



Discussion Regarding the Inclusion of Referendum Questions on the May 13, 2025, Special Election

City Commission Workshop
Jan. 6, 2025



Prior City Commission Direction

During its Regular Meeting on Dec. 10, 2024, the City Commission approved the following motion:

To direct staff to include referendum questions related to the borrowing authority for designated infrastructure projects and borrowing authority for construction of a new North Port Police Department Headquarters on a date to be determined.



North Port Special Election

- City Clerk and the Supervisor of Elections have identified May 13, 2025, as a viable date for a North Port Special Election.
- Approved referendum questions must be to the Supervisor of Elections by Feb. 17, 2025, to meet this date.
- First Reading for Ord. 2024-48 (Emergency Borrowing Referendum) and Ord. 2024-49 (Charter Amendment removing residency requirements for City Clerk and City Attorney) were approved on Dec. 10, 2024. Second readings are scheduled for Jan. 28, 2025.

POLICE HEADQUARTERS

HOW WE GOT HERE





Police Department Headquarters History

The North Port Police Department (NPPD) Headquarters was built in 2006 to meet the needs at the time. Positions have been added due to population increase.

Year	Population <i>(approximate)</i>	Positions	Positions to Population
2006	47,000	109	0.23%
2024	95,000	206	0.22%

Projections for Future Population Growth and Police Staff

Year	Population <i>(approximate)</i>	# Positions Needed	Positions to Population
2035	118,107	265	0.22%
2045	159,344	355	0.22%

Data from consultant and based on 2021 BEBR report.



89,892

*Calls in 2023 - a 14.5%
increase from 2022*



100,000

*North Port's projected
population by 2026*



30%

*Amount the City is
currently built out*



Funding History

- Funds were transferred into the project in 2018.

Project	Date	Funding Type	Project Name	Funding Approved	Future Funding
PD18PS	09/14/18	FY 18 Budget Transfer	Police Station Expansion - Feasibility Study	65,168	0
PD21PE	10/01/20	FY 21 Budget Adoption	Construction of Building for Property/Evidence	1,300,000	0
PD21PE	10/01/21	FY 22 Budget Adoption	Property Evidence-EOC Dispatch Building	550,000	15,700,000
PD21PE	10/01/22	FY 23 Budget Adoption	Property Evidence-EOC Dispatch Building	0	15,700,000
PD21PE	06/13/23	Budget Amendment - 2023-R-42	New Police Headquarters and EOC	2,700,000	104,647,800
PD21PE	10/01/23	FY 24 Budget Adoption	New Police Headquarters and EOC	0	101,947,800
PD21PE	05/13/24	Budget Amendment - 2024-R-17	New Police Headquarters	4,000,000	122,550,429
PD21PE	10/01/24	FY 25 Budget Adoption	New Police Headquarters	0	122,550,429
			Current Funding	8,550,000	

- Per Commission at the July 21, 2021, Budget Workshop, the project was unfunded, and no funds would be rolled into FY2022.
- Leaving the estimated cost of construction, in the amount of \$122M, unfunded.



Funding History, cont.

- On July 25, 2023, the City Commission approved the purchase of five parcels located on North Toledo Blade Boulevard for the new Police Department Headquarters for \$2.7M.
- On March 7, 2024, the City Commission allocated \$4M for the completion of design of the project.
- The project is at 100% design, “Shovel Ready” - except for funding.



A blue-tinted photograph of a business meeting. Several people are seated around a table, looking at documents and using tablets. The scene is focused on financial analysis, with various charts and graphs visible on the papers. The overall atmosphere is professional and collaborative.

PROPOSED FUNDING SOURCES

PDHQ Project Financing

- To finance this project, the City Commission identified and evaluated funding options such as debt issuance, surtax rearrangements, internal building fund transfer and state appropriations.
- The balance of cost would be from a voter referendum to borrow and tax the citizens.



Internal Fund Transfer

Approx. \$5M

- Current space in City Hall is near capacity.
- If the current Police Headquarters building is vacated, it could be used to house City Staff.
- Funding would be transferred from the Building Fund for use of the Police Headquarters space, supporting the project.
- Taking this approach would allow the City to save the cost of building or securing space for City Hall employees.



State Grant Appropriation

Request for \$10M

- Representatives have voiced support for this project.
- Grants often require that a project is “shovel ready.”
- Lack of funding “on-hand” would reduce chances for funding, as the State likes to add to existing funding to aid a project.



Surtax IV

Approx. \$25M



- At previous public meetings staff advised that the most funding available within Surtax to assist with the Police Headquarters was \$50M.
- The City Commission would need to reprioritize or reduce existing Surtax projects to alleviate Surtax funding constraints to reposition funds to the Headquarters project.
- This pathway requires a significant departure from the original Surtax project list approved by voters when Surtax IV was passed.



