



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
Amber L. Slayton, City Attorney
Heather Faust, City Clerk

Tuesday, September 24, 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 Jerome Fletcher, Assistant City Manager Julie Bellia, City Attorney Amber Slayton, Interim City Attorney Michael Golen, City Clerk Heather Faust, Assistant City Clerk Matthew Powell, Deputy Police Chief Chris Morales, Fire Chief Scott Titus, Deputy Fire Chief Nicholas Herlihy, Utilities Director Nancy Gallinaro, Development Services Department Assistant Director Lori Barnes, Human Resources Director Christine McDade, Risk and Benefits Manager Sandy Knowles, and Public Works Director Chuck Speake

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ms. Slayton.

1. APPROVAL OF AGENDA

Mayor White requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to approve the agenda as amended to move Item No. 24-1419 prior to Item No. 24-1383. The motion carried on the following vote:

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

2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [24-1392](#) Sarasota County Commissioner Ron Cutsinger Update to the North Port City Commission.

Mayor White announced the item.

Ms. Bellia introduced the item.

Ron Cutsinger, Sarasota Commission, spoke to adverse weather, River Road update, Resilient SRQ, Chamberlain Family Apartments, and Suncoast Technical College expansion.

There were no Commission questions or discussion.

There was no public comment.

3. PUBLIC COMMENT:

Robin San Vicente: Spoke to public input and community feedback concerns.

Valdy Olender: Spoke to public input process concerns.

4. ANNOUNCEMENTS

- A. [24-0218](#) 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.

5. CONSENT AGENDA:

Mayor White announced the item and queried the Assistant 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 Commissioner McDowell, seconded by Commissioner Emrich, to approve the consent agenda with the exception of Item No. 24-1228 being pulled for discussion. The motion carried on the following vote:

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

- A. [24-1228](#) Approve Renewal of Property and Casualty, Accidental Dismemberment (AD&D) Insurance With Gehring Group a Risk Strategies Company for Fiscal Year 2024-2025 in the Amount of \$2,333,266.

Mayor White announced the item.

Commissioner McDowell spoke to the item regarding insurance estimate, fund allocation, shortfall restoration, and reimbursement potential.

Ms. Knowles responded to Commission questions regarding Federal Emergency Management Agency (FEMA)/Hurricane Ian reimbursements and shortfall.

There was no public comment.

A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve Item No. 24-1228 as presented. The motion carried on the following vote:

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

- B.** [24-1352](#) Approve the Public Emergency Medical Transport (PEMT) Letter of Agreement with the Agency for Health Care Administration (ACHA) in the Amount of \$202,613.16
This item was approved on the consent agenda.
- C.** [24-1353](#) Approve the First Amendment to the Software as a Service Agreement Between Tyler Technologies Inc., and the City of North Port in the Amount of \$2,988.00 for the Use of Tyler Payments for Invoicing and Billing through the MobileEyes System for Business Related Inspections by the Fire Rescue Department.
This item was approved on the consent agenda.
- D.** [24-1364](#) Approve the July 24, 2024 Commission Special Meeting Minutes
This item was approved on the consent agenda.
- E.** [24-1365](#) Approve the July 25, 2024 Commission Special Meeting Minutes
This item was approved on the consent agenda.
- F.** [24-1366](#) Approve the December 7, 2023 Commission Regular Meeting Minutes
This item was approved on the consent agenda.
- G.** [24-1367](#) Approve the July 9, 2024 Commission Regular Meeting Minutes
This item was approved on the consent agenda.
- H.** [24-1368](#) Approve the June 25, 2024 Commission Regular Meeting Minutes
This item was approved on the consent agenda.
- I.** [24-1369](#) Approve the August 5, 2024 Commission Regular Meeting Minutes
This item was approved on the consent agenda.
- J.** [24-1371](#) Approve the Third Amendment to the Lease Agreement Between the City of North Port and North Port Senior Center for Space at the Community Education Center.
This item was approved on the consent agenda.
- K.** [24-1387](#) Approve the July 1, 2024 Commission Workshop Meeting Minutes

This item was approved on the consent agenda.

