



# 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*

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Thursday, September 7, 2023

5:01 PM

City Commission Chambers

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### CALL TO ORDER

Mayor Langdon called the meeting to order at 5:01 p.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 Fletcher, City Attorney Slayton, City Clerk Faust, Police Chief Garrison, Fire Chief Titus, Neighborhood Services Director Ray, Budget Administrator Herrmann, and Utilities Director Gallinaro

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Attorney Amber Slayton.

### 1. APPROVAL OF AGENDA

Mayor Langdon requested a motion to approve the agenda.

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

### 2. PUBLIC COMMENT:

Ms. Faust played the following voicemail into the record:  
James Banks: expressed concern with assessment increases

In person public comment:  
Linda Thomas: expressed opposition to assessment increases

Valdy Olender: expressed opposition to assessment increases  
 Joseph Mejinoro: expressed opposition to assessment increases  
 Mark Lamoureux: expressed opposition to assessment increases  
 Gregory Fiterson: expressed opposition to assessment increases  
 Jim McGauran: expressed opposition to assessment increases  
 Thomas Fisher: expressed opposition to assessment increases

**3. PUBLIC HEARINGS:**

**RESOLUTION**

**A. [RES. NO. 2023-R-53](#)**

A Resolution of the City Commission of the City of North Port, Florida, Tentatively Adopting the Proposed Ad Valorem Millage Rate and Rolled-Back Rate for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; 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 Resolution by title, Section 2.01, Section 2.02, and justification of increase.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding prior millage rate comparison, property value assessments, basis of mileage rates, and tax exemptions.

Public Comment:

Michael Mazzglia: expressed concern with assessment increase on vacant lot

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to adopt Resolution No. 2023-R-53 as presented.***

Discussion took place regarding the presented millage rate.

***The motion carried on the following vote:***

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

**B. [RES. NO. 2023-R-54](#)**

A Resolution of the City Commission of the City of North Port, Florida, Adopting the Tentative Non-District Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024: Adopting the Tentative Capital Improvement Budget and Program; Prescribing the Terms, Conditions, and Provisions with Respect to the Items of Appropriations and Their Payment; Providing for Supplemental Appropriations and Reappropriations; 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 Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding Capital Improvement Program (CIP) sheets and changes since July workshops including online permitting increase, removing Colliers International, and removing Dallas White Park future funding.

***A motion was made by Commissioner McDowell to delete CIP P21DWR, Dallas White Park, from the city's budget. The motion failed due to lack of a second.***

Commission questions and discussion continued regarding providing an update via email on the item, cost of providing quality service, tax base, property appreciation, total cost for recovery, balanced budget public information meetings, Station 81 renovations budget amendment, potential water supply opportunities proposal, water treatment, increases to balance budget, other opportunities to balance budget, and personnel increases.

In order to obtain order in Chambers, recess was taken from 5:59 p.m. until 6:11 p.m.

Mayor Langdon spoke to rules of decorum and public comment opportunities.

Commission questions and discussion continued regarding rules of decorum, meeting procedure and Commissioner roles/responsibilities, managing growth and cost and expenses while offsetting taxes, balancing increases and budget cuts, right sizing due to growth, and Commission responsibilities.

Mr. Fletcher spoke to maintaining quality of life.

There was no public comment.

Mayor Langdon closed the public hearing and requested a motion.

***A motion was made by Commissioner Stokes, seconded by Vice Mayor White, to adopt Resolution No. 2023-R-54 as presented. The motion carried on the following vote with Commissioner McDowell dissenting due to FPL additional tax, payment in lieu of tax for water, additional personnel, and no budget cuts:***

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

**No:** 1 - Commissioner McDowell

#### **4. PUBLIC COMMENT:**

Ms. Faust read the following eComment into the record:

Kathleen Mccloe: expressed opposition of assessment increase

In person public comment:

Faye Doyle: tax increase impact on old neighborhood

Commission discussion took place regarding future public information meetings.

Greg Culy: expressed opposition of assessment increase

Sherry Wattier: expressed opposition of assessment increase and concern with Airbnb

Commission discussion took place regarding Airbnb regulations.

Dominic Russo: expressed concern with rules of decorum

Joann Homa: expressed opposition of assessment increase and rules of decorum  
Mike Petejc: expressed opposition of assessment increase and spoke to cost cuts  
Dennelle Winnan: expressed opposition of assessment increase and drainage ditch maintenance

Ms. Slayton spoke to legality of maintaining public comment time limit.

Mr. Fletcher stated he will obtain public commenter information.

Commission discussion took place regarding upcoming district meetings.

**5. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 6:49 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Barbara Langdon, Mayor

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