

City Manager Report - May 2026

Item	Commission Meeting or Special Meeting Date	Agenda Item	Assigned to Department	Description of Project	Month or Agenda Due Date	Completion Date
1	04/04/17		City Manager/ Human Resources	<p>Build relationship with High School to implement internship programs/give monthly update/ August 2017 implementation goal (updated email 12/5/17).</p> <p>Status: On hold due to budgetary constraints. Survey results received from City Departments in January were mixed due to funding limitations and staff availability to supervise interns even if they are unpaid. Research on a plan has been completed and will be explored following budget process.</p>	TBD	
338	09/22/20		Development Services	<p>Staff to look at expansion models of Activity Center 6, including variations of the I-75 Interchange, buffering of access road and changing boundaries of Activity Center 6 to only those north of I-75.</p> <p>Status: A budget proposal for an Infrastructure Master Plan for AC 6 & 10 is included in the proposed FY27 Budget. Additionally, Commission directed staff to proceed with development of a Special Assessment District for public infrastructure in Dec 2025. Engineering (PW) has been in communications with FDOT re: Interchange.</p>	TBD	
474	05/24/22	22-2921	Development Services	<p>Staff to develop a comprehensive plan change for urban service boundary to include Activity Center 6.</p> <p>Status: Looking to wrap this into the City's next Evaluation and Appraisal Report, due in 2029.</p>	2029	
482	06/06/22	22-2614	Public Works	<p>Staff to bring back Facility Lease Policy with consensus items incorporated.</p> <p>5/5/26 Direction: to direct the City Manager to work with staff and schedule a workshop at a later date to address the questions raised during this meeting, present options based on a fixed amount per square foot and include an assessment of the legality of offering non-profits that are 100% volunteer the ability for an additional discount off the flat rate.</p> <p>Status: In process. Additional direction received by Commission at the May 5, 2026 regular meeting.</p>		

484	06/07/22	22-2946	Public Works	<p>A) Staff and legal team to draft a new agreement working with the Homeowners Association (HOA) of Duck Key to address the replacement of metal roadway grates.</p> <p>B) Staff to replace grates in Duck Key with the Duck Key HOA to reimburse the City for those grates through a new Agreement.</p> <p>Status: A) Changes to the draft agreement have been identified between Duck Key and City staff. Staff is currently working on those updates.</p>	TBD	
491	07/26/22	22-3245	City Manager	<p>Staff to schedule a joint meeting between the North Port City Commission and the Charlotte County Commission to be held in the City of North Port after the installation of the new Commissioners in both County and cities as a lunch meeting.</p> <p>Status: Item discussed at the 9/8/25 Workshop and staff will work on scheduling a meeting with the Charlotte County Commission this Fall or early Spring that works for both Boards.</p>	TBD	
553	04/11/23	23-0471	City Manager / Public Works	<p>City Attorney and the City Manager to make a good faith effort to renegotiate the lease agreement with the Jockey Club of North Port Property Owners Association, Inc. with no financial payout for rental of the Canine Club Dog Park, and to report back in terms of progress made or obstacles encountered to City Commission as soon as possible.</p> <p>Status: In process. Public Works staff met with the Jockey Club President and Jill Luke on May 1, 2026. Staff will begin edits to the draft agreement and coordinate a meeting with the City Manager's Office, potentially including Development Services and Parks</p>	TBD	
566	03/05/24	24-0323	Development Services	<p>Staff to bring back a revised parking regulation that effectively addresses home-based business parking issues.</p> <p>Status: Staff will draft memo and presentation explaining the ways State legislation has preempted local governments from enacting stricter regulations for home-based businesses.</p>	June 2026	
568	03/26/24	24-0358	City Manager	<p>City Manager to move forward with installation of the artwork presented by Mike Halligan to be located near the Myakkahatchee Creek Greenway Trail along Price Boulevard in an amount not to exceed \$45,000, with deposit and payments being made as follows: 1/3 initial deposit, 1/3 during sculpture completion and curing process, and 1/3 at final installation.</p> <p>Status: In process. Art Advisory Board discussing the status of this art installation at the Advisory Board's May meeting.</p>	TBD	

