



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

CITY COMMISSIONERS

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

APPOINTED OFFICIALS

Jerome Fletcher, City Manager
Michael Golen, Interim City Attorney
Heather Faust, City Clerk

Tuesday, October 22, 2024

6:00 PM

City Commission Chambers

CALL TO ORDER

Mayor White called the meeting to order at 6:00 p.m.

ROLL CALL

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

Also Present:

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Planner I Brown, Fire Chief Titus, Development Services Assistant Director Barnes, Public Works Assistant Director Wisner

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Terry Chaney.

1. APPROVAL OF AGENDA

Mayor White requested a motion to approve the agenda.

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

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

2. PUBLIC COMMENT:

There was no public comment.

3. ANNOUNCEMENTS

A. [24-0220](#) Announcement of Current Advisory Board and Committee Vacancies

Mayor White 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 White announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

There was no public comment.

Mayor White requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Emrich, to approve the items in the consent agenda. The motion carried on the following vote:

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

- A.** [24-0829](#) Approve the Sole Source Materials Management Agreement Between the City of North Port and Synagro, dba Charlotte County Bio-Recycling Center, LLC, for Yard Waste Processing and Authorize City Manager to Approve All Future Renewals.

This item was approved on the consent agenda.

- B.** [24-1411](#) Approve the WebEOC Subscription Agreement (Hosted Implementation) for Emergency Management Software, With ESI Acquisition, Inc., a Division of Juvare LLC, in the Amount of \$48,970.81 Over a Three-Year Period.

This item was approved on the consent agenda.

- C.** [24-1472](#) Approve the Business Associate Agreement Between CommuniCare Technology, Inc. d/b/a Pulsara and the City of North Port for an Emergency Medical Services Application for Communications With Local Hospitals.

This item was approved on the consent agenda.

- D.** [24-1479](#) Approve the Twelfth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$72,712.34, for Hurricane Ian Repairs at McKibben Park.

This item was approved on the consent agenda.

- E.** [24-1480](#) Approve the Thirteenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$34,375.17, for Hurricane Ian Repairs at Veteran's Park.

This item was approved on the consent agenda.

- F. [24-1463](#) Approve the First Amendment to the Lease Agreement between the City of North Port and the Safe Place and Rape Crisis Center, Inc., (SPARCC) for Space at the Family Service Center

This item was approved on the consent agenda.

- G. [24-1464](#) Approve the First Amendment to the Lease Agreement between the City of North Port and Big Brothers Big Sisters of the Sun Coast, Inc., for Space at the Family Service Center

This item was approved on the consent agenda.

- H. [24-1465](#) Approve the First Amendment to the Lease Agreement between the City of North Port and Literacy Volunteers of South Sarasota County, Inc., (LVSSC) for Space at the Family Service Center

This item was approved on the consent agenda.

- I. [24-1505](#) Approve the Third Amended Peace River Regional Water Supply Authority Master Water Supply Contract and Approve and Authorize the Mayor to Execute the Written Notification of Additional Water Supply Contingent Upon Approval of a Financial Agreement between the City of North Port and West Villages Improvement District

This item was approved on the consent agenda.

- J. [24-1491](#) Approve the Reappointment of Terry Mccloud as a Regular Member of the Municipal Firefighters Pension Trust Fund Board of Trustees, to Serve a Term From October 22, 2024, to October 21, 2026.

This item was approved on the consent agenda.

- K. [24-1495](#) Approve the Reappointment of Gail Stevens as a Regular Member of the Parks & Recreation Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

This item was approved on the consent agenda.

- L. [24-1492](#) Approve the Appointment of Gustavo Collazo as an Alternate Member of the Parks & Recreation Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

This item was approved on the consent agenda.

- M. [24-1493](#) Approve the Appointment of Monica Beckett as a Regular Member of the Historic & Cultural Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

This item was approved on the consent agenda.

- N. [24-1494](#) Approve the Appointment of Tery Cheney as a Regular Member of the Zoning Board of Appeals, to Serve a Term From October 22, 2024, to October 21, 2027.
This item was approved on the consent agenda.
- O. [24-1498](#) Approve the Appointment of Marianne Nowotny as a Regular Member of the Historic & Cultural Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.
This item was approved on the consent agenda.
- P. [24-1499](#) Approve the Appointment of Yeonwoo Kang as a Student Member of the Environmental Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2025.
This item was approved on the consent agenda.
- Q. [24-1500](#) Approve the Appointment of Marat Bagaev as a Regular Member of the Planning and Zoning Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2028.
This item was approved on the consent agenda.
- R. [24-1523](#) Approve the September 18, 2024 Commission Special Meeting Minutes
This item was approved on the consent agenda.
- S. [24-1524](#) Approve the September 25, 2024 Commission Special Meeting Minutes
This item was approved on the consent agenda.
- T. [24-1525](#) Approve the October 7, 2024 Commission Workshop Meeting Minutes
This item was approved on the consent agenda.
- U. [24-1526](#) Approve the October 3, 2024 Commission Regular Meeting Minutes
This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

RESOLUTIONS:

- A. [RES. NO. 2024-R-64](#) A Resolution of the City of North Port, Florida, Authorizing the City Commission to Participate in a Joint Meeting With the Sarasota County Commission to Receive, Discuss, and Act Upon Matters of Mutual Interest; Incorporating Recitals; Providing for Severability; and Providing

an Effective Date.

