



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

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

Monday, January 8, 2024

9:00 AM

City Commission Chambers

CALL TO ORDER

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

ROLL CALL

Present: 4 - Commissioner Debbie McDowell, Mayor Alice White, Vice Mayor Philip Stokes and Commissioner Barbara Langdon

Absent: 1 - Commissioner Pete Emrich

Also Present:

City Manager Fletcher, City Attorney Slayton, City Clerk Faust, Deputy Police Chief Morales, Fire Chief Titus, Development Services Director Ray, Solid Waste Manager Lama, Public Works Director Speake, and Assistant Utilities Director Brasefield

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chuck English.

1. PUBLIC COMMENT:

Gregory Braun: expressed concern with rezoning on Price Boulevard

2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

A. [24-0020](#) Natural Resources Division Introduction and 2024 Recycling Campaign Presentation

Mayor White announced the item.

Mr. Fletcher introduced the item.

Ms. Ray provided a presentation on Natural Resources Division including introduction of

Natural Resources Division Manager Stefan Kalev, Environmental Planner III Liz Blessing, Environmental Specialists Aaron Zimmermann and Joseph Mansuetti, and Arborists Jeremy Rogus and Shawn Ruff, 2024 priorities, Community Listening Tour, Tree Canopy Assessment, Tree Planting Plan, context-sensitive development, conservation lots, and education program.

Commission questions and discussion took place regarding feedback from Environmental Advisory Board, community partnerships, tree tracking, tree fund usage and future division budgeting, incorporating green building standards, fleet transitioning, and wildlife concerns and consideration.

There was no public comment.

Mr. Lama provided a presentation on the 2024 Recycle Right Campaign including overview, Feet on the Street, educational tags and guide information, top five contaminants, wish cycling behavior, proper curbside recycling, landfill cost versus recycling cost, 2024 costs per ton, and campaign goals.

Commission questions and discussion took place regarding public education, dual-stream recycling, electronic waste program, recycling incentives, recycling center location, apartment complex education, and non-compliance.

There was no public comment.

3. GENERAL BUSINESS:

A. [24-0028](#) Discussion and Possible Direction Regarding Pre-Payment Plan Options for the Water and Wastewater Expansion Project

Mayor White announced the item.

Mr. Fletcher introduced the item.

Ms. Brasfield provided a presentation including prior Commission direction, existing pre-payment incentives, Customer Connection Hardship Program, staff recommendations, and requested direction.

Commission questions and discussion took place regarding property owner notification, code language relevant to reimbursement due to project delay/abandonment, special assessment on taxes, and notification process.

There was no public comment.

Recess was taken from 10:12 a.m. until 10:22 a.m.

B. [24-0041](#) Discussion and Possible Direction Regarding the City Fee Structure and City Fees Study.

Mayor White announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding transparency, fee determination process, Fee Study Analysis, implementation date, cost of study, and

remaining competitive.

Ms. Slayton spoke to adoption of impact fees.

Mr. Fletcher spoke to project scope and benchmarking.

A consensus was requested to direct the City Manager to work with Staff to conduct a fee study on all Building Department fees and any new fees instituted in Fiscal Year 2023/2024.

Mr. Fletcher spoke to not limiting the parameters of the study.

Commission discussion continued regarding scope of study, and Fire Rescue user fees, inspections, and increase in General Fund fees.

There was a consensus to direct the City Manager to conduct a fee study analysis of all fees listed in Appendix A.

There was no public comment.

C. [24-0031](#) Training - Quasi-Judicial Proceedings

Mayor White announced the item.

Ms. Slayton introduced the item, provided a presentation and responded to questions including general overview, matters defined, role of decision maker, overview of procedure, detail included in disclosure of ex-parte, limiting ex-parte, questioning public commenters, ex-parte time limit, cross examination, aggrieved party status, substantial evidence, inclusion of conditions in a motion, appeals, and notation of basis for denial.

There was no public comment.

4. PUBLIC COMMENT:

There was no public comment.

5. ADJOURNMENT:

Mayor White adjourned the meeting at 11:44 a.m.

City of North Port, Florida

By: _____
Alice White, Mayor

Attest: _____
Heather Faust, City Clerk