



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Special 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*

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Thursday, March 7, 2024

1:00 PM

City Commission Chambers

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### CALL TO ORDER

Mayor White called the meeting to order at 1:00 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 Fletcher, City Attorney Slayton, City Clerk Faust, Police Chief Garrison, Fire Chief Titus, Budget Administrator Herrmann, Finance Director Williams, Assistant Public Works Director Wisner, Legislative Analyst Miles, Grants Division Manager Malingowski, and Development Service Director Ray

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Finance Director Williams.

### 1. APPROVAL OF AGENDA

Mayor White requested a motion to approve the agenda.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Emrich, to approve the agenda as presented. The motion carried on the following vote:***

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

### 2. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:

Bobby Schotte: Expressed support of the \$122 million Police Headquarters.

**3. GENERAL BUSINESS:**

[24-0357](#)

Presentation, Discussion and Possible Action Regarding Further Development and Construction of the Police Station Headquarters and the Emergency Operations Center (EOC).

Mayor White announced the item.

Mr. Fletcher introduced the item.

Mr. Fletcher and staff reviewed and responded to question/answers including 911 operators, millage designation on tax bill, homestead exemptions, multiplier, potential funding sources, \$50 million bond repayment options, millage rate impact, Emergency Operation Center (EOC) building, and future use of property.

Aaron Jacobson, Schenkel & Shultz, spoke to property footprint and wetlands.

Mr. Fletcher and staff continued reviewing and responding to questions/answers including EOC timeline, funding sources, build-out, grants, current project funding, penny tax authority, impact fee increases, and selling assets.

Recess was taken from 2:39 p.m. until 2:49 p.m.

Public Comment:

Ms. Faust read the below comment cards into the record:

- Daniel Hughes: Supports the item.
- Santiago Vidales: Supports the item.
- Tom Linz: Supports the item.
- Joel Nutter: Supports the item.
- John Boswell: Supports the item.
- Jeanne Talbot: Supports the item.
- Rick Fermin: Supports the item.
- Chris Church: Supports the item.
- Prince Lawson: Supports the item.
- Robin Snider: Supports the item.
- Danny Hudson: Supports the item.
- Nathan Bontreger: Supports the item.

In Person:

- Trevor Thomson: Expressed support of the item.
- Drew Smith: Expressed support of the item.
- Missy Ordinay: Expressed support of the item.
- Patrick Corona: Expressed support of the item.
- Mike Morales: Expressed support of the item.
- Brett Straff: Expressed support of the item.

Mr. Fletcher and staff continued reviewing and responding to questions/answers including sale of current police station, impact fees, and a recap.

Commission questions and discussion took place regarding support of the project, not-to-exceed number, funding, vehicle unfitting, lease-back option, and fee study.

Mayor White requested a motion.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to direct the City Manager to proceed with the \$122 million growth to 2065 plan. The motion carried on the following vote with Commissioner Langdon dissenting due to the burden on current residents for capacity 25-40 years from now and future financial stability of the City:***

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

**No:** 1 - Commissioner Langdon

***A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Manager to work with the engineer firm for site, drainage, and construction plans for the headquarters at 100%. 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 process and review by Commission.

***A motion was made by Commissioner McDowell to direct the City Manager to bring back the 100% site, drainage, and construction plans to Commission prior to going out for bid. The motion failed due to lack of a second.***

Recess was taken from 4:04 p.m. until 4:21 p.m.

Commission questions and discussion continued regarding time frame and impact fee assessment.

***A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to direct the City Manager to start the process to conduct a new impact fee study for Parks, Police Department, Fire Rescue, Solid Waste, Government and possibly Transportation impact fees.***

Ms. Slayton spoke to public notice.

***Commissioner McDowell withdrew her motion, Commissioner Langdon withdrew her second.***

***A motion was made by Commissioner Langdon, seconded by Commissioner McDowell, to direct the City Manager to continue preparing a funding plan for additional services to complete the site, drainage, and construction plan for the Police Department Headquarter at cost not-to-exceed \$4 million dollars. 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 McDowell, to direct the City Manager and City Clerk to schedule a meeting with the Chamber of Commerce and Commission to solicit input regarding Police Department Headquarters project.***

Commission questions and discussion took place regarding meeting location and type.

***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 McDowell, to direct the City Manager and Staff to review the alternative option of a lease buyback for construction of the Police Department Headquarters project.***

Commission questions and discussion continued regarding method of feedback to Commission, timeframe to obtain information, and use of Surtax.

***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 referendum question and funding plan for remainder of project.

**4. PUBLIC COMMENT:**

There was no public comment.

**5. ADJOURNMENT:**

Mayor White adjourned the meeting at 4:44 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Alice White, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk