



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular Meeting

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

Tuesday, April 11, 2023

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Langdon called the meeting to order at 10:00 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, Deputy City Attorney Michael Golen, City Clerk Heather Faust, Recording Secretary Matthew Powell, Police Chief Todd Garrison, Acting Fire Chief Nick Herlihy, Grant Division Manager Valerie Malingowski, Parks and Recreation Director Sandy Pfundheller, Assistant Director of Public Works Tricia Wisner, Public Works Director Chuck Speake, Finance Director Kimberly Williams, Planning Manager Lori Barnes, Neighborhood Development Services Director Alaina Ray, and Social Services Manager Janet Carrillo

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Deputy City Attorney Michael Golen.

1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to approve the Agenda moving Item Nos. 23-0469 and 23-0549 before Public Comment. The motion carried on the following vote:

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

5. PROCLAMATIONS AND RECOGNITIONS

- A. [23-0469](#) Presentation of a Key to the City and Proclamation to Eugene Matthews and his Family

Mark Frandsen presented the Key to the City.

Commission presented the Proclamation.

Public comment:

Jill Luke: commended and expressed gratitude to Eugene Matthews and his family.

Joan Morgan: commended and expressed gratitude to Eugene Matthews and his family.

6. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [23-0549](#) Presentation on the New Gene Matthews Boys & Girls Club, Presented by Bill Sadlo, CEO.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Bill Sadlo, Boys and Girls Clubs of Sarasota and DeSota Counties, provided a presentation including overview, history, Hurricane Ian damages, renderings, funding, donations, floor plans, and contact information.

Public comment:

Jill Luke: expressed support for new facility plans and expressed gratitude to everyone involved.

Dawn Frandsen: expressed support for new facility plans and expressed gratitude to everyone involved.

Justin Willis: expressed support for new facility plans and expressed gratitude to everyone involved.

2. PUBLIC COMMENT:

Jeffrey Scott: expressed concern regarding City Charter Officer conduct.

Don Richardson: expressed support for the proposed lease agreement amendments noted in the January 16, 2023 letter from the Jockey Club of North Port Property Owners Association, Inc. and expressed support for the Canine Club Dog Park.

Frank Lamond: expressed concern regarding tree removal at Bobcat Trail.

3. ANNOUNCEMENTS

- A. [23-0436](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees

Mayor Langdon announced the item and called on the City Clerk to read the announcements.

Ms. Faust read the announcements into the record.

4. CONSENT AGENDA:

Mayor Langdon announced the item, queried the City Manager regarding items pulled from the Consent Agenda for discussion, and requested a motion.

Mr. Fletcher noted items pulled from the Consent Agenda for discussion.

A motion was made by Commissioner Emrich, seconded by Commissioner McDowell, to approve the Consent Agenda with the exception of Item Nos. 23-0468 and 23-0570 being pulled for discussion. The motion carried on the following vote:

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

- A. [23-0340](#) Approve the Application to the Energy Efficiency and Conservation Block Grant Program and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review

This item was approved on the Consent Agenda.

- B. [23-0360](#) Approve the Application to the Assistance to Firefighters Grant in the Amount of \$1,272,727.27 for a Fire Rescue Mobile Command Unit and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

This item was approved on the Consent Agenda.

- C. [23-0378](#) Approval of Agreement for Inspection With Whitewater West Industries, Ltd. to Perform an Inspection of the Aqualoop Slide Tower and Drop Slide at the North Port Aquatic Center, in the Amount of \$4,200.

This item was approved on the Consent Agenda.

- D. [23-0468](#) Approve the Application to the State of Florida Department of Transportation Highway Safety Concept Paper Grant for Work Zone Enforcement in the Amount of \$100,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City

Mayor Langdon introduced the item.

Commissioner McDowell spoke to the item regarding the Florida Department of Transportation (FDOT) safety grant injuries and fatalities statistics.

Ms. Malingowski spoke to FDOT work zone statistics, timeline, and fatality locations.

Commission discussion took place regarding City domain relating to the statistics.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner

Emrich, to approve Item No. 23-0468 as presented. The motion carried on the following vote:

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

- E.** [23-0574](#) Approve the Contract Terms Acknowledgement Agreement Between Vigilant Solutions, LLC and the City of North Port.

