



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda City Commission Regular Meeting

### *CITY COMMISSIONERS*

*Phil Stokes, Mayor*  
*Pete Emrich, Vice Mayor*  
*Barbara Langdon, Commissioner*  
*David Duval, Commissioner*  
*Demetrius Petrow, Commissioner*

### *APPOINTED OFFICIALS*

*Jerome Fletcher, City Manager*  
*Michael Golen, Interim City Attorney*  
*Heather Faust, City Clerk*

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Tuesday, February 25, 2025

6:00 PM

City Commission Chambers

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### Amended to move Resolution Nos. 2025-R-17, 2025-R-18, and 2025-R-20 to Consent Agenda

**PUBLIC COMMENT:** Properly submitted comments will be accepted and included in the official record of the meeting pursuant to City Commission Policy No. 2020-04.

Public comment may be submitted in the following ways:

**In Person Attendance:** Submit a comment card to the City Clerk. Comment cards with completed information may be submitted until the Mayor closes Public Comment for the agenda item. Public comment is limited to three minutes per person.

**Online:** Submit a written eComment using the eComment link at [cityofnorthport.legistar.com/Calendar](http://cityofnorthport.legistar.com/Calendar). The link will be available online at 8:00 a.m. the day before the meeting until one hour prior to the start of the meeting. Your public comment is limited to 2,000 characters.

**Voice Mail Message:** Leave a voice mail message via telephone at 941-429-1032. Voice Mail messages will be accepted the day before the meeting from 8:00 a.m. until one hour prior to the start of the meeting. Please provide information as listed in the City's outgoing message. The message must not exceed two minutes, fifteen seconds.

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

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

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

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items.)

**3. ANNOUNCEMENTS**

- A. [25-1972](#) Announcement of Current Advisory Board and Committee Vacancies

**Attachments:** [Vacancy List](#)

**4. CONSENT AGENDA:**

(All matters under the Consent Agenda are considered by the City Commission to be routine and will be enacted by one motion. Any City Commission member may, however, remove an item from the Consent Agenda by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.)

- A. [24-1622](#) Approve Purchase Order Supplemental Terms, Conditions, and Documents with FEMA Terms with B & E Signal and Lighting, Inc. for Transportation System Repairs at Salford and Price Boulevards Intersection Under Purchase Order No. 51239 in an Amount Not to Exceed \$3,025.00.

**Attachments:** [Emergency Term Forms](#)  
[Procurement Summary Memorandum](#)  
[Purchase Order](#)  
[Procurement Forms](#)  
[Resolution No. 2025-R-15](#)  
[Florida Division of Corporations](#)

- B. [25-1719](#) Approve Amendment No. 1 to Work Assignment No. 2023-09PW for the Continuing Services Contract No. 2023-16.03 with Plunkett Raysich Architects, LLP in the amount of \$34,000.00, for Professional Architectural Services for the Department of Public Works Road and Drainage District Operations Building.

**Attachments:** [Amendment to Agreement](#)  
[Agreement No. 2023-16.03](#)  
[Florida Division of Corporations Document](#)

- C. [25-1751](#) Approve the Memorandum of Understanding By and Between the Sarasota County Sheriff's Office and the City of North Port, Florida on Behalf of the North Port Police Department for Investigations Into Employee Criminal Activity, Use of Deadly Force, and In-Custody Deaths

**Attachments:** [Memorandum of Understanding 2025](#)  
[Memorandum of Understanding 2024](#)

- D. [25-1838](#) Approve the Equitable Sharing Agreement and Certification Between the U.S. Department of Justice, the U.S. Department of Treasury, and the City of North Port, Florida.

**Attachments:** [Equitable Sharing Annual Certification Report](#)  
[Guide to Equitable Sharing](#)

- E. [25-1762](#) Approve Purchase Order Supplemental Terms, Conditions, and Documents with FEMA Terms with B & E Signal and Lighting, Inc. for Transportation System Repairs at Preto Boulevard and US-41 Intersection Under Purchase Order No. 51353 in an Amount Not to Exceed \$9,900.00.

