



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Special 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

Thursday, March 2, 2023

1:00 PM

CITY COMMISSION CHAMBERS

CALL TO ORDER

Mayor Langdon called the meeting to order at 1:00 p.m.

ROLL CALL

Present: 4 - Mayor Barbara Langdon, Commissioner Pete Emrich, Commissioner Debbie McDowell and Commissioner Philip Stokes

Absent: 1 - Vice Mayor Alice White

ALSO PRESENT:

City Manager Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Faust, Recording Secretary Matthew Powell, Fire Chief Scott Titus, Finance Director Kimberly Williams, Assistant City Manager Julie Bellia, and Deputy Police Chief Chris Morales

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Fire Chief Scott Titus.

1. APPROVAL OF AGENDA

Mayor Langdon requested a motion.

A motion was made by Commissioner Emrich, seconded by Commissioner McDowell, to approve the Agenda as presented. The motion carried on the following vote:

Yes: 4 - Mayor Langdon, Commissioner Emrich, Commissioner McDowell and Commissioner Stokes

Absent: 1 - Vice Mayor White

2. PUBLIC COMMENT:

Mayor Langdon reviewed public comment decorum.

Vice Mayor White arrived to the meeting at approximately 1:02 p.m.

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

Linda Knapp: expressed opposition to the Police Station Headquarters development timeline.

In person public comment:

Timothy W Doyle: expressed support to the Police Station Headquarters development and utilizing impact fees.

3. GENERAL BUSINESS:

[23-0262](#)

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

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Dean Roberts, McClaren, Wilson and Lawrie Inc., provided a presentation including facility needs assessment study update, request for proposal (RFP) core task, background information, prevailing questions, calls for service growth, planning, population and staff growth projections, current facilities and limitations, options, study approach, process, and methodology, measuring project success, desired outcome, building and site facts, floor plans, City growth and development, efficiency and effectiveness, staff organization and deployment, building space needs, concepts, prototype site and building, budget development and summary, construction market, benchmarking, pros and cons, needs assessment and executive summary, and project timeline.

Commission questions and discussion took place regarding previously reviewing presentation and meeting with staff, possible property locations, required acreage, tax roll determination, requiring referendum for bonds, impact fee report, repaying bonds, law enforcement impact fee balance and usage, necessity for a larger building, reallocation of impact fees, bond amount comparison, law enforcement special assessment for police and emergency operations call center (EOC) building, direction needed, current funding allocation for purchase of land and design engineering, current funding source and impact of Price Boulevard widening, additional funding needed, current capital improvement project (CIP) for EOC, cost estimate for 30 percent design plan, bond process, determining funding prior to action, missing opportunities, space restrictions at existing building, possible central location areas, population to officer comparison, land search, efficiency of service, ancillary jail, co-location with fire station, sheriff department partnership, and determining repayment options.

Public comment:

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

Pawel Mroczko: expressed opposition to the Police Station Headquarters development timeline.

In person public comment:

Linda Knapp: expressed opposition to the Police Station Headquarters development timeline.

Timothy W Doyle: expressed support to the Police Station Headquarters development, expediting purchase of property, and selling excess properties.

Mayor Langdon requested a motion.

A motion was made by Commissioner McDowell, to authorize the City Manager to research viable and various site locations with discussions with the Fire Department and Sheriff's Department for partnership considerations for the new North Port Police Station.

Mr. Garrison spoke to the viability of including the Sheriff's Department.

The motion was restated by Commissioner McDowell, seconded by Commissioner Emrich, to authorize the City Manager to research viable and various site locations for the new North Port Police Station.

Commission discussion took place regarding inclusion of the EOC, discussing options prior to negotiations, and building on new property versus expanding in place.

Commissioner Emrich withdrew his second.

Commissioner McDowell withdrew her motion.

A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to direct the City Manager to proceed with the facility needs of the North Port Police Station to expand at a new location to be determined. The motion carried on the following vote:

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

Mr. Fletcher spoke to researching properties and bringing back options prior to purchasing.

Commission discussion took place regarding negotiating process prior to determining financing, purchasing process, comparison to utilities building process, viewing land before negotiating price, identification of property, and limitation of available properties.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich, to direct the City Manager to authorize the identification and debate with identified property owner for a purchase price to be brought back to Commission.

Commission discussion took place regarding negotiations, limited availability of property, bringing back contract or agreement, multiple location options versus single location.

The motion carried on the following vote:

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

Commission discussion took place regarding identifying property and determining financing prior to discussing a site, drainage, and construction plan.

A motion was made by Commissioner Stokes, seconded by Commissioner Emrich to authorize staff to work with the engineering firm Schenkel & Shultz to prepare a

30% site, drainage, and construction plan contingent upon City Commission approval of the purchase of the property.

Mr. Morales spoke to the motion missing inclusion of the EOC.

Commissioner Emrich withdrew his second.

The motion was restated by Commissioner Stokes, seconded by Commissioner Emrich, to authorize staff to work with the engineering firm Schenkel & Shultz to prepare a 30% site, drainage, and construction plan including the EOC, contingent upon City Commission approval of the purchase of the property.

Commission discussion continued regarding determining financing prior, and expediting process.

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 proceeding with site, design, and construction plan without prior discussion to determine funding.

A motion was made by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Manager to bring forth financing options for construction of the EOC and North Port Police Station.

Discussion took place regarding inclusion of design, plan, and construction.

Commissioner Emrich withdrew his second.

The motion was restated by Commissioner McDowell, seconded by Commissioner Emrich, to direct the City Manager to bring back all funding options for design and construction of the North Port Police Station and EOC.

Commission discussion took place regarding clarity for funding options.

Ms. Bellia spoke to the motion including 30 percent site, drainage, and construction plans.

Commissioner Emrich withdrew his second.

The motion was restated by Commissioner McDowell, seconded by Commissioner Emrich, direct the City Manager to bring back all financing options for construction of the North Port Police Station and EOC. The motion carried on the following vote:

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

Commission discussion took place regarding waiting to initiate a referendum for a general obligation bond, and funding options.

4. PUBLIC COMMENT:

Timothy W Doyle: expressed concern for rising interest rates, expressed support for viewing other municipality police stations, expressed support for not raising tax rates, and expressed support for utilizing impact fees.

5. ADJOURNMENT:

Commissioner McDowell noted the Matthews family would be unable to attend the scheduled proclamation to receive a Key to the City and have requested a new date of April 11, 2023.

Mayor Langdon adjourned the meeting at 3:20 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.