This item was approved on the Consent Agenda.

- F.** [23-0575](#) Approve the Online Terms Acknowledgement between Motorola and the City of North Port for Watchguard Products.

This item was approved on the Consent Agenda.

- G.** [23-0576](#) Approve Third Amendment to Contract No. 2022-26 - Water Pipeline Bridge Replacements - Haberland/Woodhaven/N. Toledo Blade for Change in Scope and Time Extension With Spectrum Underground, Inc., for an Additional Amount of \$81,222.50, for a Total Contract Price of \$787,866.35.

This item was approved on the Consent Agenda.

- H.** [23-0577](#) Approve the Sole Source Purchase of Lift Station Pumps, Control Panels and Associated Components From Xylem Water Solutions USA, Inc., for a Total of \$370,133.00.

This item was approved on the Consent Agenda.

- I.** [23-0600](#) Approve the Organized Crime Drug Enforcement Task Forces (OCDETF) FY 2023 Agreement for the Use of the State & Local Overtime and Authorized Expense/Strategic Initiative Program for Reimbursement of Overtime Costs and Authorized Investigative Expenses Incurred on OCDETF Narcotics Related Investigations.

This item was approved on the Consent Agenda.

- J.** [23-0537](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Persons Services Corporation for Temporary Roof Work and Mitigation at 5845 Greenwood Ave, Under Purchase Order No. 049859 in an Amount Not to Exceed \$14,179.41.

This item was approved on the Consent Agenda.

- K.** [23-0540](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with N&D Restoration for Temporary Roof Work at 1867 Clarinet Avenue, Under Purchase Order No. 049858 in an Amount Not to Exceed \$900.00.

This item was approved on the Consent Agenda.

- L. [23-0570](#) Authorize City Manager to Submit Sumter Boulevard/I-75 Interchange and New Police Headquarters Projects for Consideration Under the Fiscal Year 2024 Federal Community Projects Funding Request.

Mayor Langdon introduced the item.

Commissioner McDowell spoke to the item regarding approval process discrepancy relating to application submission prior to approval by City Commission.

Ms. Malingowski spoke to withdrawal of application and intent of information.

Commission discussion took place regarding authority for approval and potential additions to application.

Mr. Fletcher spoke to grant application process.

Public comment:

Jeffrey Scott: spoke to City Commission authority and expressed concern regarding City Charter Officer conduct.

Commission questions and discussion continued regarding funding request status as a grant.

Mayor Langdon requested a motion.

A motion was made by Commissioner Emrich, seconded by Vice Mayor White, to approve Item No. 23-0570 as presented. The motion carried on the following vote:

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

No: 1 - Commissioner McDowell

Commissioner McDowell dissented due to disagreeing with the approval process and not receiving City Commission input prior to submitting the application.

- M. [23-0559](#) Accept the Cash Receipts Summary Report for February 2023.

This item was approved on the Consent Agenda.

- N. [23-0604](#) Approval of Minutes for the February 28, 2023 Commission Regular Meeting, March 2, 2023 Commission Special Meeting, and March 2, 2023 Commission Regular Meeting

This item was approved on the Consent Agenda.

PRESENTATIONS: TIME LIMIT OF 15 MINUTES - CONTINUED

- B. [23-0648](#) Sarasota County Schools Presentation Regarding the Design of a New High School in Wellen Park

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Jody Dumas, Sarasota County School Board, provided a presentation including overview, history, signature spaces, floor plans, renderings, aerial view, legal advertisement, and project schedule.

Commission questions and discussion took place regarding community needs, Collier County campus, tree preservation, District versus Charter, timeline, kindergarten through 8th grade (K-8) construction timeline, relationship with North Port High School (NPHS), integration with current NPHS students, safety and security installations, and trail maintenance.

There was no public comment.

Recess was taken from 11:30 a.m. to 12:15 p.m.

7. PUBLIC HEARINGS:

ORDINANCE - First Reading

- A. [ORD. NO. 2023-10](#) An Ordinance of the City of North Port, Florida, Repealing Criteria Relating to the Playful City USA Program from the Parks and Recreation Advisory Board Powers and Duties; Amending the Code of the City of North Port, Florida, Section 4-162, Regarding Powers and Duties of the North Port Parks and Recreational Advisory Board; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Pfundheller spoke to the Playful City USA Program discontinuation and necessary verbiage amendments.

