



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda City Commission Regular Meeting

### *CITY COMMISSIONERS*

*Alice White, Mayor*  
*Phil Stokes, Vice Mayor*  
*Pete Emrich, Commissioner*  
*Barbara Langdon, Commissioner*  
*Debbie McDowell, Commissioner*

### *APPOINTED OFFICIALS*

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

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Tuesday, October 22, 2024

6:00 PM

City Commission Chambers

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**Amended to Remove Duplicate Items from 10a.m. Meeting. Amended to add additional attachments to Item No. 24-1435.**

**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. [24-0220](#) Announcement of Current Advisory Board and Committee Vacancies

**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. [24-0829](#) Approve the Sole Source Materials Management Agreement Between the City of North Port and Synagro, dba Charlotte County Bio-Recycling Center, LLC, for Yard Waste Processing and Authorize City Manager to Approve All Future Renewals.

**Attachments:** [Synagro Materials Management Agreement](#)  
[Florida Division of Corporations](#)

- B. [24-1411](#) Approve the WebEOC Subscription Agreement (Hosted Implementation) for Emergency Management Software, With ESI Acquisition, Inc., a Division of Juvare LLC, in the Amount of \$48,970.81 Over a Three-Year Period.

**Attachments:** [WebEOC Agreement](#)  
[FY 25 Sole Source Emergency Services Integrators, Inc. \(ESI\)](#)  
[Florida Division of Corporations - ESI Acquisition, Inc.](#)

- C. [24-1472](#) Approve the Business Associate Agreement Between CommuniCare Technology, Inc. d/b/a Pulsara and the City of North Port for an Emergency Medical Services Application for Communications With Local Hospitals.

**Attachments:** [Pulsara Business Associate Agreement](#)

- D. [24-1479](#) Approve the Twelfth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$72,712.34, for Hurricane Ian Repairs at McKibben Park.

**Attachments:** [Twelfth Amendment to Contract No. 2023-17.002](#)  
[Contract No. 2023-17.002](#)  
[Work Assignment 2024-13FM](#)  
[Florida Division of Corporations Document](#)

- E. [24-1480](#) Approve the Thirteenth Amendment to Construction Manager at Risk Contract No. 2023-17.002 for Construction Services Contract, Phase II With Halfacre Construction Company in the Amount of \$34,375.17, for Hurricane Ian Repairs at Veteran's Park.

**Attachments:** [Thirteenth Amendment to Contract No. 2023-17.002](#)  
[Contract No. 2023-17.002](#)  
[Work Assignment 2024-16FM](#)  
[Florida Division of Corporations Document](#)

- F. [24-1463](#) Approve the First Amendment to the Lease Agreement between the City of North Port and the Safe Place and Rape Crisis Center, Inc., (SPARCC) for Space at the Family Service Center

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

- G. [24-1464](#) Approve the First Amendment to the Lease Agreement between the City of North Port and Big Brothers Big Sisters of the Sun Coast, Inc., for Space at the Family Service Center

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

- H. [24-1465](#) Approve the First Amendment to the Lease Agreement between the City of North Port and Literacy Volunteers of South Sarasota County, Inc., (LVSSC) for Space at the Family Service Center

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

- I. [24-1505](#) Approve the Third Amended Peace River Regional Water Supply Authority Master Water Supply Contract and Approve and Authorize the Mayor to Execute the Written Notification of Additional Water Supply Contingent Upon Approval of a Financial Agreement between the City of North Port and West Villages Improvement District

**Attachments:** [Third Amendment to PRMRWSA Master Water Supply Contract](#)  
[PRMRWSA Master Water Supply Contract](#)  
[Amendment 1 to PRMRWSA Master Water Supply Contract](#)  
[Amendment 2 to PRMRWSA Master Water Supply Contract](#)  
[Letter of Commitment](#)

- J. [24-1491](#) Approve the Reappointment of Terry Mccloud as a Regular Member of the Municipal Firefighters Pension Trust Fund Board of Trustees, to Serve a Term From October 22, 2024, to October 21, 2026.