577	06/11/24	24-0687	Development Services	<p>Regarding Spring Haven Roadway Extension:</p> <p>1) Staff to bring back a plan to create a conservation easement for the Spring Haven Property and instruct City Manager to explore opportunities for inclusion of School Board Property in the conservation easement discussion</p> <p>2) City Manager to work with Sarasota County to explore options to purchase privately-owned properties along the Spring Haven / Myakkahatchee Creek Corridor using Environmentally Sensitive Lands Program/Funds.</p> <p>Status: Staff is preparing an agenda item for Commission discussion on this topic for June 9, 2026. indicating the restraints and prohibitions.</p>	June 9, 2026	
583	07/25/24	24-1098	HR	<p>City Manager to work with Staff to move forward with the preliminary plans for creating and implementing a Health Care Center for employees of the City of North Port.</p> <p>Status: Human Resources is meeting with staff from the City Attorney's Office, City Manager's Office and Finance on 5/4/2026 to confirm that the procurement requirements for this endeavor have been met. Once approved, the item will be presented at a future Commission Meeting in June or July of 2026.</p>	June/July 2026	
586	09/10/24	24-0997	Utilities	<p>Regarding Warm Mineral Springs:</p> <p>City Manager to pursue running utilities up Ortiz Blvd. to U.S. 41</p> <p>Status: In process. GMP received, amount exceeds funding allocated to the project. Parks and Recreation, Finance and Utilities staff met to discuss potential options for Utilities and next steps.</p>	TBD	
587	09/10/24	24-0997	Parks & Recreation	<p>Regarding Warm Mineral Springs:</p> <p>Staff to negotiate with the Conservation Foundation and Gulf Coast Community Foundation for a conservation easement to the 60 acres adjacent to Warm Mineral Springs, explore possibility of bringing Selby Gardens or other botanical partner, and to identify a section of property for development as an alternative holistic health center.</p> <p>Status: In process. Revised General Terms document to guide development of a conservation easement and updated options for acreage to be withheld from conservation easement have been created and will be presented during the May 19, 2026 Commission meeting.</p>	TBD	

588	09/10/24	24-0997	Parks & Recreation	<p>Regarding Warm Mineral Springs: City Manager to explore funding options for Legacy Trail extension to Warm Mineral Springs.</p> <p>Status: In process. Grants: Restarted MPO process in order to reapply for Suntrails later this year. Also looking at RTP application for 2027 if we can find matching funds to commit to project. Budget amendment to fund additional permitting and design scope through Park Impact Fees approved on May 5, 2026.</p>	TBD	
590	03/26/24	24-0474	Public Works	<p>Regarding North and South Tamiami Trail Access Road Projects:</p> <p>1)City Manager to bring back separate estimated costs to construct both north and south Tamiami Trail access roads. 2)City Manager to work with staff to facilitate conversations with the area businesses for off street parking assessments to their businesses. 3)City Manager to work with staff to review other potential options to include paid parking and other financial solutions to the parking issue.</p> <p>Status: In process. The Linear Parking project split into 3 phases. The first phase was funded in FY26 budget with surtax. RFB 2026-12 for US-41 South Access Road Linear Parking (Phase I) award tentatively scheduled for Commission consideration July 21, 2026.</p>	July 21, 2026	

