page 28 not mentioned on page 27, on-demand services not mentioned on page 39, striking "20" from page 44 to read "(See Figures 18-19)", and the Ordinance title block referencing West Villages where VDPP references Wellen Park.

Discussion took place regarding affordable and workforce housing.

John Luczynski, Owner of Manasota Beach Ranchlands, LLC, being duly sworn, spoke to mixed-use housing, Comprehensive Plan requirements being met, rental opportunities, and age-restricted apartments.

There were no closing arguments from Staff or the Applicant.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to continue Ordinance No. 2022-07 to second reading on April 26, 2022, taking conversations and presented scrivener's errors into consideration. The motion carried on the following vote:***

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

**C. [ORD. NO. 2022-08](#)**

An Ordinance of the City Of North Port, Florida, Adopting the Village K Village District Pattern Plan (West Villages) for a ±636.00 Acre Area Located to the East of West Villages Parkway, to the South of Future Manasota Beach Road, and to the North and West of the City Of North Port City Limits; Amending the Unified Land Development Code, Chapter 53, Article XVIII – V Village, Section 53-214 to Incorporate the Pattern Plan by Reference; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date. (QUASI-JUDICIAL)

Mayor Emrich announced the item, stated this is a quasi-judicial hearing, and requested a motion to direct the City Clerk to read the Ordinance by title only.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:***

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

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

Commissioner McDowell disclosed conducting a site visit.

There were no ex-parte communications from Commissioner White, Vice Mayor Langdon, or Mayor Emrich.

Commissioner Luke disclosed conducting a site visit with John Luczynski.

Ms. Taylor noted there were no aggrieved parties.

Phillip DiMaria, Jr. with Kimley-Horn, being duly sworn, provided a presentation including master development, site location, acreage, proposed land use, number of units, commercial and office space, conceptual rendering, mixed-use and residential examples, development standards, Village District Pattern Plan (VDPP) requirements, and further community goals.

John Luczynski, Owner of Manasota Beach Ranchlands, LLC, being duly sworn, spoke to the conceptual plan including pond and lake locations, future housing and school

developments, and development goals.

Mr. Fossick, being duly sworn, provided a presentation including site size, proposed land use, number of dwelling units, conceptual site layout, development standards, site requirements, consistency with the Unified Land Development Code (ULDC) and Comprehensive Plan, and Planning and Zoning Advisory Board (PZAB) and staff recommendations.

There was no rebuttal from the Applicant or Staff.

There was no public comment.

Commission questions took place regarding inconsistencies in the title block and VDPP, scrivener's errors within the VDPP, and whether the schools will be restricted or limited to Wellen Park residents.

There were no closing arguments from Staff or the Applicant.

Mayor Emrich closed public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to continue Ordinance No. 2022-08 to second reading on April 26, 2022.***

Discussion took place regarding funding of a future right turn lane at the school location.

***The motion carried on the following vote:***

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

## **RESOLUTION:**

**E.** [RES. NO. 2022-R-14](#)

A Resolution of the City Commission of the City of North Port, Florida, Accepting the Conveyance of +/- 4.66 Acres of Real Property Located at the Southwest Corner of U.S. 41 and Preto Boulevard, Lot 1, Wellen Park Public Safety Complex, Sarasota County Property Appraiser Parcel Identification No. 0781010001, as well as Improvements Thereon, Which Include a Fire Station, Police Substation, and Related Equipment; Accepting Associated Warranties and Intangible Property; Entering an Indemnity Agreement for Final Payment to the Contractor; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Discussion took place regarding the building layout, funding, and the upcoming ribbon-cutting ceremony.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to approve Resolution No. 2022-R-14 as presented. The motion carried on the following vote:***

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

- F.** [RES. NO. 2022-R-16](#) A Resolution of the City of North Port, Florida, Accepting the Transfer of Certain Wastewater Infrastructure Improvements Related to the Force Main Extension Project in Village E of Wellen Park and Associated Warranties, Including a Non-Exclusive Perpetual Easement for Access, Operation, and Maintenance of the Improvements; Providing for Filing of Documents; Providing for Conflicts: Providing for Severability: and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Discussion took place regarding funding and gratitude to developers.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-16 as presented. The motion carried on the following vote:***

