



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes - Draft Solid Waste District Governing Body

Tuesday, June 25, 2019

4:00 PM

City Commission Chambers

CALL TO ORDER

Vice-Mayor McDowell called the meeting to order at 4:14 p.m.

ROLL CALL

Present: 4 - Vice-Mayor Debbie McDowell, Commissioner Jill Luke, Commissioner Pete Emrich and Commissioner Vanessa Carusone

Absent: 1 - Mayor Christopher Hanks

Also Present:

City Manager Peter Lear, City Attorney Amber Slayton, Recording Secretaries Susan Hale and Laura Reed, Public Works Director Julie Bellia, Assistant Public Works Director Monica Bramble, and Solid Waste Manager Frank Lama.

1. APPROVAL OF AGENDA

A motion was made by Commissioner Luke, seconded by Commissioner Emrich, to approve the Agenda as presented. The motion carried by the following vote:

Yes: 4 - Vice-Mayor McDowell, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

Absent: 1 - Mayor Hanks

2. PUBLIC COMMENT:

There was no public comment.

3. CONSENT AGENDA:

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

Yes: 4 - Vice-Mayor McDowell, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

Absent: 1 - Mayor Hanks

A. [19-0688](#) Minutes for the May 28, 2019 Regular Meeting.

The Minutes were approved on Consent.

- B. [19-0588](#) Utilize Sourcewell Contract # 040319-JCB to purchase one (1) new model TM320 JCB Articulated Telescoping Loader for the Solid Waste District for an estimated total cost of \$151,852.50 from Mackinnon Equipment & Services

The Contract was approved on Consent.

4. PUBLIC HEARINGS:

- A. [19-0589](#) Second Reading, Ordinance 2019-22 of the City of North Port, Florida, Amending the Non-District Budget Fiscal Year 2018-19 by Providing for Changes Identified in Exhibits A and B; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Ms. Reed read Ordinance 2019-22 into the record by title only. There were no questions or comments from the Commission and there was no public comment.

A motion was made by Commissioner Luke, seconded by Commissioner Emrich, to approve Ordinance No. 2019-22. The motion carried by the following vote:

Yes: 4 - Vice-Mayor McDowell, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

Absent: 1 - Mayor Hanks

5. GENERAL BUSINESS:

- A. [19-0075](#) Solid Waste Transfer Station

Mr. Lear provided an overview.

Ms. Bellia and Mr. Lama provided a PowerPoint which included savings from a one-side pickup program, transfer station information, a map of the City with two potential sites for a station, future land and comparison use of the two areas, initial cost estimates and savings, initial transportation capital expenses, expected savings, and development stages.

Ms. Bellia and Mr. Lama spoke to leasing a portion of the Yorkshire Street, Fiveleaf Road site wetlands, zoned Recreation Open Space and needed fill dirt and additional permitting, 16-acre North Yorkshire Drive is zoned as an Activity Center part of which was planned for a park, retention ponds required as it relates to the near-by lake and canal, usable Yorkshire area vs. the lake area leaving 23 acres for parkland, expansion plans incorporating other locations around the City, travel distance comparisons, considering utilizing the Charlotte County Landfill through an Interlocal Agreement, and clarification of conservation areas.

Ms. Bramble spoke to the public backlash against a previously suggested site near Glenallen Boulevard as reasoning for looking at undeveloped areas in the City.

It was requested that staff verify the conservation status of the property adjacent to the current Public Works site.

Ms. Bramble and Mr. Lama spoke to the landfill tipping fee cost per ton, current practice

of garbage pick-up for commercial, 2012 Feasibility Study not being used for the current recommendation, initial capital expense, benefits and reduction of overtime by providing more refuse collection time with a local transfer station, estimated cost savings, annual transfer station expenses of \$675,000 including Capital Expenditures (Capex) incurred for the acquisition of new equipment after ten years, construction costs included in the Transfer Station Amortized Capital and Operations and Maintenance amount, economic opportunities open to the City with its own transfer station, and initial cost estimates being an average range for the type of facility recommended by staff.

