



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS

Christopher B. Hanks, Mayor
Debbie McDowell, Vice-Mayor
Vanessa Carusone, Commissioner
Peter Emrich, Commissioner
Jill Luke, Commissioner

APPOINTED OFFICIALS

Peter Lear, City Manager
Amber L. Slayton, City Attorney
Kathryn Peto, City Clerk

Monday, January 7, 2019

9:00 AM

City Commission Chambers

NOTE: This is a draft copy of the minutes of the 1-7-2019 City Commission Workshop Meeting, has not been approved by the Commission and is subject to change.

CALL TO ORDER/ROLL CALL

The North Port City Commission Workshop Meeting was called to order at 9:00 a.m. in Meeting and Training Room 244 by Vice-Mayor McDowell.

Present: Vice-Mayor McDowell; Commissioners Luke and Emrich, City Manager Lear; City Attorney Slayton; City Clerk Peto and Recording Secretary Hale.

Absent: Mayor Hanks and Commissioner Carusone.

The Pledge of Allegiance was led by Commissioner Luke.

1. APPROVAL OF AGENDA – COMMISSION

2. PUBLIC COMMENT:

Public comment was held 9:02 a.m. - 9:06 a.m.

Joan Herron San Lwin: procedural change in public comment.

3. GENERAL BUSINESS:

The Vice-Mayor announced that public comment regarding Warm Mineral Springs (WMS) will be held following the presentation and prior to Commission discussion.

A. [18-921](#)

Warm Mineral Springs Park Conceptual Master Plan presentation

City Manager Lear gave an overview of the item. General Services/Parks and Recreation

Director Pfundheller, Kimley-Horn and Associates Inc. Landscape Architect James Pankonin, Civil Engineer Peter VanBuskirk, Janus Research Archaeologist Ken Hardin and Sweet Sparkman Architect John Bryant provided a PowerPoint presentation.

Commissioner Carusone joined the meeting at 9:23 a.m.

Recess 9:31 a.m. - 9:42 a.m.

After a brief recess the presentation continued.

PUBLIC COMMENT

Jono Miller: prior public comment, water flow and quality, micro watershed map, septic tank effect, restore section to native habitat.

Juliette Jones: studies were tainted, irrelevant choices online, no camping or RV park.

Joan Herron San Lwin: combined Master Plan, no P3, horses, cabins or RVs, cost of improvements, water management, questionnaire problems.

Grigory Pogrebinsky, M.D.: holistic properties, no camping, medical tourism, health destination.

David Phillips: preservation, no campgrounds, Ortiz sidewalk connection, community gardens.

Nancy Fisher: historic and ecological preservation, low impact development, landscaping, RVs and tents.

Allain Hale: read letter from Miccosukee Tribe, springs preservation.

It was suggested that Mr. Hale provide the City Clerk with a copy of the letter from Miccosukee Tribe.

Paul Blackketter: updates to the Springs, preservation and infrastructure.

Discussion ensued: (1) it was suggested that the data regarding mineral and flow changes statewide be reviewed for better comparison; (2) a United States Geological Survey (USGS) study to monitor and quantify flows from the Spring started in December 2017 and there isn't any historical data available prior to that; (3) a suggestion was made to review the flow studies completed for the Myakkahatchee Creek/River; (4) once the plan is determined expansion of utilities, including fire protection, will be addressed; (5) sewer lines have already been installed, the septic system was converted to a lift station that is pumping to the wastewater treatment plant, currently there are no water lines in the area and the site is still on well water; (6) the Utilities Department recommends looping the water lines on Trionfo Avenue and U.S. 41; (7) a suggestion was made to have a conversation with Sarasota County about utility improvements that may include land in the unincorporated sections; (8) a fire-flow lane will be necessary and it is not currently in the Capital Improvement Program (CIP), it was suggested that grants be researched to help defray costs;

There was a unanimous consensus to have staff review and research state assistance and legislation regarding springs, water expansion and any utilities necessary.

Discussion continued: (1) it was suggested to reach out to the lobbyist to find out what grants and funding sources are available; (2) it is estimated that demolition and renovations of the buildings could take nine - 12 months and that temporary facilities could be provided to maintain access to the Spring during the process; (3) a suggestion was made to complete the project in phases with additional or new amenities considered in the final process; (4) it was opined that the survey didn't allow for the public to decline a suggestion, that all items suggested by the Commission were not intended to be

implemented and that the lowest scoring items should be removed from consideration; (5) it was noted that of the 123 paper surveys and 128 online responses there may be duplicates from the same individuals; (6) that there are 70,000 residents and 110,000 annual visitors on average to the Spring, it was opined that the survey does not reflect what the residents may want; (7) the presentation sheet with the dotted arrow that points toward the Spring is a suggested controlled access gate to the community garden area, intended for maintenance activities and not public access; (8) the paved area for shopping is to be kept outside of the 20-acre section.

There was a unanimous consensus to move the Flex Space to the 60-acre area and add a drop-off lane.