593	10/08/24	24-1458	Parks & Recreation / Public Works	<p>Staff to work with the Art Center and bring back details and documentation to lease the Scout House as well as the existing land that the Art Center sits on.</p> <p>Status: Memorandum of Understanding brought to City Commission at the 10/14/25 Regular Meeting, Commission directed the City Manager to work with Awaken Food Pantry, Senior Center, Kiwanis Club, and the Art Center to identify needs and expectations and to bring back for a future meeting an agenda item for discussion and possible action on how to approach the space and building and other needs in order to retain the non-profits within the boundaries of North Port.</p> <p>Commission directed staff to investigate completing essential repairs to the buildings used by Senior Center and Awaken Church, and work with Art Center and Kiwanis to identify land and develop land lease agreements. Land Lease Agreement has been created for the Art Center and is under review by the Art Center Board. Kiwanis is working to identify a location on City property that would work for their operation.</p> <p>Art Center determined the Scout House did not suit their needs. See item #623</p> <p>Parks & Recreation: Art Center instructors are under contract to provide art instruction at the community centers. Public Works: Staff have met with Awaken Church to discuss immediate repair needs to maintain operations at the current location. Public Works will also be preparing a CIP that would include demolition of the current structure and the construction of a new 5000 square foot Pre-Engineered Metal</p>		
595	10/22/24	24-1378	Public Works	<p>City Manager to work with staff to initiate negotiations regarding the sale of property located at 2400 Commerce Parkway, North Port.</p> <p>Status: Complete.</p>	May 5, 2026	May 5, 2026
606	05/27/25	25-2304	City Manager / Finance	<p>City Manager to explore Certificates of Participation (COPs), inclusive of the amendment to be submitted to the City Attorney, the Greenburg Traurig consulting agreement, to allow them to assist in the legislation with COPs, and additionally to investigate the possibility of increasing our reserves and what that might look like regarding funding options to respond to declared emergencies or disasters.</p> <p>Status: Staff is currently researching and exploring the various funding options.</p>		

608	05/27/25	25-2306	City Manager / Finance	<p>Motion to direct the City Manager to explore Certificates of Participation (COPS), Public Private Partnerships (P3), State Revolving Fund (SRF) Loans, Bank Loans and Lines of Credit, Increasing Fund Balance Reserves, and Pay-As-You-Go (Pay-Go) Financing for the New Police Department Headquarters Project, and to bring back the findings and recommendations for further discussion and possible action at a future meeting.</p> <p>Status: See item 631 for recent direction regarding the PDHQ Project.</p>		
614	07/08/25	25-2440	Finance/CMO	<p>Motion: To direct the City Manager to work with PFM, Bryant Miller Olive, and the P3 applicant to explore the P3 and COP's, to review the concerns and questions expressed by Commission, and to bring back information at a future meeting regarding the Police Department Headquarters to include a realistic evaluation of the City's ability to repay the amount determined as a result of the analysis.</p> <p>Status: In progress. Please see item #631 for recent direction regarding PDHQ Project.</p>		
621	11/04/25	25-2984	CMO	<p>Motion: To direct the City Manager to work with Mr. Moran and his team to bring back to a future discussion regarding a new tax collector building including the City Attorney in these discussions.</p> <p>Status: In progress. City Manager meeting with Mr. Moran early May, 2026.</p>		
622	11/04/25	25-2969	Development Services	<p>Motion: To direct the City Manager to prepare an ordinance for City Commission consideration, including option 1C: The proposed updated deferral program eligibility and refined program requirements and Option 1D: the proposed process improvements.</p> <p>Status: Ordinance approved on second reading, removing article 2, the deferral program. Due to the changes made to the Ordinance at second reading, third reading required and is planned for June 9, 2026.</p>	June 9, 2026	