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

Ms. Faust read the Resolution by title only.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding list of topics for discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner Emrich, to adopt Resolution No. 2024-R-64 as presented. The motion carried on the following vote:

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

B. [RES. NO. 2024-R-63](#)

A Resolution of the City Commission of the City of North Port, Florida, Vacating a Portion of the Street, Tree & Landscape Easement for Lot 29, Gran Place Subdivision; Providing For Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor White announced the item, called on the City Clerk to read by title only, and swear in those wishing to provide testimony.

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

Commissioners disclosed no ex parte communications.

Richard Rogers, Contractor/Developer, being duly sworn, provided a presentation including setback encroachment, final inspections, application approval, and request for approval.

Mr. Brown, being duly sworn, provided a presentation including overview, background, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC), and staff recommendations.

Ms. Faust stated there were no aggrieved parties.

There were no rebuttals by the Applicant or Staff.

There was no public comment.

Commission questions and discussion took place regarding properties within Gran Place, and encroachment size.

Ms. Barnes spoke to permitting review process and plans review.

There were no closing arguments by Staff.

Mr. Rogers provided closing arguments regarding site plan and easement.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Emrich, to adopt Resolution No. 2024-R-63 as presented.

A motion to amend was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to refund 50% of the vacation of easement costs to the Applicant.

Commission questions and discussion took place regarding cost and responsibility.

The motion to amend carried on the following vote with Vice Mayor Stokes dissenting due to responsibility of developer to ensure accuracy:

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

No: 1 - Vice Mayor Stokes

The main motion as amended carried on the following vote:

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

6. GENERAL BUSINESS:

C. [24-1378](#)

Discussion and Possible Action Regarding Requests to Purchase City of North Port Commercial Property Located at 2400 Commerce Parkway, North Port, FL, Parcel Identification Number 0962110080.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding letters of intent (LOI), third party property appraisal, property zoning accuracy, updated LOI, payment of closing cost, and city owned property inventory list.

Public Comment:

Tae Shin: Spoke to interest in purchasing the property.

Marat Bagaer: Spoke to appraisal price and listing of property.

Jeff Ilyor: Spoke to interest in purchasing the property.

Commission questions and discussion continued regarding possible property uses.

Mayor White requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to direct the City Manager to work with staff to initiate negotiations regarding the sale of property located at 2400 Commerce Parkway, North Port, FL, Parcel Identification Number 0962110080.

Commission discussion took place regarding receipt of appraisal prior to negotiations and developer interest.

The motion carried on the following vote:

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

D. [24-1435](#)

Discussion and Possible Action Regarding the City Clerk's 6-Month

Evaluation.

Mayor White announced the item.

Ms. Faust introduced the item.

Commission discussion took place regarding City Clerk performance.

There was no public comment.

Mayor White requested a motion.

A motion was made by Commissioner Emrich, seconded by Vice Mayor Stokes, to approve a 5% increase for the City Clerk Faust based on the performance evaluation.

Commission discussion continued regarding prior increase.

The motion carried on the following vote with Commissioner McDowell dissenting due to 10% increase over the course of a year:

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

No: 1 - Commissioner McDowell

E. [24-1511](#) Discussion and Possible Action Regarding Approval of the September 24, 2024 Commission Regular Meeting Minutes

Mayor White announced the item.

Ms. Faust introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to approve the September 24, 2024 meeting minutes as presented with the recommended changes. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

There was no public comment.

8. COMMISSION COMMUNICATIONS:

Mayor White called on Commissioners for communications.

A. [24-1534](#) Vice Mayor Stokes' Communications

Vice Mayor Stokes reported on upcoming events.

B. [24-1533](#) Mayor White's Communications

Mayor White reported on events attended and important topics.

- C. [24-1531](#) Commissioner Emrich's Communications
Commissioner Emrich did not have a report.
- D. [24-1532](#) Commissioner McDowell's Communications
Commissioner McDowell reported on events attended.
- E. [24-1530](#) Commissioner Langdon's Communications
Commissioner Langdon reported on events attended and important topics.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor White called on Charter Officers for reports.

- A. [24-0232](#) City Clerk's Monthly Report
Ms. Faust did not have a report.
- B. [24-1513](#) City Attorney's Monthly Report
Mr. Golen did not have a report.
- C. [24-1519](#) City Manager's Monthly Report
Mr. Fletcher did not have a report.

10. ADJOURNMENT:

Mayor White adjourned the meeting at 6:54 p.m.

City of North Port, Florida

By: _____
Alice White, Mayor

Attest: _____
Heather Faust, City Clerk