Discussion continued: (1) oversight of the meeting room is not listed in the agreement with the management company, and it is preferred that Parks and Recreation handle it as a supervised rental as they already do with other facilities; (2) under the agreement the management company is to provide a cafe as a service, the City could solicit a vendor for that service if the management company chooses not to.

There was a unanimous consensus to have Parks and Recreation handle the meeting rooms.

Discussion continued: (1) it was suggested that the Cyclorama be part of the Spring and its history, not the meeting room; (2) concern was expressed for charging entry to the Cyclorama or use of the trails; (3) once costs are calculated for different portions of the facility, usage fees, if any, can be addressed; (4) it is intended to have a volunteer docent at the Cyclorama.

Recess 11:06 a.m. - 11:18 p.m.

Discussion continued: (1) the application for the buildings will be on the National Registry's agenda in May and then reviewed by the National Park Service, there should be a decision by this summer; (2) updates to the three buildings have been budgeted for \$450,000 this year and \$750,000 next year, revenue is approximately \$1,200,000, with \$860,000 of expenditures and there are additional expensive repairs that are being addressed as needed pending the status of the overall project, full ownership of WMS cost \$5,500,000 with the primary source of payment from surtax funding; (3) due to the archaeological study being added to the project the timeline has changed, an updated timeline will be sent to the Commission and added to the backup materials; (4) concerns were expressed for allowing horses as an amenity at WMS and it was noted there are other locations better suited for horse trails.

There was a unanimous consensus to not have horses at the Warm Mineral Spring Park.

PUBLIC COMMENT

Heidi Kublik: supports a spa for wellness tourism.

Discussion continued: (1) it was noted that cabin or tent camping would be foot traffic in and out of the area, this is based on conservation over convenience, and that showers and bathrooms in cabins may be preferred over separate facilities; (2) concerns were expressed for oversight, maintenance and infrastructure of cabins; (3) the pros and cons of various camping methods were discussed and concerns were shared regarding conservation preservation and infrastructure, it was opined that overnight camping of any sort is not favored.

There was a unanimous consensus to not allow camping tents.

There was a majority consensus to not have cabins.

There was a majority consensus to not allow RVs in the area adjacent to Trionfo Avenue along the creek edge as presented in the Master Plan.

Discussion continued: (1) an event pavilion can be used for multiple purposes that are smaller in nature, the building will be slightly larger than a gazebo; (2) it was suggested that direction be specified for what is desired in an event pavilion.

There was a unanimous consensus to have an open-air pavilion where the event pavilion is located.

Discussion continued: (1) it was noted that the outer wall of the building illustrated in the presentation for the Open-Air Amphitheater could be used for screening movies, and that the shelter can be utilized for many activities; (2) a suggestion was made that the multi-purpose shelter be situated near the museum and the food vendors; (3) it was suggested that a few of these open-air multi-purposes shelters should be constructed; (4) it was noted that this structure can be built in different sizes dependent on the location and use; (5) a suggestion was made to have a one of these shelters with a thatched roof near the food vending area.

There was a unanimous consensus to have funky spaced buildings in multiple locations and sizes.

Discussion continued: (1) it was explained that the proposed observation towers would be connected above ground, through the tree canopy.

There was a unanimous consensus to keep the connecting observation towers.

Discussion continued: (1) it was explained that the footbridge has a functional purpose as it will provide a crossing over a wet, low lying area; (2) it was noted that to change the location of the ticket area will change the design; (3) currently guests pay for services and then they are escorted to the proper area; (4) concern was expressed for how to handle guests to pay at one location for use of different amenities; (5) a suggestion was made to use different wristbands for access to specific amenities; (6) it was opined that escorting customers isn't a good idea when it is anticipated there will be numerous people attending, and it was noted that attendance has already tripled in the past three years; (7) there was discussion regarding the current use of the fitness/multipurpose room and the possibility of changing its use for admission ticketing; (8) it was suggested that staff look into options for the location of a payment area, making the restaurant accessible from both avenues and how tickets can be sold at the cafe if a patron would like to use the Spring; (9) concern was expressed for having multiple payment locations and it was opined that only one payment location should be utilized; (10) after discussion it was stated that ticket concessions will be left to operations.

Recess 12:28 p.m. - 12:47 p.m.

Commissioner Carusone was not present when the meeting reconvened.

Discussion continued: (1) it was suggested that the trail design also be compliant with the Americans with Disabilities Act (ADA); (2) it was noted that the trails will be designed to accommodate maintenance vehicles; (3) it was suggested that restrooms be located near the community garden, the museum, the observatory and that porta potties can be brought in for large events.

There was a unanimous consensus to add a restroom by the community gardens, move a restroom near the pavilion and tower, and move another restroom closer to the museum.

Discussion continued: (1) it was explained that the parking area noted as number 6 was

presented for camping and horses, that the property is privately owned, and that there is no longer a need for this space.

There was a unanimous agreement to nix the additional parking.