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

### **ORDINANCE - First Reading (continued):**

- D.** [ORD. NO. 2022-03](#) An Ordinance of the City of North Port, Florida, Amending the Code of The City of North Port, Florida, Chapter 58 – Planning and Development, Article III. – Impact Fees and Updating Impact Fee Rate Schedules for the City’s Parks, Fire Rescue, Law Enforcement, General Government, and Solid Waste Impact Fees; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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



Ms. Taylor read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Bramble and Carlos Villareal, Project Manager with Willdan Financial Services, answered questions pertaining to transportation and mobility fees and spoke to the financial analysis and percentage increase for residential and commercial.

Discussion took place regarding the percentage increases if the impact fee was raised to 100%, previously proposed studies, impact on commercial, residential, and office uses, missing "Whereas" clauses pertaining to the February 9, 2021 increase and September 14, 2021 reduction, and Parkland inventory impacts.

Ms. Ray and Mr. Yarborough spoke to incentives for deferrals for targeted industries, updating the Comprehensive Plan, recalculating Parkland inventory, current impact fee basis, increase of construction costs, and State law regarding impact fee standards.

Discussion continued regarding scrivener's errors, comparison to other municipalities, and fee increase without inclusion of transportation and mobility fees for residential and commercial.

Ms. Ray answered questions regarding implementation in conjunction with deferral fees and incentives and spoke to staff's efforts to ensure both are presented simultaneously.

Discussion continued regarding the percentage increase, effects of delaying the increase, and implementing a systematic approach of handling adjustments.

Ms. Thomas spoke to the percentage increase, implementation dates for impact and deferral fees, and legal issues with incentives.

Ms. Slayton answered questions regarding State Statutes pertaining to requirements of setting and implementing impact fees and the demonstrative needs study.

Discussion continued regarding "retail restaurant with drive-thru" being removed per Commission direction.

**PUBLIC COMMENT:**

Jeffrey Scott: in-office governance.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to continue Ordinance No. 2022-03 to second reading on June 21, 2022, adding the extra "Whereas" clauses as discussed. The motion carried on the following vote:***

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

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented due to implementing too large of an increase with no incentives or deferral plan in place.

Recess was taken from 12:10 p.m. until 1:00 p.m.

**RESOLUTION (continued):**

- H. [RES. NO. 2022-R-25](#) A Resolution of the City Commission of the City of North Port, Florida, Directing the City Manager to Temporarily Market 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 Duration; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Discussion took place regarding reordering the agenda.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to reorder the agenda to hear Resolution No. 2022-R-25 at this time. The motion carried on the following vote:***

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

Mr. Bowling answered questions regarding the use of "temporarily" in the title block.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-25 as presented. The motion carried on the following vote:***

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

- G. [RES. NO. 2022-R-22](#) A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2021-04 Related to City Commission Minutes and Records; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only and introduced the item.

Discussion took place regarding process of amending draft minutes, Attorney General's opinion, agenda placement, inclusion of backup material, revision process, City Clerk's process formation, and public input.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve Resolution No. 2022-R-22 as presented. The motion carried on the following vote:***

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

### **RESOLUTION - First Reading: (Two Hearings Required)**

- I. [RES. NO. 2022-R-17](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for an Additional Planner III Full Time Equivalent in the Amount of \$46,832; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Discussion took place regarding vacant positions and the position description.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to continue Resolution No. 2022-R-17 to second reading on April 26, 2022. The motion carried on the following vote:***

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

- J. [RES. NO. 2022-R-18](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for two Grants Coordinator Full Time Equivalents in the Amount of \$35,110; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Discussion took place regarding justification for multiple grant coordinators.

Ms. Malingowski provided a presentation including division positions and descriptions and answered questions regarding position responsibilities and the coordination process.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to continue Resolution No. 2022-R-18 to second reading on April 26, 2022. The motion carried on the following vote:***

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

- K.** [RES. NO. 2022-R-19](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-22 for Project Manager Full Time Equivalent in the Amount of \$60,585; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions took place regarding a project manager position being added during the FY 2021-2022 budget process.