623	12/01/25	25-3026	Public Works/Parks/Social Services	<p>Consensus:</p> <ol style="list-style-type: none"> 1) Instruct City Manager to work with staff and the Awaken Church Food Pantry. 2) Instruct City Manager to work with Senior Center to move its operations to the Mullen Center and to also explore that move with either having city staff manage the programming or senior center continue managing programming. 3) Instruct City Manager to have staff work with both the Art Center and Kiwanis to find available land for them to locate their operations and to draft a land lease option. <p>Status: In progress.</p> <ol style="list-style-type: none"> 1) Awaken Food Pantry lease extended 1 year at the May 5, 2026 regular meeting. 2) Senior Center lease extended to August 31, 2026 to account for transition to Mullen Center/summer camp operations. Amended Appendix A incorporating rental rate for Senior Center tentatively scheduled for 5/19/26 City Commission agenda. 		
624	12/01/25	25-3069	CMO	<p>Consensus:</p> <ol style="list-style-type: none"> 1) To direct the City Manager and City Attorney to prepare a Resolution of Intent to use the Uniform Method of Collection under F.S. 197.6332 for implementation beginning in FY2027 for City Commission Consideration. 2) To direct the City Manager to develop and advance a legislative concept, coordinating with the Florida Legislative Delegation and the City's contracted lobbyist for the 2027 Regular Session to create a State-authorized Independent Special District with merging language. 3) Consensus the authorize the City Manager to develop the assessment methodology for the proposed Districts. 4) The authorize the City Manager to see assistant from Sarasota, Desoto, and Charlotte Counties on legislative action to create the Independent Special District, include support related to the future Yorkshire/Raintree Interchange on Interstate 75. <p>Status: In Progress. 1) Ordinance to be brought forward for Commission consideration on June 9, 2026.</p>		
626	01/26/26	26-0340	City Manager	<p>Motion: To direct the City Manager to work with the Sarasota County Administrator to schedule a Joint Meeting with the Sarasota County Board of County Commissioners.</p> <p>Status: Complete. Meeting has been scheduled for October 27, 2026.</p>		May 2026

627	02/02/26	26-0280	Parks & Recreation	<p>Consensus: To direct the City Manager to reactivate the annual pass at fiscal year 2025 rates while maintaining current multi-visit pass structure and pricing and bring back an ordinance for Commission review.</p> <p>Status: In progress. Tentatively scheduled for Commission consideration on 5/19/26.</p>	May 19, 2026	
628	02/02/26	26-0296	Parks & Recreation	<p>Consensus: To approve updates to the Citywide Sponsorship Policy considering new or additional ways of enhancing the value of the presenting sponsor and direct the City Manager to bring back a resolution for Commission review.</p> <p>Status: Complete.</p>	May 5, 2026	May 5, 2026
630	02/10/26	26-0293	Development Services	<p>Motion: to direct the City Manager to work with the initiating developer to draft a Hometown Heroes Program to provide impact fee waivers for workforce housing and bring the item back for Commission's consideration.</p> <p>Status: In progress. Staff to receive draft from initiating developer.</p>		
631	04/07/26	26-0556	City Manager/ Finance	<p>Motion: to direct staff to work with financial and legal advisors to seek borrowing authority for the following capital projects: Police Headquarters in the amount of \$25 million and Community Service Center/Dallas White Park.</p> <p>Status: In progress. PFM issued RFP April 23, 2026. RFP responses due May 21, 2026.</p>		
632	04/21/26	26-0650	Utilities	<p>Motion: to direct the City Manager to notify all residents that received the letter that this project is being paused and also to work on a change in the City Code to make this service connection voluntary and for those who want to opt-in voluntarily within 365 days the cost will be capped at an amount to be determined and approved by Commission and to eliminate the \$10 service fee and require a mandatory connection to city water for new construction.</p> <p>Status: In progress. Update letters pausing the process sent to residents that previously received mandatory connection letters. Legal service request submitted requesting evaluation of various situations/questions regarding possible connection requirements and associated payment options. One legal response is received, item will be brought back for discussion at a Commission Workshop.</p>		
633	05/05/26	26-0682	City Manager	<p>Motion: to direct the City Manager to review the impact Bill H.R. 642 will have on the city from a financial and development standpoint.</p> <p>Status: Not started.</p>		

	Total # of active and completed directives	771				
	Total # of active directives	27				
	Total # of completed directives	744				