



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Special 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

Tuesday, February 15, 2022

9:00 AM

CITY COMMISSION CHAMBERS

CALL TO ORDER

Mayor Emrich called the meeting to order at 9:00 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, Deputy Police Chief Chris Morales, Fire Chief Scott Titus, Division Chief Nick Herlihy, Field Operations Manager Mike Vuolo, Assistant City Attorney Margaret Roberts, Parks and Recreation Director Sandy Pfundheller, and Finance Director Kimberly Williams

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Barbara Langdon.

1. APPROVAL OF AGENDA

A motion was made by Commissioner McDowell, seconded by Commissioner Luke, 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. PUBLIC HEARING:

RESOLUTION:

- A. [RES. NO. 2022-R-10](#) A Resolution of the City Commission of the City of North Port, Florida, Relating to Easements in Section 33, Township 39 South, Range 20 East, Providing Access to the Utilities Southwest Booster Station; Accepting Non-Exclusive Ingress and Egress Easements on Portions of Sarasota County Property Appraiser Parcel Identification Numbers 0785001050 and 0785001010; Terminating and Releasing a Permanent Easement on a Portion of Sarasota County Property Appraiser Parcel Identification Number 0785002100; Accepting a Temporary Easement on a Portion of Sarasota County Property Appraiser Parcel Identification Number 0785002100; Providing for Incorporation of Recitals; 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.

Mr. Vuolo provided an overview of the request including the current easement being platted for commercial use, development plans to relocate a permanent easement through the existing entrance, and issues with the current easement.

Commission questions took place regarding driveway material, whether the station will be gated, and constructing the access roads from the college's property to City property.

Ms. Slayton spoke to working with the developer to add language into the easement agreement to provide for the connection road between college property and City property, and suggested language to include in the motion.

Ms. Roberts spoke to the suggested amended language regarding the easement agreement including adding an access driveway connecting to the existing property, driveway to run from the City's circular driveway to U.S. 41, and a temporary access easement during construction.

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-10 with revisions to the easement agreement to provide for a paved driveway to connect to the circular driveway on City Property and to state the City will provide a temporary construction easement. The motion carried on the following vote:

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

4. GENERAL BUSINESS:[22-2265](#)**Final Ranking of City of North Port Florida, Surtax IV Projects List.**

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Williams provided an overview including backup material, items moved from Surtax IV to Surtax III, items moved from the first five years to the second five years, and items moved from the second five years to the third five years.

Discussion took place regarding staff diligence, dog park being included in "additional parks", parking and beautification of U.S. 41 not being included, funds allocate to the beautification of U.S. 41 being allocated to other projects, adjusting the plan and project dates as needed, priority list being submitted to Sarasota County, projects with no Surtax funding and no alternative funding, unnecessary items being in the priority list, water control structures being moved to alternative funding, Price Boulevard widening project being fully funded, Item 25 regarding boat launches being removed from the list, repairing the current overlook at the Environmental Park, additions to Warm Mineral Springs project phases, items included from the Master Plan, citizen feedback and submissions, purpose of Surtax funding, continuing infrastructure projects as planned and additional funding, implementation of Replacement and Renewal (R&R) funds, placing the Price Boulevard project to a referendum, current estimates and inflation for the Price Boulevard project, solidifying a plan for the Price Boulevard and water control structures project, allocating money to the water control structures project, designating dollar amounts for projects to maintain transparency, determining whether to keep projects with a zero balance on the list for submission, and Surtax funding being for rehabilitation and replacement of projects.

Mr. Speake spoke to mobility fees within the Price Boulevard widening project.

Discussion continued regarding allocating the funds from Item 25 toward the water control structures project.

Mr. Fletcher verified that no line items with a zero balance can be included in the priority list to Sarasota County.

There was no public comment.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Langdon, to remove line item 25 - Additional Boat Launches throughout the City from the list.

Discussion took place regarding the allocations of funding from line item 25 to the water control structures project in the motion.

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 Vice Mayor Langdon, to reallocate the \$.75 million from line item 25 to line item 40 - Bridge Rehabilitation & Repair Program and to line item 46 - Water Control Structures as

staff deems necessary. The motion carried on the following vote:

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

Discussion took place regarding reallocating the remaining Surtax balance on page 8 to the West Villages Development Center project, River Road Sports Complex project, Legacy Trailhead project, Price Boulevard Phase 3 project, City welcome sign project, angle parking project on U.S. 41, and affordable housing land acquisition project.

Mr. Yarborough spoke to the West Villages Development Center project timeline.

Discussion continued regarding the unfunded balances for the West Villages Development Center and River Road Sports Complex projects.

A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to reallocate \$5.79 million in Surtax for FY35-39 to be equally distributed to the following Commission Suggestions, adding angle parking on U.S. 41, and affordable housing property acquisition:

- 1. West Villages Development Services Center**
- 2. River Road Regional Park/Sports Complex**
- 3. Warm Mineral Springs Park (WMSP) Legacy Trail Extension Trailhead**
- 4. Price Boulevard Widening Phase III**
- 5. Welcome Sign**

Discussion took place regarding the items in the Commission Suggestions list.

Commissioner McDowell withdrew her motion. Commissioner Luke withdrew her second.

A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to direct staff to reallocate \$5.79 million in Surtax for FY35-39 to be equally distributed between the following Commission Suggestions, and adding angle parking on U.S. 41:

- 1. West Villages Development Services Center**
- 2. River Road Regional Park/Sports Complex**
- 3. Warm Mineral Springs Park (WMSP) Legacy Trail Extension Trailhead**
- 4. Price Boulevard Widening Phase III**
- 5. Welcome Sign**
- 6. Land in Connection with Affordable Housing**

Vice Mayor Langdon expressed her concern with adding affordable housing to the list without having a plan or policy in place.

Discussion took place regarding land acquisition for affordable housing being included in the list, affordable housing being placed on a future agenda, ensuring policy is implemented regarding affordable housing, designating currently owned land for affordable housing, and rezoning newly acquired land.

The motion carried on the following vote:

Yes: 4 - Mayor Emrich, Commissioner Luke, Commissioner White and Commissioner McDowell

No: 1 - Vice Mayor Langdon

Vice Mayor Langdon dissented for reasons stated.

Discussion took place regarding Commission direction of staff needs at this meeting.

A motion was made by Commissioner Luke, seconded by Vice Mayor Langdon, to approve the Surtax IV project list with the changes made. The motion carried on the following vote:

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

5. PUBLIC COMMENT:

There was no public comment.

6. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 10:27 a.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Taylor, City Clerk

These minutes were approved on the ____ day of _____, 20__.