



# 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**

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Tuesday, June 27, 2023

6:00 PM

City Commission Chambers

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### **CALL TO ORDER**

Mayor Langdon called the meeting to order at 6:00 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 Jerome Fletcher, City Attorney Amber Slayton, City Clerk Heather Faust, Recording Secretary Matthew Powell, Deputy Police Chief Chris Morales, Deputy Fire Chief Scott Hirlhey, Emergency Manager Mike Ryan, Grant Writer Valerie Malingowski, Assistant City Manager Julie Bellia, Assistant City Manager Jason Yarborough, and Public Works Director Chuck Speake

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Pete Emrich.

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

Mayor Langdon requested a motion.

***A motion was made by Commissioner Stokes, 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:**

Sandra Buehn-Sohl: expressed opposition to City rezoning.  
Valdy Olender: expressed concern for City policy and actions.

Jeffrey Scott: expressed concern for City policy and actions.

### **3. ANNOUNCEMENTS**

- A. [23-0441](#) 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 and queried the City Manager regarding items pulled from the Consent Agenda for discussion.

There was no public comment.

Mayor Langdon requested a motion.

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

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

- A. [23-0247](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Dade Paper & Bag LLC for Janitorial Supplies Under Purchase Order No. 049529 in an Amount Not to Exceed \$30,000.00.

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

- B. [23-0248](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with DeJonge Excavating Contractors, Inc. for Emergency Road Repairs on Hillsborough Boulevard Under Purchase Order No. 49568 in an Amount Not to Exceed \$48,870.00.

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

- C. [23-0250](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with DeJonge Excavating Contractors, Inc. for Emergency Bridge Repairs at Price Boulevard and Blue Ridge Waterway Under Purchase Order No. 49569 in an Amount Not to Exceed \$437,191.25.

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

- D. [23-0251](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with DeJonge Excavating Contractors, Inc. for Emergency Repairs to Three Bridges on Price Boulevard Located at McCaughey Waterway, Lagoon Waterway, and Creighton Waterway Under Purchase Order No. 49570 in an Amount Not to Exceed \$655,730.50.

*This item was approved on the Consent Agenda.*

- E. [23-0252](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with DeJonge Excavating Contractors, Inc. for Emergency Road Repair to Chancellor Boulevard Under Purchase Order No. 49604 in an Amount Not to Exceed \$101,762.00.

*This item was approved on the Consent Agenda.*

- F. [23-0256](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Sutter Roofing Company of Florida for Emergency Roofing Repairs to City Hall Under Purchase Order No. 49575 in an Amount Not to Exceed \$16,100.00.

*This item was approved on the Consent Agenda.*

- G. [23-0257](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With United Rentals, Inc. for Rental of Message Boards Under Purchase Order No. 49576 in an Amount Not to Exceed \$33,800.00.

*This item was approved on the Consent Agenda.*

- H. [23-0317](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With ZEP Construction, Inc. for Repair Services of Water Control Structure No. 106 Under Purchase Order No. 49577 in an Amount Not to Exceed \$524,790.00.

*This item was approved on the Consent Agenda.*

- I. [23-0323](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with Wharton-Smith, Inc. for Temporary Fencing to Secure Damaged Buildings at Dallas White Park Under Purchase Order No. 49751 in an Amount Not to Exceed \$10,160.00.

*This item was approved on the Consent Agenda.*

- J. [23-0325](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with Nichols Contracting Inc. for Temporary Trailer Facility Hook Up Under Purchase Order No. 49819 in an Amount Not to Exceed \$212,064.36, to Provide Workstations for Displaced Road and Drainage Facility Maintenance Staff.

*This item was approved on the Consent Agenda.*

- K. [23-0898](#) Ratification of City Manager's Use of Emergency Authorization to Enter into a Contract with HighSpans Engineering, Inc. for Bridge Inspections Under Purchase Order No. 49572 in an Amount Not to Exceed \$500,000.

*This item was approved on the Consent Agenda.*

- L. [23-0971](#) Approve the Electronic Surveillance Support Team Multi-Agency Voluntary Cooperation Mutual Aid Agreement Between the Florida Department of Law Enforcement and the City of North Port for the Sharing of Technical Resources and Personnel in Criminal Investigations.
- This item was approved on the Consent Agenda.*
- M. [23-0975](#) Approve the Appointment of Jessica Eik as a Regular Member of the Environmental Advisory Board, to Serve a Term from June 27, 2023, to June 27, 2026.
- This item was approved on the Consent Agenda.*
- N. [23-0979](#) Approval of Minutes for the May 23, 2023 Commission Regular Meeting
- This item was approved on the Consent Agenda.*
- O. [23-0983](#) Approval of Minutes for the June 1, 2023 Commission Regular Meeting
- This item was approved on the Consent Agenda.*
- P. [23-0985](#) Approve the Requested Operational and Voluntary Cooperation Agreement for Mutual Aid Between the City of North Port Police Department and the City of Punta Gorda Police Department for the Parties to Cross Jurisdictional Lines to Assist and Protect Citizens in Both Jurisdictions.
- This item was approved on the Consent Agenda.*
- Q. [23-0990](#) Approve the Memorandum of Understanding Public Safety Bomb Squad Response Between the City of Sarasota, Florida and the City of North Port, Florida for Public Safety Bomb Squad Response Services.
- This item was approved on the Consent Agenda.*
- R. [23-0991](#) Approve the Memorandum of Understanding Between City of Sarasota and City of North Port for Police Canine Handler Training and Deployment of Explosive Detection Canines.
- This item was approved on the Consent Agenda.*
- S. [23-1029](#) Approve the Program Letter of Agreement Between the Florida State University College of Medicine EMS Fellowship Program, Located at Sarasota Memorial Hospital, and the City of North Port, Florida, to Provide for First Year Medical Students to be Utilized for Pre-Hospital Medical Treatment, Protocol Development and Review, and Departmental Training at No Additional Cost to the City of North Port.
- This item was approved on the Consent Agenda.*

## **5. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**

A. [23-0977](#) Presentation by Executive Director Heather Todd Regarding Teen Court.

Mayor Langdon announced the item.

Mr. Fletcher introduced the item.

Vice Mayor White spoke to the item regarding updates and current status.

Devin Epps, South County Client Coordinator, Sarasota Teen Court, provided a presentation including presence, number of clients served, additional services, Camp Examine Reality About Your Decisions (XRAYD), success rate, and volunteer opportunities.

Commission questions and discussion took place regarding foundation and expansion, travel requirements, and success rate definition.

There was no public comment.

## **6. PUBLIC HEARINGS:**

### **ORDINANCE - Second Reading:**

A. [ORD. NO. 2023-17](#) An Ordinance of the City of North Port, Florida; Amending the Code of the City of North Port, Florida Section 4-3(e)(2) Providing for Six (6) Absences for Planning and Zoning Advisory Board Members; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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 and introduced the item.

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 Emrich, seconded by Commissioner Stokes, to adopt Ordinance No. 2023-17 as presented. The motion carried on the following vote:***

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

### **RESOLUTION:**

B. [RES. NO. 2023-R-45](#) A Resolution of The City of North Port, Florida, Adopting the 2023 Revisions to The City of North Port, Florida Comprehensive Emergency Management Plan as the Formal Guide of The City of North Port's Emergency Management Activities; Incorporating Recitals; Providing for Conflicts; Providing for Severability; and Providing for 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 correspondence verbiage relating to potential amendments, changes being notified via memorandum, tracking changes, changes made since 2019 plan adoption, references of Mayor versus Commission roles and responsibilities, and essential chain of command communication processes.

In response to Commission questions, Mr. Ryan noted utilities will be included in Section 4.7 and the missing population with special needs (PSN) abbreviation will be included.

Commission questions and discussion continued regarding data source usage.

Consensus was requested to add to Section 1.3 that “the City Manager shall determine whether changes to the plan are substantial...and within one business day send a memorandum to City Commission. All changes will be tracked and changed to every book regardless.”

