



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

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

Thursday, June 16, 2022

9:00 AM

City Commission Chambers

City Manager Recommended Budget

CALL TO ORDER

Vice Mayor Langdon called the meeting to order at 9:00 a.m.

Ms. Jianelli notified the Commission that Commissioner White requested to attend the meeting via Communications Media Technology (CMT).

Vice Mayor Langdon provided required notifications regarding conducting a hybrid meeting.

Commissioner White stated she will be attending the hybrid meeting via CMT due to experiencing an illness.

Vice Mayor Langdon requested a motion.

A motion was made by Commissioner Luke, seconded by Commissioner McDowell, to approve Commissioner White's request to attend the Workshop via Communications Media Technology (CMT). The motion carried on the following vote:

Yes: 3 - Vice Mayor Langdon, Commissioner Luke, and Commissioner McDowell

Abstain: 1 - Commissioner White

Absent: 1 - Mayor Emrich

Ms. Jianelli notified the Commission that Mayor Emrich requested to attend the meeting via Communications Media Technology (CMT).

Vice Mayor Langdon provided required notifications regarding conducting a hybrid meeting.

Mayor Emrich stated he will be attending the hybrid meeting via CMT due to experiencing

an illness.

Vice Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Luke, to approve Mayor Emrich's request to attend the Workshop via Communications Media Technology (CMT). The motion carried on the following vote:

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

Abstain: 1 - Mayor Emrich

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, Assistant City Clerk Adrian Jianelli, Recording Secretary Amanda Baker, Fire Chief Scott Titus, Police Chief Todd Garrison, Assistant City Attorney Jason Yarborough, Assistant City Attorney Julie Bellia, Neighborhood Development Services Director Alaina Ray, Deputy Police Chief Chris Morales, Public Works Director Chuck Speake (virtually), Engineer II Anthony Friedman, Public Works Business Manager Garrett Woods, Parks and Recreation Director Sandy Pfundheller, Assistant Parks and Recreation Director Tricia Wisner, Assistant Utilities Director Jennifer Derosiers, Fire Rescue Business Manager Deanna Marshall, Utilities Director Nancy Gallinaro, and Utilities Engineering Division Manager Mike Acosta

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Recording Secretary Amanda Baker.

1. PUBLIC COMMENT:

Victor Dobrin: future sustainability, citizen importance, taxable value, and respect of Staff.

Valdy Olender: City policies and increasing home value.

2. GENERAL BUSINESS:

[22-2972](#)

Discussion and Possible Direction Regarding the Fiscal Year 2023 City Manager's Recommended Budget.

Vice Mayor Langdon announced the item.

Mr. Fletcher spoke to American Rescue Plan Act (ARPA) funding, Commission-approved breakdown of projects, shovel-ready site improvements, and reducing the Economic Development budget.

Commission questions and discussion took place regarding purchasing property for development, gearing ARPA funds toward Economic Development, and staff bringing back details for investments.

There was consensus to direct staff come back with the details for the right

investments, pursuing options, and covering priorities of the \$2 million.

Mr. Fletcher provided a presentation including a Capital Improvement Projects (CIP) overview.

Ms. Janelli read the following e-comment into the record:

Andrew Baker: reducing millage rate.

Mr. Fletcher continued with the presentation including projects by fund, surtax proposals, department projects by strategic plan pillars, and proposals by department including City Manager, Neighborhood Development Services, Public Safety-Police, Public Works, Parks and Recreation, Public Safety-Fire Rescue, and Utilities.

There were no Commission questions or discussion.

22-3078**CIP City Manager**

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding materials and partial labor included in the budget proposal for City-wide renovations.

There was no public comment.

22-3079**CIP Information Technology**

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

22-3080**CIP Neighborhood Development Services**

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding funding of permitting software, use of Building fund, placing American Rescue Plan Act (ARPA) funds into the Building fund, and grants and donations.

There was consensus to direct the City Manager to work with staff to break out all projects that used American Rescue Plan Act (ARPA) funds to show the ARPA funds used in the financing section of the Capital Improvement Project (CIP) project sheet.

Commission questions and discussion continued regarding funding of construction and renovation, project timeline, contractual obligations, and phasing the annex renovation.

There was no public comment.

22-3081

CIP Police

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the need for police station construction, closing the project temporarily, ongoing license plate reader project, property evidence/Emergency Operations Center (EOC) building location, Wellen Park Public Safety building completion, allocating the remaining funds from the Public Safety building toward impact fees, and future funding for the shoot house.

There was no public comment.

Commission discussion continued regarding identifying the need for the shoot house.

Recess was taken from 10:15 p.m. until 10:20 a.m.

22-3082

CIP Public Works

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the HVAC chiller units and Tropicair Boulevard shared use path.

There was consensus to direct the City Manager to schedule a workshop with all historical information to be included in the workshop pertaining to the Tropicair Boulevard shared use path.

Mr. Fletcher spoke to community outreach pertaining to the upcoming workshop.