- L. [24-1388](#) Approve the June 25, 2024 Commission Workshop Meeting Minutes
This item was approved on the consent agenda.
- M. [24-1393](#) Approve the September 5, 2024 Commission Regular Meeting Minutes
This item was approved on the consent agenda.
- N. [24-1396](#) Approve the Appointment of Walter Pawlowski as a Member of the Citizen Tax Oversight Committee, to Serve a Term from September 24, 2024, to September 24, 2027.
This item was approved on the consent agenda.
- O. [24-1397](#) Approve the Appointment of Julia Fritz as a Member of the Art Advisory Board to Serve a Term From September 24, 2024, to September 24, 2027.
This item was approved on the consent agenda.
- P. [24-1398](#) Approve the Appointment of Ed James as a Member of the Charter Review Advisory Board, to Serve a Term from September 24, 2024, to September 24, 2027.
This item was approved on the consent agenda.
- Q. [24-1399](#) Approve the Appointment of David Frattallone as a Member of the Environmental Advisory Board, to Serve a Term from September 24, 2024, to September 24, 2027.
This item was approved on the consent agenda.
- R. [24-1170](#) Approve and Authorize the City Manager to Execute the Assignment, Assumption, and Second Amendment of Investment Advisory Agreement with PFM Asset Management, LLC to its Parent, U.S. Bancorp Asset Management, Inc. and the Consent Form to Transfer From PFM Asset Management, LLC to its Parent, U.S. Bancorp Asset Management, Inc.
This item was approved on the consent agenda.
- S. [24-1229](#) Approve Renewal of Florida Firefighter Cancer and Death Benefit Insurance Services With United Badges Insurance Services and the City of North Port for Fiscal Year 2024-2025 and Funding Fifty Percent of the Contract From City Funds in the Amount of in the Amount of \$22,204.50.
This item was approved on the consent agenda.

- T. [24-0812](#) Approve Amendment No. 2 to Work Assignment 2022-18PW.01 for Assistance with FEMA Reimbursement and Other Grants Management Services After Hurricane Ian with Rostan Solutions, LLC., for an Additional Amount of \$1,000,000 for a Total Cost of \$4,000,000.

This item was approved on the consent agenda.

6. GENERAL BUSINESS:

- B. [24-1419](#) Discussion and Possible Action Regarding the Recruitment, Qualifications and Salary Parameters for the New City Attorney Executive Search.

Mayor White announced the item.

Ms. Bellia introduced the item.

Doug Thomas, Executive Vice President, Recruitment and Leadership Development, Strategic Government Resources (SGR), provided a presentation including overview, SGR background, keys to success, position profile brochure, social media marketing, employment sources, project methodology, national recruitment and Florida presence, recent searches, City Attorney searches, and SGR benefits.

Commission questions and discussion took place regarding salary range.

Ms. Slayton clarified her current salary and Deputy City Attorney salary range.

Commission questions and discussion continued regarding external meeting with community, internal interview process, group interview, Florida bar membership, staff feedback, one on one interviews, and recommendations.

Mr. Thomas spoke to management of Commission election transitions.

Ms. Slayton spoke to experience with SGR and management styles.

Public Comment:

David Duval: Spoke to recommendations regarding contract benefits.

Mayor White requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to approve the procurement of recruitment services of Doug Thomas and SGR for the recruitment, qualifications, and salary parameters for the City Attorney executive search.

Commission questions and discussion continued regarding direction to bring back for new seated Commissioners.

Ms. Bellia noted the City Manager does not have a city vehicle.

The motion carried on the following vote:

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

Commission questions and discussion continued regarding timeline concerns, election impact, and Commission feedback.

A motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to direct SRG to draft a brochure and submit it to the sitting Commission following the November election for review. The motion carried on the following vote:

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

Recess was taken from 7:39 p.m. to 7:50 p.m.

A. [24-1383](#)

Discussion and Possible Action Regarding Technical Memorandum for Fiscal Year 2025 Water and Wastewater User Rates, a High-Level Revenue Sufficiency Analysis Presented by GovRates, Inc.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Bryan Mantz, GovRates Inc., provided a presentation including utility overview, intent, expense increases, capital needs, increase for fiscal year (FY) 2025, projected operating margins for capital funding, user rate comparison, and recommendations.

Commission questions and discussion took place regarding operating margin capital funding, budget approval versus rates, proposed rate and existing rate clarification, operating versus planning impact on rates, rate determination, payment in lieu of taxes (PILOT) process, projected revenue, impact on utility rate, debt service, general fund role, list of projects funding, debt issuance requirements, financial impact on citizens, study timeline, fiscal responsibility, services provided, past increases, and direction requested.

Public Comment:

Josh Smith: Spoke to financial impact on citizens.