**Attachments:** [Emergency Term Forms](#)  
[Procurement Summary Memorandum](#)  
[Purchase Order](#)  
[Procurement Forms](#)  
[Florida Division of Corporations](#)

- F. [25-1764](#) Approve Contract No. 2024-07 for Professional Architectural and Engineering Services with Geosyntec Consulting, Inc., in the Amount of \$814,630.00 for Project SW22TS Solid Waste Transfer Station.

**Attachments:** [Contract](#)  
[Notice of Intent to Negotiate](#)  
[Notice of Intent to Award](#)  
[Recommendation and Ranking](#)  
[Submittal](#)  
[Solicitation and Addenda](#)  
[Florida Division of Corporations](#)  
[November 23, 2021 Solid Waste District Minutes](#)

- G. [25-1791](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Ceres Environmental Services, Inc., for the Debris Management Services Under Purchase Order No. 51241 in an Amount Not to Exceed \$399,116.67.

**Attachments:** [Emergency Procurement Work Assignment](#)  
[Purchase Order](#)  
[Resolution No. 2025-R-15](#)  
[Florida Division of Corporations](#)

- H. [25-1792](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Ceres Environmental Services, Inc., for the Debris Management Services Under Purchase Order No. 51242 in an Amount Not to Exceed \$339,933.33.

**Attachments:** [Emergency Procurement Work Assignment](#)  
[Purchase Order](#)  
[Resolution No. 2025-R-15](#)  
[Florida Division of Corporations Document](#)

- I. [25-1802](#) Approve Multi-Award Continuing Services Agreement Numbers: 2024-14.01, 2024-14.02, 2024-14.03, 2024-14.04, 2024-14.05,

2024-14.06, 2024-14.07, 2024-14.08, 2024-14.09, 2024-14.10, 2024-14.11, 2024-14.12, 2024-14.13, 2024-14.14, and 2024-14.15 between the City of North Port and AIM Engineering & Surveying, Inc., Caltran Engineering Group, Inc., Colliers Engineering & Design, Inc., George F. Young, Inc., GHD Services Inc., Hardesty & Hanover, LLC, HighSpans Engineering, Inc., Johnson Engineering, LLC, Kisinger Campo & Associates, Corp., Kimley-Horn and Associates, Inc., OCI Associates, LLC, Pennoni Associates Inc., SGM Engineering, Inc., Stantec Consulting Services Inc., WSP USA Environment & Infrastructure Inc. for Professional Engineering Services Continuing Contracts for City of North Port and Authorize the City Manager to Approve Future Renewals of Agreements.

**Attachments:**

[Agreement No. 2024-14.01 with AIM Engineering & Surveying, Inc.](#)

[Agreement No. 2024-14.02 with Caltran Engineering Group, Inc.](#)

[Agreement No. 2024-14.03 with Colliers Engineering & Design, Inc.](#)

[Agreement No. 2024-14.04 with George F. Young, Inc.](#)

[Agreement No. 2024-14.05 with GHD Services Inc.](#)

[Agreement No. 2024-14.06 with Hardesty & Hanover, LLC](#)

[Agreement No. 2024-14.07 with HighSpans Engineering, Inc.](#)

[Agreement No. 2024-14.08 with Johnson Engineering, LLC](#)

[Agreement No. 2024-14.09 with Kisinger Campo & Associates, Corp.](#)

[Agreement No. 2024-14.10 with Kimley-Horn and Associates, Inc.](#)

[Agreement No. 2024-14.11 with OCI Associates, LLC](#)

[Agreement No. 2024-14.12 with Pennoni Associates Inc.](#)

[Agreement No. 2024-14.13 with SGM Engineering, Inc.](#)

[Agreement No. 2024-14.14 with Stantec Consulting Services, Inc.](#)

[Agreement N. 2024-14.15 with WSP USA Environment & Infrastructure Inc.](#)

