



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Regular 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*

*Michael Golen, Interim City Attorney*

*Heather Faust, City Clerk*

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Tuesday, November 12, 2024

10:00 AM

City Commission Chambers

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### **CALL TO ORDER**

Mayor White called the meeting to order at 10:00 a.m.

### **ROLL CALL**

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

### **Also Present:**

City Manager Fletcher, Board Specialist Bodmer, City Clerk Faust, Interim City Attorney Golen, Police Chief Garrison, Deputy Fire Chief Herlihy, Public Works Director Speake, Deputy City Manager Yarborough, Development Services Director Ray, Utilities Engineering Division Manager Acosta, and Assistant Utilities Director Vuolo

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Elect Duval.

### **1. APPROVAL OF AGENDA**

Mayor White requested a motion.

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

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

### **2. PUBLIC COMMENT:**

Ms. Faust read the following eComments into the record:

Anonymous Employee: Spoke to City Manager and City Commissioner support and concerns.

In person public comment:

Robin San Vicente: Spoke to Warm Mineral Springs water levels.

**3. ANNOUNCEMENTS**

**A. [24-0221](#) Announcement of Current Advisory Board and Committee Vacancies**

Mayor White 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 White announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

There was no public comment.

Mayor White requested a motion.

***A motion was made by Commissioner Emrich, seconded by Commissioner Langdon, to approve the consent agenda with the exception of Item Nos. 24-0987, 24-1515, and 24-1547 being pulled for discussion. The motion carried on the following vote:***

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

**A. [24-0938](#) Approve the Disposition of Surplus Fleet Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.**

***This item was approved on the Consent Agenda.***

**B. [24-0987](#) Approve Contract No. 2024-19, Myakkahatchee Creek Maintenance Access and Debris Removal Project with Rick Richards, Inc., in the Amount of \$3,446,927.37, Plus Contingency in the Amount of \$344,692.74 for a Total Amount of \$3,791,620.11.**

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Commission questions and discussion took place regarding Natural Resource Division involvement, trail specifics, tree types, maintenance access, environmental sensitive areas, project timeframe, project's importance, permitting, nature trails, and grant timelines.

Mr. Fletcher spoke to details provided in backup.

Public Comment:

Robin San Vicente: Expressed concern regarding environmental properties and oversight.

Chuck English: Expressed concern regarding equipment used and environmental

impacts.

***A motion was made by Commissioner McDowell, seconded by Commissioner Langdon, to approve Item No. 24-0987 as presented. The motion carried on the following vote:***

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

- C.** [24-1455](#) Approve Work Assignment No. 1 With Miller Pipeline, LLC., in the Amount of \$599,649.90, for the Inflow and Infiltration Rehabilitation Project Under Contract 2023-40.003.

***This item was approved on the Consent Agenda.***

- D.** [24-1515](#) Approve the First Amendment and Restatement of West Villages Developer Agreement (Post Annexation), Amending and Restating the Agreement for System Improvements Within the West Villages Improvement District for Fire/Rescue, Law Enforcement, Parks and Recreation, Solid Waste and General Government; Method of Reimbursement From Impact Fees Collected Within the WVID; and Acknowledging a Joinder and Consent to Dedications, Reservations, Covenants, Restrictions, and Obligations to Convey.

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Commission questions and discussion took place regarding legal description location, annexed property, and conveyance.

John Luczynski, Land Development Wellen Park, LLLP, responded to questions regarding conveyance, combined use, Fire Station completion, and subdividing of parcel.

Commission questions and discussion continued regarding need for Public Works facility in Wellen Park, Park Master Plan funds, annexation, and removal of conveyance restrictions.

There was no public comment.

***A motion was made by Commissioner McDowell, seconded by Vice Mayor Stokes, to approve Item No. 24-1515 as presented. The motion carried on the following vote:***

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

- E.** [24-1537](#) Approve the Seventh Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract, Phase II With Wharton Smith, Inc. in the Amount of \$116,973, for Hurricane Ian Repairs at Dallas White Park.

***This item was approved on the Consent Agenda.***

- F. [24-1547](#) Approve the 2024 Utilities Agreement - Water Supply Between the City of North Port, Wellen Park, LLLP, and West Villages Improvement District for the City to Provide Approximately 2 Million Gallons of Potable Water Per Day.

Mayor White announced the item.

Commissioner McDowell spoke to the item.

Commission questions and discussion took place regarding funding of payment to Peace River Manasota Regional Water Supply Authority, water plant, infrastructure, and legal advice on assignment.

