



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Agenda

### City Commission Regular Meeting

#### **CITY COMMISSIONERS**

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

#### **APPOINTED OFFICIALS**

*Jerome Fletcher, City Manager*  
*Michael Fuino, City Attorney*  
*Heather Faust, City Clerk*

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Tuesday, December 9, 2025

10:00 AM

City Commission Chambers

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#### **Amended to Add Item 26-0210**

**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. [26-0133](#) 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. [25-2350](#) Approve First Amendment to Contract No. 2022-28 for Professional Architectural and Engineering Services for Public Services Facility Phase II, by and Between the City of North Port, Florida, and Sweet Sparkman Architects, Inc., in the Amount of \$3,044,062.05.

**Attachments:** [Amendment No. 1](#)  
[Truth in Negotiations Form](#)  
[Procurement Amendment Form](#)  
[Agreement No. 2022-28](#)  
[Florida Division of Corporations Document](#)

- B. [25-2644](#) Approve First Amendment to Construction Manager at Risk Contract No. 2022-36 for Construction Services Contract Phase II, by and Between the City of North Port, Florida, and Ajax Building Company, LLC, in the Amount of \$335,169.00, for the Public Services Facility Phase II.

**Attachments:** [Amendment No. 1](#)  
[Truth in Negotiations Form](#)  
[Procurement Amendment Form](#)  
[Contract 2022-36](#)  
[Florida Division of Corporations Document](#)

- C. [25-2949](#) Approve the Aquatic Examiner Service Agreement By and Between the City of North Port and the American National Red Cross.

**Attachments:** [Agreement](#)  
[Exemption Form](#)  
[January 12, 2021 Meeting Minutes](#)  
[July 26, 2022 Meeting Minutes](#)  
[Florida Division of Corporations Document](#)

- D. [25-3031](#) Approve the Application to the Florida Department of Law Enforcement Local Law Enforcement Immigration Grant Program in the Amount of \$95,000, 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](#)

- E.      [25-3032](#)      Approve the Application to Sarasota County's Community Development Block Grant Program in the Amount of \$55,000 to Fund Staff Salaries for the Social Services Division and Utility Payments for Qualified Recipients 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](#)

- F.      [25-3033](#)      Approve the First Amendment (First Memorandum of Understanding) to the Collective Bargaining Agreement Between the City of North Port, Florida, and Florida Police Benevolent Association - A Chapter of the Southwest Florida Police Benevolent Association, for the Rank-and-File Police Department Bargaining Unit, Amending Appendix B, for the Period of October 1, 2024, - September 30, 2027.

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

- G.      [25-3037](#)      Approve the Application to the Florida Legislature for the Emergency Operations Center Outfitting Project for Consideration in the Fiscal Year 2026 State of Florida Appropriations, in the Amount of \$900,000, 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 of North Port.

**Attachments:**      [House Appropriations Project Request Form FY 2026-2027](#)  
[Senate Local Funding Initiative Request Form 2026-2027](#)

- H.      [25-3041](#)      Approve the Annual Certification Statement Between Florida Highway Safety and Motor Vehicles and the City of North Port Regarding Access to the Biometric Facial Analysis System (BFAS).

**Attachments:**      [Memorandum of Understanding](#)  
[Annual Certification Statement](#)

- I.      [25-3066](#)      Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d) of the Code of the City of North Port, Florida.

**Attachments:**      [Asset Disposition and Recommended Method of Disposal December 2025](#)  
[City of North Port Disposal Forms](#)

- J.      [25-3072](#)      Approve Master Agreement Products and Services Between the City of North Port, Florida, and Environmental Systems Research Institute, Inc. (ESRI) for the Geographic Information System (GIS) Software Subscription With a Term of Three Years in the Amount Not to Exceed \$180,900.

**Attachments:**     [Master Agreement](#)  
[Quotation Q-539305](#)  
[Product-Specific Terms of Use](#)  
[Procurement Form](#)  
[Florida Division of Corporations Document](#)

- K.     [25-3079](#)     Approve the Appointment of Diane Stark as a Regular Member to Serve on the Environmental Advisory Board From December 9, 2025, Through December 9, 2028.

**Attachments:**     [Application](#)

- L.     [26-0079](#)     Approve the October 14, 2025 Commission Regular Minutes, the October 28, 2025 Commission Regular Minutes, the November 3, 2025 Commission Workshop Minutes, the November 4, 2025 Commission Regular Minutes, and the November 6, 2025 Commission Regular Minutes.

**Attachments:**     [10-14 Minutes](#)  
[10-28-Minutes](#)  
[11-3- Minutes](#)  
[11-4-Minutes](#)  
[11-6-25 Minutes](#)

- M.     [26-0129](#)     Approve Agreement for Professional Lobbying Services By and Between the City of North Port, Florida and Greenberg Traurig, P.A. for State Legislative Lobbyist Services for an Annual Amount of \$56,100 and Authorize City Manager to Execute Any Subsequent Renewals Under the Same Terms and Conditions.

**Attachments:**     [Agreement](#)  
[Florida Division of Corporations Document](#)

- N.     [26-0170](#)     Approve the Water and Wastewater System Standard Developer's Agreement Addressing Onsite and Offsite Facilities By and Between the City of North Port, Florida, and Forestar (USA) Real Estate Group Inc.