Discussion continued: (1) the Cyclorama is 3,850 square feet and it is recommended to eliminate the ramp and the tiers from the middle to make it ADA accessible and creating more exhibit space; (2) a decision on the proposed window with a view to the Spring should wait until after the historical registry review; (3) if the window is added it would require that section of painting around the Cyclorama to be modified.

Commissioner Carusone rejoined the meeting at 1:00 p.m.

There was a unanimous consensus to remove the risers in the center to create the exhibit space.

There was a unanimous consensus to have the window in the Cyclorama only if able to preserve the historical reference by the national registry of historic places.

At 1:02 p.m. it was noted that the Warm Mineral Springs conversation would finish momentarily and that the Road and Drainage discussion will then commence.

Discussion continued: (1) a suggestion was made to have an enlarged compost and mulch area in the community garden; (2) it was noted that the community garden will remain where it is currently located until the new plan is implemented and that this may take years; (3) it was suggested to create a shell access road to the community garden.

There was a unanimous consensus to create an access road possibly using shell.

B. [18-880](#)

Discussion of North Port Road and Drainage District Methodology - TIME CERTAIN 1:00 P.M.

City Manager Lear gave an overview of the item. Public Works Director Bellia introduced Assistant Public Works Director Bramble, Business Manager Malingowski, Operations and Maintenance Manager Speake, Stantec, Inc. Principal Erick Van Malssen, Consultants Patrick Luce and Morgan Brosch. Ms. Bellia noted that this is the first of two workshops. Today's presentation will address the assessment methodology, and that the next workshop will be a review of assessments for different types of properties with costs. Mr. Van Malssen provided a PowerPoint presentation.

PUBLIC COMMENT

Bob Albee: Road and Drainage financial impact.

Discussion ensued: (1) Commission was asked for direction whether to continue using the ITE Trip Generation methodology or implement a new process; (2) a suggestion was made to continue using the existing ITE system and that the City should work toward creating their own methodology to more accurately reflect the community.

There was a unanimous consensus to continue using the existing ITE.

Discussion continued: (1) the current Drainage assessment is based on acreage, then primary, secondary and tertiary; (2) it was explained that Drainage is specific to the property and the benefit received, properties where the City maintains drainage are assessed primary, secondary and tertiary drainage fees, areas that have their own tertiary drainage are assessed secondary and primary; (3) there isn't an assessment for West Villages because the City doesn't provide drainage services in that location; (4) churches and non-profit organizations are not assessed a drainage fee.

There was a unanimous consensus to keep the current Drainage methodology.

Discussion continued: (1) the current Mowing assessment is charged on a per parcel basis for properties that the City maintains, with the cost being the same regardless of the size of the property; (2) it is recommended to move the mowing services into Road and Drainage with mowing costs assessed to all properties because mowing maintains drainage which benefits all; (3) it was explained that mowing costs would be absorbed through both Road and Drainage, costs allocated through Road assessments are based on equivalent road units, and Drainage assessments are based on acreage, then tertiary, primary and secondary; (4) another recommendation is that the Mowing assessment could continue on a per parcel basis with costs charged per linear foot rather than per parcel; (5) the proposed changes will be presented to the Commission at the March 4 workshop using last year's information to compare the differences between the previous and proposed assessments.

PUBLIC COMMENT

Bob Albee: reallocation of costs to include West Villages.

Discussion continued: (1) it was noted that the West Villages would share the cost changes through the Road assessment and not Drainage.

There was a unanimous consensus to absorb the Mowing into Road and Drainage.

Discussion continued: (1) currently administrative charges are split between Road and Drainage, it is recommended to combine the administrative charges; (2) this cost would be included in equal proportion to all parcels; (3) Commissioner Carusone stated that she supports consolidation of administration costs.

Commissioner Carusone left the meeting at 2:07 p.m.

Discussion continued: (1) a demonstration of the recalculated administration costs will be presented at the March 4 workshop; (2) costs that specifically relate to either Road or Drainage will still be applied through their respective assessments, administrative costs that cannot be allocated will be combined; (3) it was opined that at some time separation of Road and Drainage may need to be addressed.

There was a unanimous consensus to consolidate the administrative charges.

Discussion continued: (1) it was suggested that staff provide an update regarding the maintenance of swales, the current status of the grid system and provide a plan to share publicly.

There was a unanimous consensus that staff provide an update of the grid system and the storm water management plan at the March 4 workshop.

4. CONSENT AGENDA:**5. PUBLIC COMMENT:**

There was no public comment.

6. COMMISSION COMMUNICATIONS:

There were no Commission Communications.

7. ADMINISTRATIVE AND LEGAL REPORTS:

There were no Administrative and Legal Reports.

8. ADJOURNMENT:

Vice-Mayor McDowell adjourned the North Port City Commission Workshop Meeting at 2:14 p.m.

City of North Port, Florida

By: _____
Christopher B. Hanks, Mayor

Attest: _____
Kathryn Peto, City Clerk

Minutes approved at the City Commission Regular Meeting this ____ day of _____, 2019.