



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda 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, July 25, 2023

10:00 AM

City Commission Chambers

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### **Added Attachment to Item No. 23-1019 & 23-1157**

**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. Any comment received that does not meet the public comment timing and requirements will be rejected and will not be included in the official record of the meeting. **PLEASE NOTE:** Those wishing to provide public comment on quasi-judicial agenda items must appear before the City Commission to give testimony under oath.

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. When recognized by the Mayor, the Commenter will approach the podium. Public Comment is limited to three (3) 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. **PLEASE NOTE:** Online public comment cannot be considered as the basis for a quasi-judicial decision and will be read into the record under general public comment.

**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. Voice messages will be forwarded to Commission and played into the record. **PLEASE NOTE:** Comments provided via voice mail cannot be considered as the basis for a quasi-judicial decision and will be played into the record under general public comment.

Florida's Sunshine Law requires the Commission to discuss this Agenda only in open session. The Commissioners cannot discuss these items with each other before this meeting is called to order. The Commissioners, individually, can however, discuss any item with concerned citizens and staff in preparation for the meeting.

### **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. The City Commission shall not act, except to direct the City Manager to take action or to schedule the matter for discussion at a later date.)

**3. ANNOUNCEMENTS**

- A. [23-0443](#) Current Vacancies and Upcoming Expirations for Advisory Boards and Committees

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

**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. [23-0220](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With Wholesale Landscape Supply, Inc. dba Big Earth Landscape Supply for Aggregate Materials Under Purchase Order No. 049844 in an Amount Not to Exceed \$250,242.00.

**Attachments:** [Emergency Term Forms](#)  
[Purchase Order](#)  
[Exigency Procurement Request](#)  
[Florida Division of Corporations Document](#)

- B. [23-0228](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract With B&E Signal and Lighting, Inc. for Transportation System Repairs Under Purchase Order No. 049527 in an Amount Not to Exceed \$900,987.75.

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

- C. [23-0908](#) Approve Granicus Proposal for North Port, FL With Master Subscription Agreement and Professional Services Agreement for the Renewal of Granicus GovQA for the Term of One Year in the Amount Not to Exceed \$23,737.95 .

**Attachments:**     [Proposal](#)  
[Sole Source Form](#)  
[Florida Division of Corporations Document](#)

- D.     [23-0930](#)     Approve the First Amendment to the Community Development Block Grant Subrecipient Agreement Between Sarasota County, Florida and the City of North Port, Florida for the Greenwood Avenue Sidewalk Construction, Extending the Timeline.

**Attachments:**     [C2023-081 Subrecipient Agreement](#)  
[First Amendment to Subrecipient Agreement Greenwood Avenue](#)

- E.     [23-1023](#)     Approve Construction Contract No. 2023-35 – Southwest Water Reclamation Facility (SWWRF) Sludge Drying Bed with C&T Contracting Services, LLC in the Amount of \$567,163.09, With a Contingency of \$56,716.00, for a Total Amount of \$623,879.09.

**Attachments:**     [Contract](#)  
[Notice of Intent to Award](#)  
[Award Recommendation Memo](#)  
[Bid Tabulation](#)  
[Submittal by C&T Contracting Services LLC](#)  
[RFB and Addendum](#)  
[Florida Division of Corporations Documents](#)

- F.     [23-1043](#)     Approve the Application for the 2023 Patrick Leahy Bulletproof Vest Partnership Grant in the Amount of \$36,897.00, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City

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

- G.     [23-1051](#)     Approve the Application to the Florida Department of Economic Opportunity Community Planning Technical Assistance Grant for the Partial Funding of a Master Plan for Activity Center 3, the Gateway Activity Center, in the Amount of \$75,000.00, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

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

- H.     [23-1085](#)     Approve the Agreement Between the Florida Charter Educational Foundation, Inc. and the City of North Port, Florida for the School Resource Officer Program at the College Preparatory Academy at Wellen Park, for a Total Fee to Florida Charter of \$87,000.00.

**Attachments:**     [Agreement](#)  
[Division of Corporations - FCEF](#)  
[Division of Corporations - College Preparatory Academy](#)

- I.     [23-1097](#)     Approve the First Amendment to the Community Development Block Grant Subrecipient Agreement between Sarasota County, Florida and the City of North Port, Florida for Story Walk at the Garden of the Five Senses Park, Extending the Timeline to September 30, 2023.