Commission questions and discussion took place regarding Section 4-162 providing verbal recommendations to City Commission, public comment process, and joint meetings.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Vice Mayor White, seconded by Commissioner Emrich, to continue Ordinance No. 2023-10 to second reading on April 25, 2023. The motion carried on the following vote:

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

- B.** [ORD. NO. 2023-11](#) An Ordinance of the City of North Port, Florida, Relating to the Citizen Tax Oversight Committee; Repealing Resolution No. 97-R-14; Amending the Code of the City of North Port, Florida, Chapter 4 – Boards and Committees to Create Article V - Citizen Tax Oversight Committee; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Langdon 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 Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

There were no Commission questions or discussion.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to continue Ordinance No. 2023-11 to second reading on April 25, 2023. The motion carried on the following vote:

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

- C.** [ORD. NO. 2023-16](#) An Ordinance of the City of North Port, Florida, Reducing and Eliminating Certain Fees Related to Warm Mineral Springs Park; Amending the Code of the City of North Port, Florida, Appendix A, Section G - Parks and Recreation Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding proposed rates timeline,

process and proposals for reviewing rates and expenses, monthly operation costs, available pass options, lot accessibility, general versus Warm Mineral Springs (WMS) fund usage, property maintenance costs, revenue and attendance statistics, pro forma budget timeline, self-financing necessity, public-private partnership (P3) process, fee structure amendment process, trailer funding, expenses versus revenue, admission rate costs and suggestions, rate amendment timeline, operating hours, and payment methods.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, to continue Ordinance No. 2023-16 to second reading on April 25, 2023 as amended changing the daily rate for residents to be \$8 per person and nonresidents to be \$11 per person.

Mr. Fletcher spoke to inclusion of the charter tour bus rate.

The motion was restated by Commissioner McDowell, seconded by Commissioner Emrich, to continue Ordinance No. 2023-16 to second reading on April 25, 2023 as amended changing the daily rates for residents to be \$8 per person, nonresidents to be \$11 per person, and charter tour buses to be \$11 per person. The motion carried on the following vote:

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

ORDINANCE - Third Reading:

- D. [ORD. NO. 2023-03](#) An Ordinance of the City of North Port, Adopting City Commission Policy No. 2023-01 Related to the Inventory, Disposal, and Acquisition of Real Property; Providing for Findings; Providing for Conflicts, Providing for Severability; and Providing an Effective Date

Mayor Langdon 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.

Commission questions and discussion took place regarding missing closing costs for acquiring property, impact on property acquisition, negotiation process, and in-house property appraisal.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Ordinance No. 2023-03 as presented. The motion carried on the following vote:

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

RESOLUTION:

- E. [RES. NO. 2023-R-10](#) A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2021-03 Related to the Rules of Order and Rules of Decorum for Boards; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Ms. Faust read the Resolution by title only and introduced the item.

Commission questions and discussion took place regarding similarities to Ordinance No. 2023-07, Chair and Presiding Officer role, subscript reference to Charter relating to Mayor and Vice Mayor, and missing City Commission absence notification process.

There was a consensus to move subscripts "1" and "2" to be placed after Mayor and Vice Mayor.

There was a consensus to add under Section B Absence language to reflect the City Commission notification to the City Clerk if a Commissioner is absent and the City Clerk to notify the Mayor of that absence.

Commission questions and discussion continued regarding procedure for staff direction without consensus given, Advisory Board reconsideration of action, and rules of decorum regarding Advisory Board Members.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-10 as amended to include the two consensuses given. The motion carried on the following vote:

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

- F. [RES. NO. 2023-R-23](#) A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2021-04 Related to City Commission Minutes and Records; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Ms. Faust read the Resolution by title only and introduced the item.

Commission questions and discussion took place regarding Minutes reflecting public support or opposition without requesting to speak.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-23 as presented. The motion carried on the following vote:

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

- G.** [RES. NO. 2023-R-27](#) A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2020-04 Related to the Procedures and Methods for Public Comment in City Commission Meetings and Workshops; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Ms. Faust read the Resolution by title only and introduced the item.

Commission questions and discussion took place regarding parties responsible for announcing support or opposition, City Clerk Staff responsibilities, Mayor role regarding addressing questions, and public comment card rules of decorum regarding approaching the dais.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-27 as presented.

Ms. Faust spoke to inclusion of amendments.

Commissioner Emrich withdrew his second.

The motion was restated by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-27 as amended to include City Clerk Staff in Section A.(d). The motion carried on the following vote:

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

Recess was taken from 1:36 p.m. to 1:46 p.m.

- H.** [RES. NO. 2023-R-26](#) A Resolution of the City Commission of the City of North Port., Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2022-2023 Relating to Hurricane Ian Utilities Purchases, Increase to Utilities Building Project U18UAB, Utilities Lift Station Project, an Additional Assistant City Attorney, a Mobile Lift System and Maintenance Costs for Fleet, Six John Deere Mowers for Road and Drainage, Cranberry and Toledo Blade Improvements Project R23CTI, I75 Interchange at Toledo Blade Project R22I75, I75 Interchange at Sumter Project R2275S, Price Widening Phase II Project R25PW2 and Yorkshire Raintree Interchange Project R23YRI in the Amount of \$16,210,747; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Langdon 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.

Ms. Williams spoke to funding request changes.

Commission questions and discussion took place regarding Cranberry Boulevard and Toledo Blade Boulevard project shared funding and timeline, Capital Improvement Plan (CIP) project possibility, and budget discussions.

Mr. Speake noted a CIP sheet will be created.

Commission questions and discussion continued regarding Yorkshire Street and Raintree Boulevard project shared funding and intent for allocating impact fees.

Ms. Williams provided the new budget amendment total.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to adopt Resolution No. 2023-R-26 as amended to remove \$3,526,780 from Utilities Fund for Utility Building Project U18UAB, removing the Water Capacity Fee of \$1,000,000 for the same Utility project, and leaving a budget amendment total of \$11,593,967. The motion carried on the following vote:

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

8. GENERAL BUSINESS:

- A. [23-0471](#) Discussion and Possible Action Regarding the Lease Agreement Between the City of North Port and the Jockey Club of North Port Property Owners Association, Inc.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding lease agreement amendment discussions, liability and insurance, requested financial compensation, and property ownership.

Public comment:

David Casarsa: expressed support for the proposed lease agreement amendments noted in the January 16, 2023 letter from the Jockey Club of North Port Property Owners Association, Inc.

Mr. Golen spoke to Commission direction.

Commission questions and discussion continued regarding City Attorney Staff

involvement, exclusion of requested financial compensation, lease provisions, and liability and indemnification.

Mr. Fletcher spoke to allowing more time for Mr. Casarsa to explain the requested lease agreement amendments.

Mr. Casarsa spoke to financial compensation and indemnification requests, authority granted by the lease, property survey, and concern for sovereign immunity.

Commission questions and discussion continued regarding origin and purpose of the lease, determination for monthly payment amount, land included in lease, lot maintenance responsibility, aerial view, vacant area maintenance, timing of request, lease authority, financial compensation, community input regarding Canine Club Dog Park removal or relocation, Tracts E, J, and L City mowing maintenance, future development plans, liability, cancellation of the lease, Canine Club Dog Park utilization regarding public versus Jockey Club, City intent and goals regarding Canine Club Dog Park and property development, City Commission role, lease rewrite process, maintenance costs, negotiation process and stipulations regarding disagreement for monthly payments, mortgaging history regarding lease agreement, and future discussion goals.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Attorney and the City Manager to make a good faith effort to renegotiate the lease agreement with the Jockey Club of North Port Property Owners Association, Inc. with no financial payout for rental of the Canine Club Dog Park, and to report back in terms of progress made or obstacles encountered to City Commission as soon as possible. The motion carried on the following vote:

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

B. [23-0670](#)

Discussion and Possible Action Regarding the Warm Mineral Springs Park Experience Vintage Florida Welcome Back Celebration From April 12, 2023, Through April 25, 2023.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding economic benefits and consistency regarding rates.

There was no public comment.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to approve the implementation of the Warm Mineral Springs Park Experience Vintage Florida Welcome Back Celebration from April 12, 2023 through April 25, 2023 using the rates of \$8 per resident of Sarasota County, \$11 per nonresident, and \$11 per person for charter tour buses. The motion carried on the following vote:

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

C. [23-0561](#) Discussion and Possible Direction Initiating a New Project: Activity Center 3 (Gateway) Master Plan.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding support for the project, timeline and process regarding Commission feedback and community input, stakeholder responsible for leading stormwater improvements, Activity Center and Master Development Plan (DMP) integration, and communication with hospital and other stakeholders.

There was no public comment.

Mayor Langdon requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to direct staff to move forward with creating the project to prepare a master plan for Activity Center 3 (Gateway). The motion carried on the following vote:

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

Recess was taken from 3:07 p.m. to 3:12 p.m.

D. [23-0653](#) Discussion and Possible Action Regarding Possible Topics for Joint Meeting with Sarasota County Commission on May 18, 2023.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding conversations versus updates, Sarasota County Area Transit (SCAT) public transportation services, pool fund history, break routine, City inclusion, submitting questions prior to meeting, expectations, providing updates regarding City business and action, affordable housing, mosquito control, and acknowledging Commissioner Detert.

Public comment:

Ms. Faust read the following public eComment into the record:

Tax payers in need please help: expressed concern for mosquito control.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to approve the list for potential topics for the joint meeting as follows, with emphasis on mosquito control:

- 1. 2017-2022 County actions on affordable housing update (Sarasota County)***
- 2. Growth patterns in North Port update (North Port)***
- 3. Mobility system update (Sarasota County)***
- 4. Aquatic Center update (North Port)***
- 5. Mosquito Management update (Sarasota County)***
- 6. Southern Interchange update (North Port)***

The motion carried on the following vote:

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

- E.** [23-0599](#) Discussion and Possible Action Regarding the Termination of the Agreement Between the Kiwanis Club of North Port, Inc., and the City of North Port, Florida, Regarding Children's Community Clothing Closet and the Approval of the Tenant Lease Agreement Between the City of North Port and Kiwanis Club of North Port, Inc. for \$1.00 per Month for Space at the Al Goll Ancillary Building for Kiwanis Club Outreach Efforts.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding discrepancy in the lease agreement relating to use of the premises, building usage, storage facility signage requirement, rental amount, partnership status, Kiwanis Club role regarding the Children's Community Clothing Closet, and pop-up events.

There was no public comment.

There was consensus to have item 5A removed from the tenant lease agreement relating to signage.

Consensus was requested to amend 2C of the tenant lease agreement from "and conduct its business on the Premises" to reflect "to conduct its business on the Family Services Buildings premises".

Mayor Langdon requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner Stokes, to approve the termination of the agreement between Kiwanis Club of North Port, Inc. and the City of North Port, Florida, regarding the Children's Community Clothing Closet and approve the tenant lease agreement between the City of North Port and Kiwanis Club of North Port, Inc. for \$1.00 per month for space at the Al Goll Ancillary Building for Kiwanis Club outreach efforts as amended to capture the consensus given. The motion carried on the following vote:

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

9. PUBLIC COMMENT:

There was no public comment.

10. COMMISSION COMMUNICATIONS:

- A.** [23-0397](#) Mayor Langdon's Communications

Mayor Langdon reported on important topics and events attended.

- B.** [23-0398](#) Vice Mayor White's Communications

Vice Mayor White reported on important topics and events attended.

C. [23-0399](#) Commissioner Emrich's Communications
Commissioner Emrich reported on important topics and events attended.

D. [23-0400](#) Commissioner McDowell's Communications
Commissioner McDowell reported on important topics and events attended.

E. [23-0401](#) Commissioner Stokes' Communications
Commissioner Stokes reported on important topics and events attended.

11. ADMINISTRATIVE AND LEGAL REPORTS:

Mr. Fletcher did not provide a report.

Mr. Golen expressed gratitude for approval of new attorney position.

Ms. Faust did not provide a report.

12. ADJOURNMENT:

Mayor Langdon adjourned the meeting at 3:55 p.m.

City of North Port, Florida

By: _____
Barbara Langdon, Mayor

Attest: _____
Heather Faust, City Clerk

These minutes were approved on the ____ day of _____, 2023.