There was no public comment.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to approve Item No. 24-1547 as presented. The motion carried on the following vote:***

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

- G. [24-1550](#) Approve the Florida Green Finance Authority (the Authority) Acknowledgement and Agreement Relating to the Properly Assessed Clean Energy Program Confirming the Authority's Compliance with Agreement Provisions and Senate Bill 770.

***This item was approved on the Consent Agenda.***

- H. [24-1554](#) Accept the Cash Receipts Summary Report for September 2024.

***This item was approved on the Consent Agenda.***

## **5. PUBLIC HEARINGS:**

### **ORDINANCE - First Reading:**

- A. [ORD. NO. 2024-44](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2023-2024 for Adjustments to the Fleet Management Fund in the Amount of \$460,000; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Stokes, to continue Ordinance No. 2024-44 to second reading on November 26, 2024. The motion carried on the following vote:***

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

**ORDINANCE - Second Reading:**

**B. [ORD. NO. 2024-10](#)**

An Ordinance of the City of North Port, Florida, Amending Section 2-420 of the Code of the City of North Port, Florida, Regarding Public-Private Partnerships (P3); Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor White 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.

There were no Commission questions or discussion.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Commissioner Emrich, to adopt Ordinance No. 2024-10 as presented. The motion carried on the following vote:***

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

**RESOLUTIONS:**

**C. [RES. NO. 2024-R-69](#)**

A Resolution of the City Commission of the City of North Port, Florida, Approving Two Agreements for the Exchange of Easements Located on Portions of Three Parcels Lying in Sections 29 and 30, Township 39 South, Range 21 East, Sarasota County Florida, Property Appraiser Parcel Identification Numbers 0996-00-2000, 0996-00-1000, and 0996-00-1004; Accepting Various Easements; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Mayor White 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.

Commission questions and discussion took place regarding Children's Way, accessing Children's Way, environmental survey, and relocating tortoise.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Emrich, to adopt Resolution No. 2024-R-69 as presented. The motion carried on the following vote:***

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

**D. [RES. NO. 2024-R-65](#)**

A Resolution of the City Commission of the City of North Port, Florida, Approving a Temporary Construction Easement Located on a Parcel in Section 34, Township 39 South, Range 20 East, Sarasota County Florida, Sarasota County Property Appraiser Parcel Identification Number 0787-09-0001; Accepting Temporary Construction Easement; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

Mayor White 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.

Commission questions and discussion took place regarding property location, Myakka RV Park settlement, temporary easement, and property owner responsibility.

There was no public comment.

Mayor White closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Stokes, seconded by Commissioner Langdon, to adopt Resolution No. 2024-R-65 as presented. The motion carried on the following vote:***

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

**6. PRESENTATION: TIME LIMIT OF 15 MINUTES**

**A. [24-1545](#)**

Presentation of Recognition Items to Commissioners, Presented by Commissioner McDowell.

Mayor White announced the item.

Commissioner McDowell introduced the item and provided a presentation of recognition

items to Commissioners.

Commissioners presented an item of recognition to Commissioner McDowell.

Public Comment:

Robin San Vicente: Expressed support and gratitude to Commissioner McDowell.

**7. PUBLIC COMMENT:**

In person public comment:

Chuck English: Expressed gratitude to Commissioner McDowell.

Robin San Vicente: Expressed concern regarding construction site fencing after the hurricane and gratitude to Mayor White.

**8. COMMISSION COMMUNICATIONS:**

**A. [24-0300](#) Commissioner Emrich's Communications**

Commissioner Emrich reported on important topics.

**B. [24-1569](#) Vice Mayor Stokes' Communications**

Vice Chair Stokes reported on important topics and events attended.

**C. [24-0319](#) Mayor White's Communications**

Mayor White reported on important topics and events attended.

**D. [24-0249](#) Commissioner Langdon's Communications**

Commissioner Langdon did not provide a report.

**E. [24-0268](#) Commissioner McDowell's Communications**

Commissioner McDowell reported on important topics.

**9. ADMINISTRATIVE AND LEGAL REPORTS:**

Mr. Fletcher did not provide a report.

Mr. Golen did not provide a report.

Ms. Faust did not provide a report.

**10. ADJOURNMENT:**

Mayor White adjourned the meeting at 11:55 a.m.

City of North Port, Florida

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

Attest: \_\_\_\_\_

Heather Faust, City Clerk