[Notice of Intent to Award](#)

[City Manager Recommendation to Negotiate](#)

[RFP No. 2024-14 with Addenda](#)

[AIM Engineering & Surveying, Inc. Proposal](#)

[Caltran Engineering Group, Inc. Proposal](#)

[Colliers Engineering & Design, Inc. Proposal](#)

[George F. Young, Inc. Proposal](#)

[GHD Services Inc. Proposal](#)

[Hardesty & Hanover, LLC Proposal](#)

[HighSpans Engineering, Inc. Proposal](#)

[Johnson Engineering, LLC Proposal](#)

[Kisinger Campo & Associates, Corp. Proposal](#)

[Kimley-Horn and Associates, Inc. Proposal](#)

[OCI Associates, LLC Proposal](#)

[Pennoni Associates Inc. Proposal](#)

[SGM Engineering, Inc. Proposal](#)

[Stantec Consulting Services, Inc. Proposal](#)

[WSP USA Environment & Infrastructure Inc. Proposal](#)

[Florida Division of Corporations Document - AIM Engineering & Surveying, Inc.](#)

[Florida Division of Corporations Document - Caltran Engineering Group, Inc.](#)

[Florida Division of Corporations Document - Colliers Engineering & Design, Inc.](#)

[Florida Division of Corporations Document - George F. Young, Inc.](#)

[Florida Division of Corporations Document - GHD Services Inc.](#)

[Florida Division of Corporations Document - Hardesty & Hanover, LLC](#)  
[Florida Division of Corporations Document - HighSpans Engineering, Inc.](#)  
[Florida Division of Corporations Document - Johnson Engineering, LLC](#)  
[Florida Division of Corporations Document - Kisinger Campo & Associates, Corp](#)  
[Florida Division of Corporations Document - Kimley-Horn and Associates, Inc.](#)  
[Florida Division of Corporations Document - OCI Associates, LLC](#)  
[Florida Division of Corporations Document - Pennoni Associates Inc.](#)  
[Florida Division of Corporations Document - SGM Engineering, Inc.](#)  
[Florida Division of Corporations Document - Stantec Consulting Services Inc.](#)  
[Florida Division of Corporations Document - WSP USA Environment & Infrastru](#)

- J. [25-1832](#) Approve Contract Addendum with Mobile Modular Management Corporation for Utilities Field Operations Modular Buildings
- Attachments:** [Contract Addendum](#)  
[Lease Quotation and Agreement](#)  
[Florida Division of Corporation Documents](#)
- K. [25-1833](#) Approve Construction Manager at Risk Contract No. 2024-04 for Construction Manager at Risk Services Contract Phase 1 with J. Kokolakis Contracting, Inc., in the Amount of \$342,589.00 for the Solid Waste Transfer Station.
- Attachments:** [Contract No. 2024-04](#)  
[Notice of Intent to Award 2024-04](#)  
[City Manager Recommendation to Negotiate Memorandum with Ranking J. Kokolakis Contracting, Inc. Submittal](#)  
[Solicitation with Addenda](#)  
[Florida Division of Corporations Document](#)
- L. [25-1843](#) Accept the Cash Receipts Summary Report for December 2024.
- Attachments:** [Cash Receipts Summary - December 2024](#)
- M. [25-1887](#) Approve the Sarasota County Governmental Management System (GovMax) Hosted Application Service and License Agreement Between the City of North Port, Florida, and Sarasota County, Florida, for the County's Continued Provision of Hosting Services for the City of North Port's GovMax Program for a Five-Year Term for an Initial Annual Fee of \$29,851.31.
- Attachments:** [Hosted Application Service and License Agreement](#)  
[Competitive Exemption Form](#)
- N. [25-1890](#) Approval of Second Amendment to Agreement No. 2017-40, Professional Design and Engineering Services for Warm Mineral Springs Park Master Plan, to Kimley-Horn & Associates, Inc., in the Amount of \$781,852.00,

Plus a Project Contingency of 5% or \$39,092.60 for a Not to Exceed Amount of \$820,944.60 to Facilitate Renovations of the Historic Buildings.

