City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes

City Commission Workshop

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

APPOINTED OFFICIALS
Jerome Fletcher, City Manager
Amber L. Slayton, City Attorney
Heather Faust, City Clerk

Monday, December 5, 2022 | **9:00 AM** | **Conference Room 244**

CALL TO ORDER

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

ROLL CALL

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

ALSO PRESENT:

City Manager Jerome Fletcher, City Attorney Amber Slayton, Assistant City Clerk Adrian Jianelli, Recording Secretary Matthew Powell, Police Chief Todd Garrison, Assistant City Manager Julie Bellia, Assistant Director of Public Works Tricia Wisner, Public Works Director Chuck Speake, and Solid Waste Manager Frank Lama

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Public Works Director Chuck Speake.

1. PUBLIC COMMENT:

There was no public comment.

Mayor Langdon spoke to upcoming agenda item regarding concerns between City Manager and Commissioner McDowell.

2. GENERAL BUSINESS:

22-3231 Discussion and Possible Direction Regarding the Solid Waste District Comprehensive Residential and Commercial Rate Study Completed by Kessler Consulting, Inc.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mr. Speake provided a background.

Chas Jordan, Kessler Consulting, Inc, provided a presentation to include collection programs, solid waste finances, growth and operational impact projections, capital equipment and major projects, baseline financial scenario, Scenario 1 through 4 rate changes and financial projections, and next steps and recommendations.

Commission questions and discussion took place regarding Scenario 2 and 4, construction market, fund balance increase in 2027, the study including yard waste collection, yard or horticultural delivery process, fund balance policy inclusion of Capital Improvement Project (CIP), Scenario expenditures, increase options, staff recommendation benefits, various options, and educating tax payers.

Consensus was requested to accept Scenario 4 rate change of a one time 10% increase in 2024.

Commission questions and discussion continued on appreciation of study, legislative text regarding projections through 2031, funding background, spreadsheet model versus software, household waste bin overflow, requesting businesses use waste liners in pizza boxes, and next steps.

Recess was taken from 10:05 a.m. until 10:17 a.m.

Mayor Langdon noted the meeting was moved to Chambers.

There was no public comment.

22-3234 Discussion and Possible Direction Regarding Solid Waste Transfer Station Solicitation and Construction Process.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mr. Speake provided a background including primary solicitation opportunities for consideration and staff recommendation.

Commission questions and discussion took place regarding surrounding private partnerships, rate study figures, storing equipment at fleet yard, construction and demolition (C&D), construction cost, next steps, design and permitting, and new public works facility.

There was consensus to select Option 2, the City constructs the transfer station.

There was no public comment.

22-3651 Discussion and Possible Direction Regarding Acquisition of Certain Real Property Along the Myakkahatchee Creek Corridor.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Mr. Speake spoke to the item including background information, requested staff direction,

and purchasing properties.

Commission questions and discussion took place regarding location of properties, Jessamine property, offers from property owners, Federal Emergency Management Agency (FEMA) involvement versus tax payers monies, cost to City, and Tier 1 properties.

Ms. Bellia spoke to septic requirements, objectives for purchasing, Myakkahatchee Creek relief canal, alternative options for flood control, and insurance.

Commission questions and discussion continued on concern with purchasing for demolition, cost to provide service to flood areas, funding, property purchasing process, accepting Tier 2 properties for consideration, and City policies.

There was consensus to direct staff to pursue the purchase of unimproved properties in Tier 1 only.

There was no public comment.

Commission questions and discussion continued on improved Tier 2 properties and CIP project.

A consensus was requested to direct staff to continue to pursue the purchase of non improved properties in Tier 2.

There was no public comment.

Commissioners expressed gratitude to the Public Works crew.

22-3802 Training - Quasi-Judicial Proceedings

Mayor Langdon announced the item.

Ms. Slayton introduced the item and provided a presentation to include quasi-judicial procedure flowchart, general overview, impact property rights, due process, three bases for approval, ensuring compliance, preservation of record, swearing in, defining quasi-judicial and various matters, role of decision makers, evidence, hearsay, evaluation of evidence, credibility of the evidence, overview of procedures to include introduction, ex parte disclosures and definitions/presumptions, ex parte communication considerations, self representation, presentations, aggrieved or adversely affected person, rebuttals, public comment, questions by the Board, closing arguments, action by the Board, and motion and vote.

Commissioner questions and discussion took place regarding gratitude to Ms. Slayton, questioning aggrieved parties, and time limit of presentations.

There was no public comment.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 12:04 p.m.

City of North Port, Florida

By: _____
Barbara Langdon, Mayor

Attest: _____
Heather Faust, City Clerk

These minutes were approved on the ____ day of _____, 20___.