Ms. Bellia spoke to the FY 2021-2022 project manager position and stated the requested position is for a project manager within Public Works.

Discussion took place regarding the importance of the position and recruiting efforts.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to continue Resolution No. 2022-R-19 to second reading on April 26, 2022. The motion carried on the following vote:***

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

- L.** [RES. NO. 2022-R-20](#) A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for a Legislative Analyst .75 Full Time Equivalent in the Amount of \$14,633; Providing for Findings; Providing for Conflicts: Providing for Severability: and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Discussion took place regarding the position being part-time, scheduling issues, position start date, analyst vs. lobbyist responsibilities, and advertising for the position.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to continue Resolution No. 2022-R-20 to second reading on April 26, 2022. The motion carried on the following vote:***

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

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented due to her belief of the start date being too early.

**M.** [RES. NO.  
2022-R-21](#)

A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2021-2022 for a Development Technician Full Time Equivalent in the Amount of \$14,350; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Emrich announced the item and directed the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

There was no Commission discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to continue Resolution No. 2022-R-21 to second reading on April 26, 2022. The motion carried on the following vote:***

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

**N.** [RES. NO.  
2022-R-24](#)

A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District and Capital Improvement Budget for Fiscal Year 2021-2022 for Police Vehicles in the amount of \$139,900, for a Fire Engine in the amount of \$734,872, and for the Legacy Trail Project P22DPB in the amount of \$33,500; Providing for Findings; Providing for Conflicts; Providing for Severability and Providing an Effective Date.

Mayor Emrich announced the item and requested the City Clerk to read the Resolution by title only.

Ms. Taylor read the Resolution by title only.

Mr. Fletcher introduced the item.

Deputy Fire Chief Nick Herlihy answered questions regarding vehicle payment process.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Langdon, to continue Resolution No. 2022-R-24 to second reading on April 26, 2022. The motion carried on the following vote:***

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

## **6. GENERAL BUSINESS:**

- A. [22-2368](#) Discussion and Possible Action Regarding Commissioner Attendance at Chamber of Commerce Economic Development Committee and Government Relations Committee Meetings and Possibly Assigning/Rotating Commissioner Attendance.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Vice Mayor Langdon spoke to Chamber of Commerce meeting attendance, Sunshine Law, and possibly implementing a rotation of Commission attendance.

Ms. Slayton explained Sunshine Law regarding discussion topics during open meetings.

Discussion took place regarding a rotating schedule, contents of the Chamber of Commerce reports, allowing Commissioners to attend meetings keeping Sunshine Law in mind, and Staff speaking with the Chamber of Commerce Executive Director regarding meeting etiquette.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to direct staff to develop protocol for the Government Relations Meetings to be presented to Commission on a future meeting. The motion carried on the following vote:***

Discussion took place regarding the urgency due to the next Chamber of Commerce meeting date.

***The motion carried on the following vote:***

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

- B.** [22-2510](#) Discussion and Possible Action Considering Using Coronavirus State and Local Recovery Funds for the One-Time Standard Allowance of Revenue Loss, Allowing Expenditure Flexibility

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

There was no Commission discussion.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Luke, to approve using Coronavirus State and Local Recovery Funds for the one-time standard allowance or revenue loss, allowing expenditure flexibility. The motion carried on the following vote:***

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

- C.** [22-2583](#) Discussion and Possible Action Regarding a Mural for the North Port Senior Center Located at 4940 Pan American Boulevard.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner Luke spoke to the joint meeting with the Art Advisory Board, discussion with the Director of the Senior Center regarding creating a mural, and submitting a call to artists.

Discussion took place regarding cost, artist rendering, art fund balance, and placing art in public places.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to direct staff to work with the Art Advisory Board and the Senior Center in order to bring back a project for placement of a mural on the Senior Center building. The motion carried on the following vote:***

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

Recess was taken from 2:35 p.m. until 2:50 p.m.