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

- K. [24-1495](#) Approve the Reappointment of Gail Stevens as a Regular Member of the Parks & Recreation Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

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

- L.     [24-1492](#)     Approve the Appointment of Gustavo Collazo as an Alternate Member of the Parks & Recreation Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

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

- M.     [24-1493](#)     Approve the Appointment of Monica Beckett as a Regular Member of the Historic & Cultural Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

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

- N.     [24-1494](#)     Approve the Appointment of Tery Cheney as a Regular Member of the Zoning Board of Appeals, to Serve a Term From October 22, 2024, to October 21, 2027.

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

- O.     [24-1498](#)     Approve the Appointment of Marianne Nowotny as a Regular Member of the Historic & Cultural Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2027.

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

- P.     [24-1499](#)     Approve the Appointment of Yeonwoo Kang as a Student Member of the Environmental Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2025.

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

- Q.     [24-1500](#)     Approve the Appointment of Marat Bagaev as a Regular Member of the Planning and Zoning Advisory Board, to Serve a Term From October 22, 2024, to October 21, 2028.

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

- R.     [24-1523](#)     Approve the September 18, 2024 Commission Special Meeting Minutes

**Attachments:**     [Minutes](#)

- S.     [24-1524](#)     Approve the September 25, 2024 Commission Special Meeting Minutes

**Attachments:**      [Minutes](#)

- T.      [24-1525](#)      Approve the October 7, 2024 Commission Workshop Meeting Minutes

**Attachments:**      [Minutes](#)

- U.      [24-1526](#)      Approve the October 3, 2024 Commission Regular Meeting Minutes

**Attachments:**      [Minutes](#)

## **5. PUBLIC HEARINGS:**

### **RESOLUTIONS:**

- A.      [RES. NO. 2024-R-64](#)      A Resolution of the City of North Port, Florida, Authorizing the City Commission to Participate in a Joint Meeting With the Sarasota County Commission to Receive, Discuss, and Act Upon Matters of Mutual Interest; Incorporating Recitals; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Resolution](#)

- B.      [RES. NO. 2024-R-63](#)      A Resolution of the City Commission of the City of North Port, Florida, Vacating a Portion of the Street, Tree & Landscape Easement for Lot 29, Gran Place Subdivision; Providing For Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Staff Report With Exhibits](#)  
[Resolution 2024-R-63 with Exhibits](#)  
[Staff Presentation](#)  
[PZAB Action Report](#)

## **6. GENERAL BUSINESS:**

- C.      [24-1378](#)      Discussion and Possible Action Regarding Requests to Purchase City of North Port Commercial Property Located at 2400 Commerce Parkway, North Port, FL, Parcel Identification Number 0962110080.

**Attachments:**      [Ordinance No. 2023-03 with Policy No. 2023-01](#)  
[LOI Sentinel Fund I LLC](#)  
[LOI Hadoraba LLC](#)  
[Sarasota Property Record](#)  
[Map](#)

- D.      [24-1435](#)      Discussion and Possible Action Regarding the City Clerk's 6-Month Evaluation.

**Attachments:**      [Contract](#)  
[Contract First Amendment](#)  
[Self Evaluation](#)  
[Mayor White Evaluation](#)  
[Commissioner McDowell Evaluation](#)  
[Vice Mayor Stokes Evaluation](#)  
[Commissioner Emrich Evaluation](#)  
[Commissioner Langdon Evaluation](#)  
[Evaluation Summary Form](#)

- E.      [24-1511](#)      Discussion and Possible Action Regarding Approval of the September 24, 2024 Commission Regular Meeting Minutes

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

## **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.      [24-1534](#)      Vice Mayor Stokes' Communications
- B.      [24-1533](#)      Mayor White's Communications
- C.      [24-1531](#)      Commissioner Emrich's Communications
- D.      [24-1532](#)      Commissioner McDowell's Communications
- E.      [24-1530](#)      Commissioner Langdon's Communications

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

- A.      [24-0232](#)      City Clerk's Monthly Report

**Attachments:**      [Commission Update](#)  
[Closed FY Records Chart](#)  
[Open Status FY Records Chart](#)  
[Public Records Request FY Log](#)

- B.      [24-1513](#)      City Attorney's Monthly Report

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

C.      [24-1519](#)      City Manager's Monthly Report

**Attachments:**      [City Manager Report October 2024](#)  
[City Manager Contingency Account Report September 30, 2024](#)

## **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.