Mayor White requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to approve the Technical Memorandum for Fiscal Year 2025 Water and Wastewater User Rates prepared by GovRates, Inc. The motion carried on the following vote:

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

7. PUBLIC HEARINGS:

RESOLUTION:

A. [RES. NO. 2024-R-58](#)

Resolution of the City Commission of the City of North Port, Florida, Adopting the Annual Utility Rate Schedule for Private Fire Protection Services, the Annual Utility Rate Schedule for Water and Wastewater Guaranteed Revenue Charges, the Utility Rate Schedule for Reclaimed Water, the Water and Wastewater System Base Facility Charge, the Water System Rate Schedule for Water Usage Volume, the Water System Rate Schedule for Bulk Water, the Wastewater System Rate Schedule for Usage, the Wastewater System Flat Rate Schedule, the Water and Wastewater System Deposit Fee Schedule; Adopting

Automatic Rate Increases; Providing for Incorporation of Recitals; Providing for Conflicts; 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.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding usage of Engineering News-Record (ENR) versus Consumer Price Index (CPI) and Florida versus national inflation.

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 McDowell, to adopt Resolution No. 2024-58 using the ENR index for annual utility rate schedule adjustments.

Commission questions and discussion continued regarding removal of CPI, use of state ENR rate versus regional, and recommendations.

The motion carried on the following vote:

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

ORDINANCE - SECOND READINGS:

B. [ORD. NO. 2024-34](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A – City Fee Structure; Amending City-Wide Fees, Development Services Fees, Fire Rescue District Fees, Police Fees, Parks and Recreation Fees, Solid Waste Fees, Utilities Fees, Road and Drainage District Fees, and Social Services Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

David Duval: Spoke to increased revenue usage.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to adopt Ordinance No. 2024-34 as presented. The motion carried on the following vote:

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

- C. [ORD. NO. 2024-33](#) An Ordinance of the City of North Port, Florida, Updating References to the City Fee Schedule Throughout the Code of the City of North Port, Florida and Unified Land Development Code; Removing References to Specific Dollar Amounts for Fees in Article IX, Code Enforcement, of Chapter 2, Administration, and Article IV, Abandoned Property, of Chapter 42, Nuisances, of the Code of the City of North Port, Florida; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to adopt Ordinance No. 2024-33 as presented. The motion carried on the following vote:

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

- D. [ORD. NO. 2024-35](#) An Ordinance of the City of North Port, Florida, Adopted as a Curative Law to Ratify, Validate, and Confirm all Resolutions that Adopted or Amended the City's Non-District Budget and/or the Capital Improvement Budget for Fiscal Years 2021-2022, 2022-2023, and 2023-24; Declaring the Resolutions and the Related Budgetary Actions to be Legal and Valid in all Respects; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Retroactive Application to the Effective Dates of the Referenced Resolutions; 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 Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to adopt Ordinance No. 2024-35 as presented. The motion carried on the

following vote:

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

E. [ORD. NO. 2024-36](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2023-2024 for Hurricane Ian Repairs and Environmental Park Repairs in the Amount of \$4,350,302; Providing for Findings; Providing for Posting; Providing for Conflicts; 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 Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to adopt Ordinance No. 2024-36 as presented. The motion carried on the following vote:

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

ORDINANCE - FIRST READINGS:

F. [ORD. NO. 2024-32](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A-City Fee Schedule; Amending Development Services Fees, including Building, Development Review, Planning and Zoning, and Natural Resources Fees, to Correspond with the New Unified Land Development Code; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor White announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Barnes spoke to fee schedule changes and staffing requirements.

Commission questions and discussion took place regarding latest fee schedule

amendment, annexation fees, Districts review intent, rate study, increase relating to advertising costs versus District fees, bid proposal, Activity Center rezone cost, certificate of occupancy, and construction completion certification.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Emrich, to continue Ordinance No. 2024-32 to second reading on October 8, 2024. The motion carried on the following vote with Commissioner McDowell dissenting due to the need for further investigation and the level of increases:

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

No: 1 - Commissioner McDowell

Recess was taken from 9:26 p.m. to 9:36 p.m.

G. [ORD. NO. 2024-39](#)

An Ordinance of the City of North Port, Florida, Adjusting the Base Salary Rate Formula; Amending the Code of the City of North Port, Florida, Section 2-23 - Declaration of Salary; Payment; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White announced the item and requested a motion to direct the City Clerk to read by title only.