**Attachments:** [Second Amendment to Agreement 2017-40](#)  
[First Amendment to Agreement 2017-40](#)  
[Agreement 2017-40](#)  
[9-10-24 City Commission Regular Meeting Minutes](#)  
[5-28-24 City Commission Regular Meeting Minutes](#)  
[3-5-24 City Commission Regular Meeting Minutes](#)  
[Florida Division of Corporations](#)

- O. [25-1911](#) Approve the Appointment of Gavin Gray as a Youth Member to Serve on the Parks and Recreation Advisory Board From February 25, 2025, Through February 26, 2026.

**Attachments:** [Application](#)

- P. [25-1914](#) Approve the January 28, 2025, February 6, 2025, and February 11, 2025 Commission Regular Meeting Minutes.

**Attachments:** [01-28-2025 Minutes](#)  
[02-06-2025 Minutes](#)  
[02-11-2025 Minutes](#)

- Q. [25-1938](#) Approve the Appointment of Christine L. Doczy as a Member to Serve on the Art Advisory Board From February 25, 2025, Through February 26, 2028.

**Attachments:** [Application](#)

- R. [25-1951](#) Approve the City of North Port 2024-2044 Annual Water Demand Projections for Submittal to the Peace River Manasota Regional Water Supply Authority (PRMRWSA)

**Attachments:** [2024-2044 Annual Water Demand Projections](#)  
[2023-2043 Water Demand Projections Report](#)  
[North Port Water Demand and Supply Projections Chart](#)  
[PRMRWSA Master Water Supply Contract](#)  
[Amendment 1 to PRMRWSA Master Water Supply Contract](#)  
[Amendment 2 to PRMRWSA Master Water Supply Contract](#)  
[Amendment 3 to PRMRWSA Master Water Supply Contract](#)

- S. [RES. NO. 2025-R-17](#) A Resolution of the City of North Port, Florida; Approving a Final Plat for the Wellen Park Downtown Phase 4 Subdivision, Road Extension and Tract 16, on Approximately 16.7027 Acres Located to the South of Brightland Way, to the North of Everglow Drive and to the West of West Villages Parkway; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an

Effective Date.

**Attachments:** [Resolution 2025-R-17 with Exhibit A](#)  
[Contracted City Surveyor Approval](#)

- T. [RES. NO. 2025-R-18](#) A Resolution of the City of North Port, Florida; Approving a Final Plat for the Palmera Townhomes at Wellen Park Subdivision, a 37-Lot Townhome Residential Subdivision on Approximately 5.0764 Acres Located to the West of Foxtail Loop, to the North of Fishtail Boulevard and to the West of Preto Boulevard; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Resolution 2025-R-18 with Exhibit A](#)  
[Contracted City Surveyor Approval](#)

- U. [RES. NO. 2025-R-20](#) A Resolution of the City of North Port, Florida; Approving a Final Plat for the Palmera at Wellen Park Phase 2A Subdivision, a 103-Lot Single-Family Residential Subdivision on Approximately 95.7161 Acres Located to the South of Foxtail Loop and to the West of Preto Boulevard; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Resolution 2025-R-20 with Exhibit A](#)  
[Contracted City Surveyor Approval](#)

## **5. PUBLIC HEARINGS:**

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

- A. [ORD. NO. 2025-07](#) An Ordinance of the City of North Port, Florida; Amending the Code of the City of North Port, Florida, Chapter 2, Article V., Division 5. - Police Officers' Pensions; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:** [Ordinance No. 2025-07](#)

- B. [ORD. NO. 2025-08](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2024-2025 for Hurricane Ian and Hurricane Milton Costs and Payments From Park Impact Fees From the West Villages Developer Agreement (Post Annexation) in the Amount of \$823,398; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Ordinance No. 2025-08](#)  
[Fund Balance Report](#)

