



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes Solid Waste District Governing Body

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

Tuesday, November 23, 2021

4:00 PM

City Commission Chambers

CALL TO ORDER

Mayor Emrich called the meeting to order at 4:15 p.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, Police Commander Eric Sineath, Interim Public Works Director Chuck Speake, and Solid Waste Manager Frank Lama

1. APPROVAL OF AGENDA

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

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

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

2. PUBLIC COMMENT:

There was no public comment.

3. CONSENT AGENDA:

A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the Consent Agenda as presented. The motion carried on the following vote:

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

[21-1795](#)

Approval of Minutes for the October 26, 2021 Solid Waste District Regular Meeting

This item was approved on the Consent Agenda.

4. PUBLIC HEARINGS:

[RES. NO.
2021-R-54](#)

A Resolution of the City Commission of the City of North Port, Florida, as the Governing Body of the North Port Solid Waste District, Establishing a Schedule and Location of Solid Waste District Regular Meetings for the 2022 Calendar Year; 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 discussion.

Mayor Emrich closed public hearing and requested a motion.

A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve Resolution No. 2021-R-54 as presented. The motion carried on the following vote:

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

5. GENERAL BUSINESS:

[21-1526](#)

Discussion and Possible Action Regarding Site Selection, Property Acquisition, Design, Build, and Operation of a Solid Waste Transfer Station.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Lama spoke to improvements within the District, and provided a presentation including the definition of a transfer station, what a transfer station looks like, daily amount of solid waste collected, property inclusions, investigated properties, property map with top five properties, Solid Waste property, viability, design variables, capacity,

available station options, 10-year operating estimated cost and savings, and building costs.

Discussion took place regarding difference in construction costs of a compact station vs. traditional station, benefits of a clean floor station, preferred property location, the City being a medium-capacity station, all prospective properties being commercial zoned, pros and cons of a public-private partnership, if residential areas encompass or abut the prospective properties, new technology costs being lower than traditional costs, staff recommendation, when the City would surpass a medium-capacity station, utilities to be built on the property, and the Solid Waste-owned property on Yorkshire Street.

There was no public comment.

A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Manager to proceed with a Waste Transfer Station at the property currently owned by Solid Waste. The motion carried on the following vote:

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

A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct the City Manager to proceed with purchasing the six properties north of the Solid Waste property along Silverleaf Road.

Discussion took place regarding purchasing the properties at the current phase, verbiage in the motion, and consideration of placing the transfer station on currently City-owned property.

Ms. Slayton stated the properties will be brought before the Commission in a Resolution prior to purchasing.

The motion carried on the following vote:

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

A motion was made by Commissioner McDowell, seconded by Commissioner White, to direct staff to proceed with a clean floor new technology with compaction type of transfer station.

Discussion took place regarding specifying the transfer station type in the motion, leaving the station type open to allow flexibility for staff to work out pros and cons of each type of station, and staff feedback regarding locking in a station type.

Mr. Speake spoke to staff working on evaluating both compaction and traditional technologies and bring their findings back to Commission upon completion, and requested to remove the specified station type direction.

Discussion ensued regarding staff bringing back a comparison for the stations and Commission preference.

A motion to amend was made by Commissioner McDowell, seconded by Commissioner White, to strike "to direct staff to" and to add "Commission prefers staff".

Discussion took place regarding choosing the second option and requesting staff bring back information for both traditional and compaction technologies.

The motion to amend carried on the following vote:

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

No: 1 - Commissioner Luke

Commissioner Luke dissented due to her belief that the motion to amend was not clear.

The main motion as amended carried on the following vote:

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

No: 1 - Commissioner Luke

Commissioner Luke dissented due to her belief that the motion was not clear.

A motion was made by Commissioner Luke, seconded by Commissioner White, to direct staff to proceed with Option 2, the city owning the land and to solicit a Public-Private Partnership for the building of the facility and to provide Commission with additional information.

Discussion ensued regarding the contents of Option 2, staff recommendations, and if Commission direction would hold staff to a certain option.

Mr. Speake explained the three options for the purchase, placement, and construction of the transfer station.

Commissioner Luke withdrew her motion.

Commissioner White withdrew her second.

6. PUBLIC COMMENT:

There was no public comment.

7. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 5:34 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__.