A motion was made by Vice Mayor Stokes, seconded by Commissioner McDowell, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding increase schedule, population impact, compensation intent, municipality comparisons, salary per population, candidate considerations, work and time requirements, attracting candidates, role and responsibilities, salary increase justification, and median salary.

Public Comment:

David Duval: Expressed opposition to the proposed Ordinance.

Josh Smith: Expressed opposition to the proposed Ordinance.

Mayor White closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, to rescind Ordinance No. 2024-39 and continue using the formula established in 2018. The motion failed due to lack of a second.

A motion was made by Commissioner Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2024-39 to second reading on October 8, 2024 as amended to include the following changes in 2025 follow the formula as presented by the state.

Commission questions and discussion continued regarding timeline clarity and verbiage interpretation.

A motion to amend was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to remove “to include the following changes in 2025 follow the formula as presented by the state” and add “to include a change in rate methodology to increase the base as outlined in the State Compensation schedule to be effective FY 2026.” The motion to amend carried on the following vote with Commissioner McDowell dissenting:

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

No: 1 - Commissioner McDowell

The main motion as amended to read “to continue Ordinance No. 2024-39 to second reading on October 8, 2024 as amended to include a change in the rate methodology to increase the base as outlined in the State Compensation Schedule to be effective FY 2026”. The motion carried on the following vote with Commissioner McDowell dissenting due to the decision being made without factual supporting backup materials and due to the 27% increase this year and additional increase next year:

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

No: 1 - Commissioner McDowell

H. [ORD. NO. 2024-40](#)

An Emergency Ordinance Of The City Of North Port, Florida, Declaring A State Of Local Emergency Caused By The Threat Posed By Potential Tropical Cyclone Nine , Granting The City Manager Or Designee The Authority To Take Actions In Accordance With Florida Statutes Section 252.38(3)(A), And Suspending Standard Procedures And Formalities For Those Matters Identified In Florida Statutes Section 252.38(3)(A)5, Including But Not Limited To The Procurement Of Goods And Services Necessary To Address The Declared Emergency; Providing For Findings; Providing For Conflicts; Providing For Severability; Providing An Effective Date; And Providing For Duration.

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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Mr. Titus spoke to adverse weather impacts and emergency operations preparation.

There were no Commission questions or 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 Vice Mayor Stokes, to adopt Ordinance No. 2024-40 as presented. The motion carried on the following vote:

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

GENERAL BUSINESS - CONTINUED:

C. [24-1394](#) Discussion and Possible Action Regarding Advisory Board Recommendation Memorandums Including 1. Environmental Advisory Board - Trees for Carbon Sequestration 2. Parks & Recreation Advisory Board - Parks Master Plan Funding.

Mayor White announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding carbon sequestration, Parks and Recreation Master Plan, and tree planting and purchasing policy.

There was no public comment.

No action was taken on this item.

D. [24-1198](#) Discussion and Possible Action Regarding Review and Possible Updates of City Commission Policy No. 2020-04 - Public Comment and City Commission Policy No. 2021-03 Rules of Order and Decorum.

Mayor White announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding personal attack definition, court interpretation, content regulations, decorum, relation to City business, and first amendment rights.

Public Comment:

Robin San Vicente: Spoke to verbiage recommendations and clarification, staff decorum, and consent agenda comments.

Susan Balmer: Spoke to decorum and public input.

Mayor White requested a motion.

A motion was made by Commissioner McDowell to direct the City Clerk to amend Commission Policy No. 2020-04 with the two recommended changes to B1 and B3 as outlined in the legislative text. The motion failed due to lack of a second.

Commission questions and discussion took place regarding legislative text.

A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to direct the City Clerk to amend Commission Policy No. 2020-04 with the two recommended changes to B1 and B3 as outlined in the legislative text. The motion carried on the following vote:

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

Mayor white passed the gavel.

A motion was made by Mayor White, seconded by Commissioner Langdon, to direct the City Clerk to amend Commission Policy No. 2021-03 regarding rules of

decorum. The motion failed on the following vote with Vice Mayor Stokes, Commissioner McDowell, and Commissioner Langdon dissenting:

Yes: 2 - Commissioner Emrich and Mayor White

No: 3 - Commissioner McDowell, Vice Mayor Stokes and Commissioner Langdon

Vice Mayor Stokes passed the gavel.

E. [24-1328](#) Discussion and Possible Action Regarding Review and Possible Updates of City Commission Policy No. 2021-05 - Commission Meeting Schedules, Notices, and Agendas.