- C. [ORD. NO. 2025-09](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2024-2025 for



Additional Funding for Price Widening Phase I Project R15PW1 in the Amount of \$13,723,472; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**     [Ordinance No. 2025-09](#)  
                          [CIP Sheets](#)  
                          [Memo re: Price Widening Project January 28,2025](#)

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

- D.     [ORD. NO. 2025-06](#)     An Ordinance of the City of North Port, Florida; Amending the Code of the City of North Port, Florida, Section 2-329 Regarding Deferred Retirement Option Plan; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

**Attachments:**     [Ordinance No. 2025-06 - Second Reading](#)  
                          [Ordinance No. 2025-06 - First Reading](#)  
                          [Actuary Letter of No Impact](#)  
                          [Business Impact Estimate](#)

### **6. GENERAL BUSINESS:**

- A.     [25-1969](#)     Discussion and Possible Direction Regarding the Application Process for an Outstanding Florida Springs Designation for Warm Mineral Springs by the Florida Department of Environmental Protection.

**Attachments:**     [Minutes - September 2, 2021 Regular Commission Meeting](#)  
                          [Minutes - September 14, 2021 Regular Commission Meeting](#)  
                          [Minutes - September 10, 2024 Regular Commission Meeting](#)  
                          [Memorandum Dated March 9, 2023](#)  
                          [Memorandum Dated June 5, 2023](#)

- B.     [25-1937](#)     Discussion and Possible Action Regarding the Appointment of Christine L. Doczy and John P. Perkins to the Community Economic Development Advisory Board.

**Attachments:**     [Application - Christine L. Doczy](#)  
                          [Application - John P. Perkins](#)

### **7. PUBLIC COMMENT:**

(The purpose of the Public Comments Section of the Agenda is for members of the public to speak to the City Commission/District Governing Body on any subject pertaining to City Business whether or not it is on the Agenda, with the exception of Quasi-Judicial Items.)

### **8. COMMISSION COMMUNICATIONS:**

- A.     [25-1976](#)     Commissioner Langdon's Communications

- B. [25-1975](#) Commissioner Duval's Communications
- C. [25-1977](#) Commissioner Petrow's Communications
- D. [25-1974](#) Vice Mayor Emrich's Communications
- E. [25-1973](#) Mayor Stokes' Communications

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

- A. [25-1818](#) City Attorney's Monthly Report  
*Attachments:* [Commission Directives to the City Attorney](#)  
[Matter List \(Redacted\)](#)
- B. [25-1940](#) City Manager Report  
*Attachments:* [City Manager Report February 2025](#)
- C. [25-1978](#) City Clerk's Monthly Report  
*Attachments:* [Open Requests by Status Chart](#)  
[Fiscal Year to Date Requests-Closed Status](#)  
[Public Records Request Log](#)

#### **10. ADJOURNMENT:**

**NOTICE OF AVAILABILITY OF REPORTS** - The Agenda is a summary of the proposed actions to be taken by the City Commission. For almost every agenda item, the City staff has prepared materials for Commission consideration and provided a staff recommendation. All of these materials are available at the City Clerk's Office, during normal business hours, for inspection and (for a fee) copying. Questions on these materials may be directed to the staff member who prepared them, or to the City Clerk's Office, who will refer you to the appropriate person.

**AMERICAN WITH DISABILITIES ACT OF 1990** - The North Port City Hall is wheelchair accessible. Special parking is available on the west side of City Hall and the building may be accessed from the parking area. Persons with hearing difficulties should contact the City Clerk to obtain a hearing device for use during meetings.

**NONDISCRIMINATION:** The City of North Port does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic in administration of its programs, activities or services.

No stenographic record by a certified court reporter is made of these recordings. Accordingly, anyone seeking to appeal any of the decisions involving the matters herein will be responsible for making a verbatim record of the meeting/testimony and evidence upon which any appeal is to be based. Copies of the recordings are available (for a fee) at the City Clerk's Office.