Ms. Bellia spoke to the future of recycling, regional landfill locations and yard waste locations.

Discussion ensued regarding splitting the travel between the Sarasota County landfill and the Charlotte County landfill locations.

Ms. Bellia confirmed that the site near the Public Works Department is classified as an Activity Center, not conservation.

Mr. Lama spoke to providing information regarding alternate routes.

Ms. Slayton spoke to reviewing the Comprehensive Plan regarding possible violations of the proposed Yorkshire site located on a future park site or amending the Comprehensive Plan.

Mr. Lama spoke to the public displeasure in 2012 regarding the Public Works site, the cost of the Feasibility Study in 2012, the current proposal is for design and permitting, and funding will be from FY 2020.

There was no public comment.

A motion was made by Commissioner Luke, seconded by Commissioner Emrich, to authorize staff to initiate the following tasks pertinent to a Solid Waste Transfer Station: 1) investigate property to purchase, 2) procure services of a consultant to conduct a Wetlands and Wildlife Survey of the property, 3) procure services of a consultant to conduct a Cultural Resources and Archaeological Survey of the property, and 4) procure services of an Engineering Consultant to develop a solicitation.

Commissioner Carusone opposed the proposal because the lake and land is a heritage area, the property was originally planned as a park, is government-owned by Parks and Recreation, it is violating the City's Comprehensive Plan, and future development of an I-75 intersection must be considered.

Vice-Mayor McDowell stated that the City has not attained the requisite population or collection rates projected by the Feasibility Study to warrant a transfer station, agreed that the future interchange must be considered, the proposed site is not the best location, and suggested an amendment to the motion.

Discussion ensued pertaining to the future interchange and service road, and the 32-acres left for park land.

Ms. Bellia spoke to Raintree Boulevard as an alternate interchange, and staff consideration of private sector properties.

The motion and second were withdrawn.

A motion was made by Commissioner Carusone, seconded by Commissioner Luke, to direct staff to bring back a variety of properties that are privately owned or public owned, removing the lake area for the Commission to consider purchasing to create a transfer station preferably all within Activity Center 6.

Discussion ensued concerning staff's input for the best use of the area under consideration.

A motion was made by Commissioner Luke, seconded by Commissioner Emrich, to amend the motion to open consideration to view all properties, private or public, in the entire Activity Center. The amendment carried by the following vote:

Yes: 4 - Vice-Mayor McDowell, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

Absent: 1 - Mayor Hanks

It was requested to have numbers brought back.

Vice-Mayor McDowell passed the gavel to Commissioner Luke.

A motion was made by Vice-Mayor McDowell, seconded by Commissioner Carusone, to amend the motion to have staff return with costs associated with the Transfer Station at the new locations, for each one. The amendment carried by the following vote:

Absent: 1 - Mayor Hanks

Commissioner Luke passed the gavel back to Vice-Mayor McDowell.

A vote was taken on the main motion as amended twice. The motion carried by the following vote:

Yes: 4 - Vice-Mayor McDowell, Commissioner Luke, Commissioner Emrich and Commissioner Carusone

Absent: 1 - Mayor Hanks

6. PUBLIC COMMENT:

There was no public comment.

7. COMMISSION COMMUNICATIONS:

There were no Commission Communications.

8. ADMINISTRATIVE AND LEGAL REPORTS:

There were no Administrative or Legal Reports.

9. ADJOURNMENT:

Vice-Mayor McDowell adjourned the North Port Solid Waste District Regular Meeting at 5:34 p.m.

City of North Port, Florida

As the Governing Body of the Solid Waste District

By: _____
Christopher B. Hanks, Mayor

Attest: _____
Heather Taylor, Deputy City Clerk

Minutes approved at the Solid Waste District Regular Meeting this ____ day of _____, 2019.