Mayor White announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding public comment timing, public input, agenda item creation process, denial of agenda items, and consent agenda process.

Public Comment:

Robin San Vicente: Spoke to public comment timing, public input, agenda item creation process, and consent agenda process.

Josh Smith: Spoke to public input.

Mayor White requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to direct the City Clerk to amend Commission Policy No. 2021-05 to define process for placement of item on the agenda requested by a member of the public. The motion carried on the following vote:

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

A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to direct the City Clerk to amend Commission Policy No. 2021-05 to define a process for Commission to request placement of an item on an agenda that was previously denied by the City Manager. The motion carried on the following vote:

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

A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to direct the City Clerk to explore the possibility of allowing public speakers to identify when they would like to speak on an agenda item, either before or after Commission discussion.

Commission questions and discussion continued regarding public comment timing, consistency of timing, and advisory input.

The motion failed on the following vote:

No: 4 - Commissioner Emrich, Mayor White, Vice Mayor Stokes and Commissioner Langdon

Not Present: 1 - Commissioner McDowell

F. [24-1359](#) Discussion and Possible Action to Cancel the City Commission Regular

Meeting on December 5, 2024, and to Schedule a City Commission Special Meeting on December 9, 2024.

Mayor White announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding proposed meeting date.

There was no public comment.

Mayor White requested a motion.

A motion was made by Vice Mayor Stokes, seconded by Commissioner Emrich, to cancel the City Commission Regular Meeting on December 5, 2024, at 4:00 p.m. and to schedule a City Commission Special Meeting on December 9, 2024, at 4:00 p.m. The motion carried on the following vote:

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

Recess was taken from 11:46 p.m. to 11:56 p.m.

G. [24-1389](#)

Discussion and Possible Action Regarding the City Manager's Annual Evaluation.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding accomplishments, role, attributes, services provided, performance, evaluation comparisons, compensation comparisons, current salary, and percentage increase.

Public Comment:

David Duval: Spoke to evaluation comparison and concerns.

Mayor White requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner Langdon, to approve a 15% increase for the City Manager based on the performance evaluation. The motion carried on the following vote with Commissioner McDowell dissenting due to reasons stated in her evaluation review.

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

No: 1 - Commissioner McDowell

H. [24-1174](#)

Discussion and Possible Action to Approve the Fifth 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 \$54,447.05, for Hurricane Ian Repairs at LaBrea Park.

Mayor White announced the item.

Mr. Fletcher 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 Commissioner McDowell, seconded by Commissioner Langdon, to approve Item No. 24-1174 as presented. The motion carried on the following vote:

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

I. [24-1176](#)

Discussion and Possible Action to Approve the Sixth 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 \$35,946.68, for Hurricane Ian Repairs at Marina Park.

Mayor White announced the item.

Mr. Fletcher 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 Emrich, to approve Item No. 24-1176 as presented. The motion carried on the following vote:

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

J. [24-1175](#)

Discussion and Possible Action to Approve the Seventh 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 \$90,058.99, for Hurricane Ian Repairs at Highland Ridge Park.

Mayor White announced the item.

Mr. Fletcher 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 Emrich, to approve Item No. 24-1175 as presented. The motion carried on the following vote:

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

8. PUBLIC COMMENT:

Robin San Vicente: Spoke to Unified Land Development Code (ULDC) education session and public comment policy.
David Duval: Spoke to public comment policy.

9. COMMISSION COMMUNICATIONS:

- A. [24-0297](#) Commissioner Emrich's Communications
Commissioner Emrich did not provide a report.
- B. [24-1410](#) Vice Mayor Stokes' Communications
Vice Mayor Stokes did not provide a report.
- C. [24-0316](#) Mayor White's Communications
Mayor White did not provide a report.
- D. [24-0246](#) Commissioner Langdon's Communications
Commissioner Langdon did not provide a report.
- E. [24-0265](#) Commissioner McDowell's Communications
Commissioner McDowell did not provide a report.

10. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [24-0231](#) City Clerk's Monthly Report
Ms. Faust did not provide a report.
- B. [24-1381](#) City Attorney's Monthly Report
Mr. Golen did not provide a report.
- C. [24-1390](#) City Manager's Monthly Report
Mr. Fletcher did not provide a report.

11. ADJOURNMENT:

Mayor White adjourned the meeting at 12:45 a.m.

City of North Port, Florida

By: _____
Alice White, Mayor

Attest: _____

Heather Faust, City Clerk