**Attachments:**     [First Amendment to Agreement](#)  
[Original Agreement](#)

- J.     [23-1103](#)     Appointment of Alexander Titus as a Regular Member of the Citizen Tax Oversight Committee, to Serve a Term from July 25, 2023, to July 25, 2026.

**Attachments:**     [Application and Backup](#)  
[Florida Statutes 112.3143](#)

- K.     [23-1119](#)     Approve Work Assignment 2023-09 with Kimley-Horn and Associates, Inc., in the Amount of \$293,777.00, for the Myakkahatchee Creek Surface Water Treatment Plant Raw Water Pipepipeline and Pipeline Interconnection Between Ground Storage Tanks Project.

**Attachments:**     [Work Assignment with Scope and Fees](#)  
[Evaluation & Ranking](#)  
[Submittal](#)  
[Request for Letters of Interest](#)  
[Continuing Contract No. 2020-58-10](#)  
[Florida Division of Corporations Document](#)

- L.     [23-1120](#)     Approval of Minutes for the June 5, 2023 Commission Workshop Meeting, June 15, 2023 Commission Workshop Meeting, June 12, 2023 Commission Joint Meeting, June 27, 2023 Commission Regular Meeting, and July 6, 2023 Commission Regular Meeting

**Attachments:**     [6-5-23 Minutes](#)  
[6-12-23 Minutes](#)  
[6-15-23 Minutes](#)  
[6-27-23 Minutes](#)  
[7-6-23 Minutes](#)

- M.     [23-1123](#)     Approve the Appointment of Commissioner Stokes to Sit on the Federal Action Strike Team (FAST) Committee.

**Attachments:**     [6-27-23 Minutes](#)

- N.     [23-1152](#)     Approve the CivicPlus Master Services Agreement and Statement of Work Between CivicPlus, LLC and the City of North Port for the Application of External Linking of State Law References Within

Municode, in the Amount of \$3553.25

**Attachments:** [Master Service Agreement](#)  
[Statement of Work](#)  
[Florida Division of Corporations Document](#)  
[6-15-21 Minutes](#)

## **5. PUBLIC HEARINGS:**

### **PETITION:**

- A. [CC](#) Consideration of Petition No. DMP-23-019, Presidium Apartments  
[DMP-23-019](#) Development Master Plan (QUASI-JUDICIAL).

**Attachments:** [Staff Report with Exhibits](#)  
[Staff Presentation](#)

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

- B. [ORD. NO.](#) An Ordinance of the City of North Port, Florida, Amending the Code of  
[2023-21](#) the City of North Port, Florida, Appendix A - City Fee Structure, to  
Change Certain Building, Fire Rescue, Police, Parks and Recreation,  
Facility Rental, Solid Waste, Utilities, and Road And Drainage Fees;  
Providing for Findings; Providing for Conflicts; Providing for Severability;  
Providing for Codification; and Providing an Effective Date.

**Attachments:** [Ordinance - First Reading](#)

### **RESOLUTION:**

- C. [RES. NO.](#) A Resolution of the City of North Port, Florida, Approving the  
[2023-R-04](#) Expenditure of \$236,855.00 in Forfeiture Funds; Providing for  
Incorporation of Recitals; Providing for Conflicts; Providing for  
Severability; and Providing an Effective Date.

**Attachments:** [Resolution](#)  
[Donation Request Letter](#)

- D. [RES. NO.](#) A Resolution of the City Commission of the City of North Port, Florida,  
[2023-R-49](#) Authorizing the Purchase of Real Property Located on North Toledo  
Blade Boulevard and Described as Sarasota County Property Appraiser  
Parcel Identification numbers 0938013913, 0938013914, 0938013915,  
0938013916 and 0959073917; Incorporating Recitals; Providing for  
Filing of Documents; Providing for Conflicts; Providing for Severability;  
and Providing an Effective Date.