**Attachments:**     [Developer Agreement](#)  
[Florida Division of Corporations Document](#)

## **5. GENERAL BUSINESS:**

- A.     [26-0167](#)     Discussion and Possible Action Regarding North Port City Charter, Section 5.02 and City of North Port Personnel Policy Manual, Section 6.8.

**Attachments:**     [Memorandum](#)  
[Charter Section 5.02](#)  
[Personnel Policy 6.8](#)

- B. [26-0181](#) Discussion and Possible Action Regarding Tasking the Charter Review Advisory Board to Review and Provide Recommendations Regarding Potentially Revising Section 5.02 of the City Charter Though a Referendum Question to Incorporate Language Regarding Commissioner Communication With City Staff (Requested by Commissioner Petrow).

**Attachments:** [Excerpt from Punta Gorda City Charter](#)

## **6. PUBLIC HEARINGS:**

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

- A. [ORD. NO. 2025-34](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 for Additional Funding for the Emergency Operations Center Project F24EOC in the Amount of \$1,685,105; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:** [Ordinance - Second Reading](#)  
[Ordinance - First Reading](#)  
[Fund Balance Reports](#)  
[CIP Detail Sheet F24EOC](#)

- B. [ORD. NO. 2025-35](#) An Ordinance of the City of North Port, Florida, Amending Water and Wastewater Capacity Fees; Amending the Code of the City of North Port, Florida, Section 78-30; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

### **RESOLUTION:**

- C. [RES. NO. 2025-R-87](#) A Resolution of the City Commission of the City of North Port, Florida, Electing to Use the Uniform Method of Collecting Non-Ad Valorem Assessments for More Than One Year Levied on Certain Real Property in the City of North Port, Florida, to Fund Costs Incurred by the City Each Year in Providing Municipal Services Related to the Abatement of Nuisance Conditions as Contemplated by Chapter 42 of the Code of the City Of North Port, Florida, Which Services May Include But Are Not Limited to Eliminating Excessive Growth of Grass and Nuisance Weeds on Developed Lots, and Removal of Hazardous Trees and Accumulation of Debris on any Lot; Stating a Need for Such Levy; Providing for the Mailing of this Resolution; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

**Attachments:**      [Resolution](#)

- D.      [RES. NO. 2025-R-88](#)      A Resolution of the City of North Port, Florida, Adopted as a Curative Law to Ratify, Validate, and Confirm the Approval of the Master Services Agreement By and Between the City of North Port Police Department and Hotwire Communications, Ltd. ("Hotwire") for Hotwire Television and Internet Services for the North Port Police Department, PD3 Located at 19955 Preto Boulevard, Venice, Florida, 34293; Providing for Incorporation of Recitals; Providing for Ratification, Validation, and Confirmation of Prior Actions; Providing for Conflicts; Providing for Severability; Providing for Retroactive Application; and Providing for an Effective Date.

**Attachments:**      [Resolution](#)  
                                 [Exhibit A](#)

**GENERAL BUSINESS - Continued:**

- C.      [25-2534](#)      Discussion and Possible Action Regarding the Agreement Between Hotwire Communication, Ltd., and the City of North Port, Florida, for Internet and Cable Services to the Wellen Park Substation for Three Years in the Amount of \$15,008.04.

**Attachments:**      [New Master Services Agreement With Hotwire Communications](#)  
                                 [Florida Division of Corporations](#)  
                                 [Procurement Exemption Form](#)

- D.      [25-2655](#)      Discussion and Possible Action on City of North Port Land Acquisition Program Utilizing the Environmental Protection Fund.

**Attachments:**      [Presentation](#)  
                                 [Map of Identified Ecological Zones](#)  
                                 [Parcel Ranking Summary](#)  
                                 [Land Acquisition Scorecard](#)  
                                 [Land Acquisition Scorecard Guidelines](#)

- E.      [25-2920](#)      Discussion and Possible Action Regarding the Adoption of the North Port, Florida, Parks & Recreation Master Plan Final Report.

**Attachments:**      [Presentation](#)  
                                 [Parks & Recreation Master Plan Final Report](#)  
                                 [Agreement](#)  
                                 [April 3, 2025, Meeting Minutes](#)  
                                 [November 20, 2025, Parks & Recreation Advisory Board Meeting Action Report](#)

- F.      [25-3007](#)      Discussion and Possible Action Regarding the First Amendment to Construction Manager at Risk Contract No. 2024-16.002 for Construction Services Contract Phase II, by and Between the City of North Port, Florida

and AJAX Building Company, LLC for Construction of an Emergency Operations Center in the Amount of \$12,748,398.00.

**Attachments:**     [Contract - First Amendment](#)  
[Contract No. 2024-16.002](#)  
[Florida Division of Corporations Document](#)

- G.     [26-0210](#)     Discussion and Possible Regarding Presenting the Key to the City to Bud Korte on January 8, 2026 (Requested by Mayor Emrich)

## **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.     [25-9911](#)     Commissioner Duval's Communications  
B.     [25-9912](#)     Commissioner Stokes' Communications  
C.     [25-9913](#)     Mayor Emrich's Communications  
D.     [25-9914](#)     Vice Mayor Langdon's Communications  
E.     [25-9915](#)     Commissioner Petrow's Communications

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

## **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.