Commission questions and discussion continued regarding timeline limitations and recommendations.

***There was consensus to add to Section 1.3 that “the City Manager shall determine whether changes to the plan are substantial...and within five business days send a memorandum to City Commission. All changes will be tracked and changed to every book regardless.”***

Commission questions and discussion continued regarding data sources.

Consensus was requested to change the data in Section 2.2 to reflect the data from the 2022/2023 adopted budget.

Commission questions and discussion continued regarding Table 5 City leadership roles and responsibilities language changes, practical application history, references of Mayor versus Commission roles and responsibilities, City Manager authority, emergency limitations relating to communication, point of contact necessity, analyzing the Citywide social and economic impact, reason for changes from previously adopted 2019 plan, and proposed plan conflict with City Charter requirements relating to Mayor versus Commission role and responsibilities.

Ms. Slayton noted the proposed plan does conflict with City Charter requirements relating to Mayor versus Commission role and responsibilities.

Commission questions and discussion continued regarding City Manager authority relating to communication limitations during an emergency, and bringing back the proposed plan after implementing discussed changes.

Mr. Ryan noted the previously discussed changes will be implemented before the proposed plan is brought back for further 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 direct the City Manager to work with the City Attorney capturing discussion points, reviewing the 2023 and 2019 Comprehensive Emergency Management Plans (CEMP), and bringing back for further discussion and adoption. The motion carried on the following vote:***

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

**No:** 1 - Commissioner Emrich

Commissioner Emrich dissented due to amount of review and changes being requested.

**C. [RES. NO. 2023-R-46](#)**

A Resolution of the City Commission of the City of North Port, Florida, Adopting the 2023 Continuity of Government Plan as the Formal Guide of the City of North Port's Emergency Continuance of Government Activities; 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.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding declared versus undeclared emergency, and enemy attack hazard relating to technological threats.

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 adopt Resolution No. 2023-R-46 as presented. The motion carried on the following vote:***

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

## **7. GENERAL BUSINESS:**

**A. [23-0940](#)**

Discussion and Possible Action Regarding Appointing a Commissioner to Sit on the Florida League of Cities Legislative Policy Committees and the Legislative Advocacy Committee.

Mayor Langdon announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding preferences and the Federal Action Strike Team (FAST).

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner McDowell, to approve the continued appointments of the current Commissioners appointed to the Florida Legislative Policy Committee and the Legislative Advocacy Committee.***

***A motion to amend was made by Commissioner McDowell, seconded by Commissioner Emrich, to appoint Commissioner McDowell to the Federal Action Strike Team (FAST). The motion to amend carried on the following vote:***

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

***The main motion as amended carried on the following vote:***

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

Recess was taken from 7:20 p.m. to 7:30 p.m.

**B. [23-1050](#)**

Discussion and Possible Action Regarding the Processing and Distribution of Letters of Support Received by the City Commission

Mayor Langdon announced the item.

Mr. Faust introduced the item.

Commission questions and discussion took place regarding policy inclusion and identifying recipients.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner Emrich, seconded by Commissioner McDowell, to authorize individual City Commissioners and/or City Staff, on behalf of an individual Commissioner to forward letters of support or like items that were previously discussed and voted on by the City Commission to outside entities.***

Commission questions and discussion continued regarding directing Charter Officers versus City Staff.

***A motion to amend was made by Commissioner McDowell, seconded by Commissioner Emrich, to strike "City Staff" and add "Charter Officers". The motion to amend carried on the following vote:***

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

***The main motion as amended carried on the following vote:***

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

**C. [23-1045](#)**

Discussion and Possible Action Regarding the Approval of Proposed North Port Projects for Sarasota County Resilient SRQ Program Funding

Mayor Langdon announced the item.



Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding prioritizing project list, low to moderate income (LMI) definition and determination, Housing and Urban Development (HUD)'s Community Development Block Grant-Disaster Recovery (CDBG-DR) funding requirements, possibility for potential project additions and removals, process for review and approval, grant process relating to home damages, project completion timeline limitations, increasing waterway crossing connectivity, purchasing of blighted homes, South River Road construction, Cocoplum Waterway dredging, affording housing construction, sensitive land acquisition, Utilities Inflow and Infiltration (I and I) program, new police station headquarters, potential removal of projects due to timeline limitations, Utilities administrative building funding, partial funding possibility, Spring Haven Extension project recommendations and requirements, wildlife preservation, stormwater culvert replacement, and City versus County jurisdiction relating to South River Road construction.

There was no public comment.

Mayor Langdon requested a motion.

***A motion was made by Commissioner McDowell, seconded by Commissioner Stokes, to submit to Sarasota County for Resilient SRQ Program funding consideration the following proposed North Port projects:***

***City needs:***

- 1. Water control structure rehabilitation.***
- 2. Harden and improve bridges, including water and sewer lines on bridges.***
- 3. Water and sewer service to Warm Mineral Springs/surrounding commercial area.***
- 4. Home buyout/land acquisition in flood prone areas (including any remaining Tier I and Tier II Myakkahatchee Creek vacant and developed properties)***
- 5. Drainage improvements in Highland Ridge, McKibben and area surrounding Talon Bay.***
- 6. Land acquisition for east/west connector.***
- 7. Utilities AMI metering project for utilities leak detection.***
- 8. Water storage study for stormwater and water supply.***
- 9. Spring Haven Extension project.***
- 10. Price Boulevard Phase II - Sumter Boulevard to just past North Port High School Widening for evacuation shelter access.***
- 11. Utilities Administration Building (administration building severely damaged, rebuilding in new location, need additional funds).***
- 12. Public Works Building Phase II (operations building severely damaged, need additional funds).***
- 13. Fire Station 81 (building severely damaged, may need rebuilt).***
- 14. Myakkahatchee Creek blockage removal.***
- 15. Utility Asset Management Program.***

***Community needs:***

- 1. Help for businesses along US 41 - projects that prevent blight, hook up to sewer, parking north and south side.***
- 2. Cowork Hive/business incubator support.***
- 3. One Stop Non-Profit Center.***
- 4. Homeless Center.***
- 5. Funds to support Suncoast Technical College.***
- 6. Additional funding for Boys and Girls Club.***
- 7. Affordable housing and rehabilitation projects.***

*With the addition of:*

- 1. Grant program for residents for refurbishing of FEMA/insurance shortfalls.*
- 2. Purchase blighted homes.*
- 3. Crossings over various canals.*
- 4. Dredging canals.*
- 5. Accelerating inflow and infiltration (I and I) program through Utilities.*
- 6. New Police Station.*
- 7. Purchase of sensitive lands.*
- 8. Stormwater culvert replacements.*

*The motion carried on the following vote:*

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

## **8. PUBLIC COMMENT:**

There was no public comment.

## **9. COMMISSION COMMUNICATIONS:**

- A.** [23-0424](#) Commissioner Emrich's Communications  
Commissioner Emrich did not provide a report.
- B.** [23-0423](#) Vice Mayor White's Communications  
Vice Mayor White reported on important topics and events attended.
- C.** [23-0422](#) Mayor Langdon's Communications  
Mayor Langdon reported on important topics and events attended.
- D.** [23-0426](#) Commissioner Stokes' Communications  
Commissioner Stokes reported on important topics and events attended.
- E.** [23-0425](#) Commissioner McDowell's Communications  
Commissioner McDowell reported on important topics and events attended.

## **10. ADMINISTRATIVE AND LEGAL REPORTS:**

- A.** [23-0431](#) City Clerk Report  
Ms. Faust did not provide a report.
- B.** [23-1025](#) City Attorney's Monthly Report  
Ms. Slayton did not provide a report.
- C.** [23-1037](#) City Manager Report

Mr. Fletcher did not provide a report.

**11. ADJOURNMENT:**

Mayor Langdon adjourned the meeting at 8:20 p.m.

City of North Port, Florida

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

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