**Attachments:**      [Resolution](#)  
[Exhibit A Relevant Portions of Plat](#)  
[Exhibit B Agreement for Purchase & Sale](#)  
[Land Title Boundary Survey](#)  
[Appraisal](#)  
[Exemption Form](#)  
[3-2-23 Minutes](#)

- E.      [RES. NO. 2023-R-48](#)      A Resolution of the City Commission of the City of North Port, Florida, Amending the Non-District and Capital Improvement Budget for Fiscal Year 2022-2023 for Law Enforcement Equipment, Sans Replacement Project IT22SR, One Additional Full Time Equivalent in Utilities, Hurricane Ian Costs, Parks Amenities Project P23PAI, Costs for an Increase in Sergeant and Police Officer Compensation, and Payment Related to the West Villages Developer Agreement Post Annexation in the Amount of \$3,327,485; Providing for Findings, Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Resolution](#)  
[General Fund Balance Report](#)  
[CIP Sheet IT22SR](#)  
[CIP Sheet P23PAI](#)

## **6. GENERAL BUSINESS:**

- A.      [23-0992](#)      Discussion and Possible Action Regarding Request from Blue Sky Communities for Financial Assistance in the Amount of \$460,000 and Request for City Official Signature on Florida Housing Finance Corporation Local Government Verification of Contribution Form for a Proposed Blue Willow Cove Affordable Housing Development to be Located at 5400 Pan American Boulevard.

**Attachments:**      [Local Government Contribution Request](#)

- B.      [23-1019](#)      Discussion and Possible Action Regarding Request from MCP Residential Developers for Financial Assistance in the Amounts of \$460,000 and \$50,000 and Request for City Official Signature on Florida Housing Finance Corporation Local Government Verification Of Contribution Forms for a Proposed Promenade on Price Affordable Housing Development to be Located at 1800 E. Price Blvd.

**Attachments:**      [Funding Request and Mixed-Use Proposal](#)  
[Applicant Presentation](#)

- C.      [23-1095](#)      Discussion and Possible Action Regarding a Commission Letter of Support for the HELPER Act, Establishing a One-Time Use Home Loan Program for First Responders and Teachers

**Attachments:**      [Draft Letter of Support](#)

- D.      [23-1126](#)      Discussion and Possible Action Regarding the City of North Port's State and Federal Legislative Priorities for 2024.

**Attachments:**      [2023 State Legislative Priorities](#)  
[2023 Federal Legislative Priorities](#)  
[Memo - 2024 Legislative Priorities](#)

- E.      [23-1150](#)      Discussion and Possible Action Regarding Projects for State and Federal Legislative Funding Requests for 2024.

- F.      [23-1128](#)      Approve the City Attorney's Request to Hold a Special Meeting for an Attorney-Client Executive Session in Pending Litigation, Poulin v. Bush, et al, Case No. 8:31-CV-1516-WJF-AEP Pending in the United States District Court for the Middle District of Florida, Tampa Division

- G.      [23-1145](#)      Discussion and Possible Action Regarding Approval of the July 11, 2023 Commission Regular Meeting Minutes

**Attachments:**      [Draft Minutes](#)  
[Amended Draft Minutes](#)  
[Correspondence](#)

- H.      [23-1157](#)      Discussion and Possible Action Regarding the Public Private Partnership Pathway for Warm Mineral Springs Park.

**Attachments:**      [Draft 07.10.23 Commission Workshop Minutes](#)  
[07.10.23 WMS DG LLC Updated P3 Proposal](#)  
[07.19.23 Communication from Gulf Coast Community Foundation](#)  
[Code of the City of North Port, Section 2-420](#)  
[CBRE, Inc. Proposal](#)  
[Ardaman & Associates Proposal](#)

## **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. The City Commission shall not act, except to direct the City Manager to take action or to schedule the matter for discussion at a later date.)

## **8. COMMISSION COMMUNICATIONS:**

- A.      [23-0848](#)      Mayor Langdon's Communications
- B.      [23-0849](#)      Vice Mayor White's Communications
- C.      [23-0850](#)      Commissioner Emrich's Communications
- D.      [23-0851](#)      Commissioner McDowell's Communications

- E. [23-0852](#) Commissioner Stoke's Communications

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

- A. [23-1124](#) City Attorney's Monthly Report

**Attachments:** [Commission Directives to the City Attorney](#)  
[Matter List \(Redacted\)](#)

- B. [23-1127](#) City Manager Report to City Commission for July 2023.

**Attachments:** [City Manager Report July 2023](#)  
[CM Contingency Report June 2023](#)

- C. [23-0432](#) City Clerk Report

**Attachments:** [Closed Status Chart](#)  
[Open Request Chart](#)  
[FY 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.