Commission questions and discussion continued regarding projects including Price Boulevard sidewalk, Tropicair Boulevard road reconstruction, roundabout at Cranberry Boulevard and Hillsborough Boulevard, linear parking, Florida Department of Transportation (FDOT) road improvements between Tuscola Boulevard and Ortiz Boulevard, Interchange traffic signals, Woodhaven Drive sidewalk, Toledo Blade and Sumter Boulevard Interchanges, annual road rehabilitation program, Ponce de Leon Boulevard multi-use path funding, and annual sidewalk maintenance.

There was no public comment.

Recess was taken from 11:05 a.m. until 11:15 a.m.

22-3083

CIP Parks and Recreation

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding park and playground amenities, projects including Myakkahatchee Greenway Linear Park, disc golf course, and Boca Chica neighborhood passive park, installation of recycling containers, equipment replacement options, phased American Disability Act (ADA) transition plans,

Butler Park phase 4, Canine Club improvements, Myakkahatchee Greenway Linear Park Development Order (DO) expiration date, purchase of Jessamine, updating the Legacy Trail Capital Improvement Project (CIP) sheet title, Dallas White playground equipment replacement, monthly playground equipment inspections, Canal & Creek Master Plan, additional dog park east of Toledo Blade, Marina Park restrooms, Environmental Park improvements, definition of "passive park", and annual maintenance budget.

Recess was taken from 11:59 a.m. until 12:30 p.m.

Mr. Fletcher provided a presentation including Warm Mineral Springs (WMS) repairs and renovations, revenue, community value, phasing consideration, restrooms, showers, restaurants, and bid options.

Commission questions and discussion took place regarding valued engineering definition, pay as you go plan, 2014 Sarasota County Plan, negotiating parameters with an outside entity, placing the Price Boulevard widening project before WMS renovation, cyclorama repairs, locker rooms and a spa area, gift shop, Public-Private Partnerships (P3), monthly management fee, admission and gift shop revenue retainment, reallocating funds, phase breakdown, water/sewer connectivity, piece-mealing the renovation with additional costs, bid rejection, meeting with Kimley-Horn to sub-phase the renovations, recognizing optics, keeping WMS open during renovations, time-specific agenda item, cost of sub-phases, community feedback, repairs made since property purchase, temporary onsite restroom facilities, health mechanism, setting Building 2 and utilities as priority, current P3 discussions, parking lot renovation, acreage preservation, tourism, additional land acquisition, adding value to the property, establishing a P3 or selling the property, cost to keep open, next steps, funding of renovations, and establishing amenities prior to a P3 negotiation.

Ms. Pfundheller spoke to onsite shower requirements, completed design and plans, interest in redevelopment, and rebidding, redesigning, and rephasing the project.

Commission questions and discussion continued regarding water/sewer connectivity along Ortiz Boulevard bridge crossing, water main replacement, contingency agreement with Kimley-Horn, working with a middle entity, private entity interest in purchasing the property, assistance in obtaining a P3, prior P3 negotiations including lease of land, and developer responsibility for building rehabilitations, water connectivity, and environmental studies.

There was consensus to direct staff to get with Kimley-Horn to figure out a cost of rehabbing Building 2 and allowing Utilities to take care of the water/sewer connectivity.

There was consensus to direct staff to solicit partnerships regarding the Warm Mineral Springs development project.

Commission questions and discussion continued regarding the special meeting being time-sensitive.

There was consensus to direct staff to schedule a special meeting regarding the Warm Mineral Springs development project.

There was no public comment.

[22-3084](#)

CIP Fire

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the Public Safety Training Complex and City Hall generator installation and the new Emergency Operations Center (EOC) center.

There was no public comment.

[22-3085](#)

CIP Utilities

Vice Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding funding for the Aquifer, Storage, and Recovery (ASR) project, adding "I-75" to the "Neighborhood Water/Wastewater Line Extensions - Sumter Blvd". and "Neighborhood Water/Wastewater Line Extensions – Toledo Blade Blvd" Capital Improvement Project (CIP) sheet titles, American Rescue Plan Act (ARPA) funding appearing on the appropriate CIP sheets, and Commission direction on page 467 regarding moving the remaining amount to the Neighborhood Development expansion.

There was consensus to leave the "Future Funding Requirements" amount in the "Neighborhood Water/Wastewater Line Extensions-Sumter Blvd." Capital Improvement Project.

Commission questions and discussion continued regarding the force main on Cranberry Boulevard, whether Charlotte County will be assisting with the Hillsborough water main replacement and relocation project, purchasing sale agreement for the new Utilities building project, timeline for a groundbreaking ceremony for the new Utilities building, placing funds in the Building Renewal and Replacement (R&R) account in Facilities Maintenance, and Building R&R fund being a cost allocation plan.

There was no public comment.

Mr. Fletcher and Commission expressed gratitude to staff.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Vice Mayor Langdon adjourned the meeting at 2:17 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__.