- D.** [22-2610](#) Discussion and Possible Action Regarding Environmental Advisory Board Memoranda Dated February 7, 2022 Regarding Development Waivers Affecting Parkland, Environmentally Sensitive Lands, and Water Resources and/or Wildlife Habitat; and Environmental Advisory Board Member Attendance at Regular Meetings of the Planning & Zoning, Parks

& Recreations, and Historic and Cultural Advisory Board Meetings.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner McDowell spoke to advisory boards requesting Commission input regarding processes and memoranda that was received.

Mr. Fletcher spoke to staff recommendations.

Commissioner McDowell continued regarding memoranda being submitted in proper format, development waiver notifications, allowing liaisons from advisory boards to attend other board meetings, and board members speaking at other board meetings as citizens.

Ms. Slayton spoke to the legal scope of board member involvement at other board meetings.

Discussion took place regarding State statute pertaining to board member powers, quasi-judicial boards, staff liaison training, and community involvement regarding public comment.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City manager and staff to send a memorandum to the Environmental Advisory Board denying their two requests as noted in the backup material as there are process and procedures to be followed that their requests do not follow. The motion carried on the following vote:***

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

**E. [22-2637](#)** Discussion and Possible Action Regarding Rescheduling the May 2, 2022 Commission Workshop for May 9, 2022

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

There was no Commission discussion.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to direct staff to reschedule the May 2, 2022 Commission Workshop to May 9, 2022. The motion carried on the following vote:***

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



F. [22-2633](#) Discussion and Possible Action Regarding City Manager Six-Month Evaluation

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Discussion took place regarding positive changes, maintaining transparency, leadership skills, enhancing the City, evaluation review, strategic planning, value of community engagement, initiation of "Community of Unity", contract review requirements, performance evaluation objectives, and areas of concern.

There was no public comment.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to conclude the six-month evaluation for City Manager Jerome Fletcher and give a \$5,000 salary increase effective April 1, 2022. The motion carried on the following vote:***

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

**No:** 1 - Commissioner McDowell

Commissioner McDowell dissented with no reason stated.

**7. PUBLIC COMMENT:**

There was no public comment.

**8. COMMISSION COMMUNICATIONS:**

A. [22-2471](#) Mayor Emrich's Report

Mayor Emrich reported on the Braves events, Diva's Masquerade Ball, Council of Governments meeting, and Metropolitan Planning Organization meeting.

B. [22-2472](#) Vice Mayor Langdon's Report

Vice Mayor Langdon reported on the Junior League of Sarasota event, Braves events, and the new hire ceremony.

C. [22-2473](#) Commissioner Luke's Report

Commissioner Luke reported on the Junior League of Sarasota event, University of Florida extension garden celebration, tour of Wellen Park, youth art event at the Art Center, Autism Day, Diva's Masquerade Ball, Easter egg hunt events, Art Center tea event, Braves events, Mary Poppins at the North Port High School, Movie on the Green, Awaken Church anniversary, Florida League of Cities Legislative wrap-up, Imagine School run, Rockin' Run & Roll 5k event, Great American Cleanup, Lightspeed Voice, new hires ceremony, Tiger Bay, community baby shower, and the interagency meeting.

**D. [22-2474](#) Commissioner McDowell's Report**

Commissioner McDowell reported on the Legislative breakfast at Junior League of Sarasota, North Port High School art show, community baby shower, Braves events, interagency meeting, North Port Police Department (NPPD) swearing-in ceremony, webinars on housing, Great American Cleanup, Rockin' Run & Roll 5k event, Awaken Church anniversary, post-Legislation webinar by Florida League of Cities, flashlight egg hunt, Diva's Masquerade Ball, webinar on electric vehicles, tour of North Port and Wellen Park, and 2022 Home Rule Hero selection.

**E. [22-2475](#) Commissioner White's Report**

Commissioner White reported on the Braves events, Autism Day at Garden of Five Senses, Easter egg hunt events, and a North Port High School student-involved incident.

Discussion took place regarding community connections with Commissioners.

**9. ADMINISTRATIVE AND LEGAL REPORTS:**

Mr. Fletcher expressed his gratitude to Commission.

Ms. Slayton had nothing to report.

Ms. Taylor had nothing to report.

**10. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 3:53 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

Attest: \_\_\_\_\_  
Heather Taylor, City Clerk

These minutes were approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.