Millage Rate Increase

Approx. \$115M needed

- Assessed Value \$246,400
- Taxes to City of North Port at Current Millage: \$739.78

	Bond Amount	
	\$90M	\$115M
Millage Increase Amount Needed	0.4836	0.6180
Increase in City of North Port Tax*	\$94.98	\$121.38
Increase per day	\$0.26	\$0.33

*Not including special districts

**Not including changes to any other taxes/assessments

For average homeowner



**SARASOTA COUNTY TAXING AUTHORITIES
2025 NOTICE OF PROPOSED PROPERTY TAXES
AND PROPOSED OR ADOPTED NON-AD
VALOREM ASSESSMENTS**

DO NOT PAY
THIS IS NOT A BILL

ACCOUNT #: 0946147001 ****DUPLICATE****

SITE ADDRESS:

4970 City Hall Blvd.

John Q. Public
4970 City Hall Blvd.
NORTH PORT, FL 34291-4682

EVACUATION LEVEL: E

LOCATION DESCRIPTION:

LOT 1 BLK 1470 30TH ADD TO PORT CHARLOTTE

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
Sarasota Co. General Revenue	3.2288	\$246,400	\$50,000	\$196,400	\$634.14
Bonds-Debt Service	0.0712	\$246,400	\$50,000	\$196,400	\$13.98
Sarasota Co. Legacy Trail	0.0396	\$246,400	\$50,000	\$196,400	\$7.78
Mosquito Control	0.0460	\$246,400	\$50,000	\$196,400	\$9.03
Sarasota Co. Hospital Dist.	1.0420	\$246,400	\$50,000	\$196,400	\$204.65
SW FL Water Management Dist.	0.1909	\$246,400	\$50,000	\$196,400	\$37.49
West Coast Inland Navigation	0.0394	\$246,400	\$50,000	\$196,400	\$7.74
School Board - State	2.8830	\$246,400	\$25,000	\$221,400	\$638.30
School Board - Local	3.2480	\$246,400	\$25,000	\$221,400	\$719.11
City of North Port	3.7667	\$246,400	\$50,000	\$196,400	\$739.78
PD Headquarters Debt Service	0.618	\$246,400	\$50,000	\$196,400	\$121.38
AD VALOREM TOTALS	15.1736				\$3,133.38
AD VALOREM AND NON-AD VALOREM TOTALS					\$4,034.74

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT/TOTAL REVENUE TO BE COLLECTED BY THIS DISTRICT	RATE	UNITS	ASSESSMENT
North Port Fire Rsc	Provide Fire Rescue Svcs / \$19,070,485	299.70	1.00	299.70
North Port Slid Wste	Provide Solid Waste Collection Svcs / \$12,622,720	302.50	1.00	302.50
North Port Rd/Drain	Maint Roads & Strmwtr Drge Sys / \$18,927,621	253.16	1.00	253.16
North Port Rd/Drain	Fund Op Maint & Reconstruction / \$3,119,571	46.00	1.00	46.00
NON-AD VALOREM TOTALS				901.36

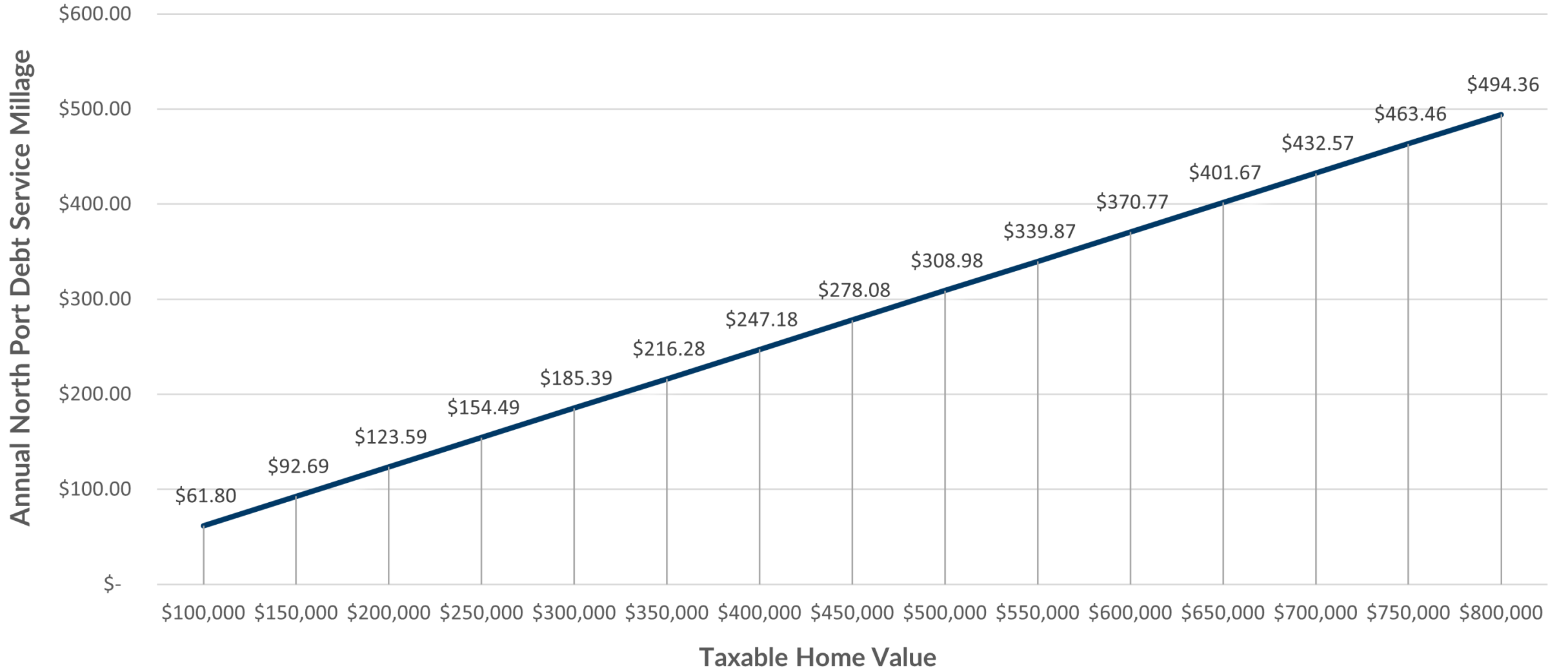
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\$115M General Obligation Bond



