

City Manager Report - July 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	Build relationship with High School to implement internship programs/give monthly update/ August 2017 implementation goal (updated email 12/5/17). 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.	TBD	
474	05/24/22	22-2921	Development Services	Staff to develop a comprehensive plan change for urban service boundary to include Activity Center 6. Status: Looking to wrap this into the City's next Evaluation and Appraisal Report, due in 2029.	2029	
482	06/06/22	22-2614	Public Works	Staff to bring back Facility Lease Policy with consensus items incorporated. May 5, 2026 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. Status: Staff will be preparing a presentation to go over all of the options available to Commission in an effort to gain clear direction. Planned for the November Workshop.	11/2/26	
484	06/07/22	22-2946	Public Works	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. B) Staff to replace grates in Duck Key with the Duck Key HOA to reimburse the City for those grates through a new Agreement. Status: A) Duck Key has been unresponsive, City Attorney's Office is attempting contact. If no response, Public Works will be preparing an agenda item to get further direction from Commission on next steps, recommending not pursuing an agreement due to lack of interest on Duck Key's part. Staff plans to bring this item to Commission at the October 6, 2026 Regular meeting to provide a status update and discuss next steps.	10/6/26	

491	07/26/22	22-3245	City Manager	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. 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.	TBD	
553	04/11/23	23-0471	City Manager / Public Works	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. Status: In process. Public Works staff met with the Jockey Club President and Jill Luke on May 1, 2026. Staff preparing a draft to send to Jockey Club for review by end of July.	TBD	
566	03/05/24	24-0323	Development Services	Staff to bring back a revised parking regulation that effectively addresses home-based business parking issues. Status: Memo provided on June 25, 2026 to Commission.	June	June 25, 2026
568	03/26/24	24-0358	City Manager	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. Status: In process. Item on July Meeting agenda for Art Advisory Board discussion and possible action.		

577	06/11/24	24-0687	Development Services	Regarding Spring Haven Roadway Extension: 6/11/24 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. 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. Regarding Spring Haven Parcel Acquisition: 6/9/26 1) direct the City Manager to pursue negotiations for the acquisition of 30 privately owned parcels located in the natural corridor between Little Salt Springs and Myakkahatchee Creek subject to applicable legal requirements and the availability of funding. 2) to direct the City Manager to approach the County School Board regarding their options and or plans for their property in this area 3) to direct the City Manager to work with staff to build a coalition of interested parties who commit to actively supporting the conservation of this property. 4) to direct the City Manager reach out to state and federal parties to see whether or not this property might be designated in a way that would deem it environmentally significant.		
583	07/25/24	24-1098	HR	Motion: to direct the 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. Status: In progress. Charlotte County Commission has requested a revision to the interlocal agreement. This is being drafted for review.		
586	09/10/24	24-0997	Utilities / Parks & Recreation	Regarding Warm Mineral Springs: City Manager to pursue running utilities up Ortiz Blvd. to U.S. 41 Status: In process. Budget amendment and GMP approved at 7/7/26 Regular Meeting.	TBD	
587	09/10/24	24-0997	Parks & Recreation	Regarding Warm Mineral Springs: 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. Status: In process. During 5/19/26 meeting, Commission approved the revised General Terms and agreed to a 15 acre carve out from the proposed conservation easement area. Development of the conservation easement agreement is in progress. Staff pursuing quote for lot split survey through existing library.	TBD	

588	09/10/24	24-0997	Parks & Recreation	Regarding Warm Mineral Springs: City Manager to explore funding options for Legacy Trail extension to Warm Mineral Springs. 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. Draft Joint Project Agreement reviewed with Sarasota County Park, Recreation & Natural Resources staff and will now be sent to County Attorney for initial review.	TBD	
590	03/26/24	24-0474	Public Works	Regarding North and South Tamiami Trail Access Road Projects: 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. 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) scheduled for Commission consideration July 21, 2026.	July 21, 2026	

593	10/08/24	24-1458	Parks & Recreation / Public Works	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. 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. 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. Art Center determined the Scout House did not suit their needs. See item #623 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 Building, to support operations at that location for consideration by Commission	December 1, 2025	
606	05/27/25	25-2304	City Manager / Finance	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. Status: Staff is currently researching and exploring the various funding options.		
608	05/27/25	25-2306	City Manager / Finance	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. Status: See item 631 for recent direction regarding the PDHQ Project.		

614	07/08/25	25-2440	Finance/CMO	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. Status: In progress. Please see item #631 for recent direction regarding PDHQ Project.		
621	11/04/25	25-2984	CMO	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. Status: In progress. July 1, letter of interested recieved from Tax Collector. Agenda item being brought forward at the 7/21/26 Regular meeting for Commission consideration.		
623	12/01/25	25-3026	Public Works/Parks/Social Services	Consensus: 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. Status: In progress. 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 approved by Commission, effective in August. Senior Center scheduled to move to Mullen Center September 1st. "Ribbon Tying" event with Chamber of Commerce scheduled for September 16 at noon.		

624	12/01/25	25-3069	CMO/Development Services	Consensus: 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. Status: In Progress. 1) Ordinance continued to second reading on 7/21/26. 2) The Resolution will be brought forward once survey is completed for the District boundaries. 3) A budget proposal for the Infrastructure Master Plan for AC 6 & 10 is included in the proposed FY27 Budget. This Plan will form the basis of the Assessment and Methodology Study for the District. 4) Engineering (PW) has been in communications with FDOT re: Interchange.		
630	02/10/26	26-0293	Development Services	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. Status: Still on hold. Staff waiting to receive draft from initiating developer.		
631	04/07/26	26-0556	City Manager/ Finance	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. Status: In progress. Resolution approved on 7/7/26, City Attorney is continuing the legal process.		

632	04/21/26	26-0650	Utilities	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. Status: In progress. Update letters pausing the process sent to residents that previously received mandatory connection letters. The City Attorney's Office is evaluating options to change connection requirements from mandatory to voluntary and capping fees in conjunction with code and statutory requirements and bond covenants. Scheduled for the September 14 Workshop.		
633	05/05/26	26-0682	City Manager	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. Status: Not started.		

Total # of active and completed directives	773
Total # of active directives	26
Total # of completed directives	746

Next Number: 634