**\$23
MILLION**

ESTIMATED PROJECT COST INCREASE IF NOT BUILT UNTIL 2030

**Based on average Tampa Engineering News-Record (ENR) cost index*

The background image shows a construction site for a canal. An excavator is positioned on the left bank, working on the earthen walls. The canal is filled with water and runs through the center of the frame. The surrounding area is lush with greenery, including several palm trees. The sky is clear and blue. The text is overlaid on the right side of the image in a large, white, sans-serif font.

Borrowing Authority for Designated Infrastructure Projects

Solid Waste Transfer Station (CIP SW22TS)

- Project is in contract stages for design services.
- Estimated cost \$15M.
 - Funding available: \$2.5M
 - Funding gap: \$12.5M
- Transfer station will increase efficiencies, reduce travel time and impact on vehicles and equipment.
- Without development of a transfer station, Solid Waste will need to hire additional staff and increase fleet size.




Master Pumping Station & Force main (CIP U28MPS)

- Project was designed as part of CIP U11MSF, however construction was not funded, and the project was shelved.
- Estimated cost: \$3,350,000
 - Funding identified: None
 - Funding gap: \$3,350,000
- Project may require some redesign prior to construction.
- Current plans for construction beginning in FY 2027-28.
- Project scheduled to coordinate with growth in the Toledo Blade Boulevard and Price Boulevard area.
- Without development of the Master Pumping Station and Force main, Utilities Department may be unable to adequately support the needs of this growing area.



Effluent Pumping Station & Pipeline (CIP U23EPS)

- Project is at 60% design currently.
 - Estimated cost: \$16,000,000
 - Funding identified: \$1,000,000
 - Funding gap: \$15,000,000
 - The current plan is for construction once funding is identified.
 - Demand is reaching effluent capacity. This pumping station and pipeline is needed to support for future development.
 - During wet weather events, the pipeline does not meet treatment flow needs.
- 

ULDC updates anticipated to help offset costs

- Analysis of the impacts from the recently updated Unified Land Development Code (ULDC) within a conservative projection reflects an increase in property revenue of approximately \$6.5M+ in 2035 and an increase in other revenue of \$25M+.
- In addition to the fiscal impact to the City's revenues, the ULDC update is projected to have an economic impact of nearly \$1B in years 1-5!

Special Election

- North Port Special Election can be scheduled for May 13, 2025.
- Four (4) potential referendum questions:
 1. Ordinance 2024-48 – Charter Amendment to allow borrowing in response to emergencies.
 - First reading completed on Dec. 10, 2024.
 2. Ordinance 2024-49 – Charter Amendment to remove residency requirements for the City Attorney and the City Clerk positions.
 - First reading completed on Dec. 10, 2024.
 3. Ordinance To Be Determined (TBD) – Seeking voter approval to allow borrowing for the North Port Police Department Headquarters in the amount up to \$115M.
 4. Ordinance To Be Determined (TBD) – Seeking voter approval to allow borrowing for identified Capital Improvement Projects in the amount up to \$31M.



Voter Engagement

- Continuation of conversation with lessons learned from previous referendum results.
 - Commissioner Town Hall Meetings.
 - Detailed webpage with tax impact information.
- Communication from supporting organizations.
- Small group Commissioner conversations.



State law outlines what the City and its employees can and cannot do when it comes to educating residents about charter referendums.

DO

Answer questions about the referendum when asked if staff feel comfortable doing so.

Provide only factual information.

Direct citizens to website or fact sheets for more info.

DON'T

Advertise about the referendum on social media, direct mail or email.

Initiate conversations about the referendum questions with residents.

Advocate for people to vote a certain way.

City Commissioners as elected officials are not constrained by the same law, and may discuss with residents or advocate for people to vote a certain way if desired.



Questions?