



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

Tuesday, July 7, 2026

6:00 PM

City Commission Chambers

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. 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. [26-0146](#) 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. [26-0657](#) Approve Utilization of the State of Florida Contract No. 43230000-23-NASPO-ACS With Insight Public Sector for Information Technology Equipment, Supplies, Services and Software on an As-Needed Basis in an Amount Not to Exceed \$350,000 Annually Through the Term Ending Date of April 27, 2027, and Authorize the City Manager to Approve any Modifications or Terminations in Concurrence With the State of Florida.

Attachments: [Contract](#)

- B. [26-0659](#) Approve Utilization of the City of Venice, Florida Continuing Contract No. 3144-23 with Innovative Fabricators of Florida, Inc. for Scheduled and Emergency Repairs on an As-Needed Basis in an Amount Not to Exceed \$3,000,000 Through the Term Ending April 4, 2027, Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence with City of Venice, Florida.

Attachments: [Contract No. 3144-23 and Renewal](#)
[Notice of Intent to Award](#)
[Submittal by Innovative Fabricators of Florida, Inc.](#)
[RFP No. 3144-23](#)

- C. [26-0660](#) Approve Utilization of the City of Mesa, Arizona - OMNIA Contract Number 2024056-02 With SHI International For Information Technology Equipment, Supplies, Services and Software on an As-Needed Basis in an Amount Not to Exceed \$350,000 Annually Through the Term Ending Date of July 1, 2028, and Authorize the City Manager to Approve any Modifications or Terminations in Concurrence With the City of Mesa, Arizona - OMNIA.

Attachments: [Contract](#)

- D. [26-0662](#) Approve Utilization of the City of Ormond Beach, Florida Agreement No. 2025-40 with Electrical and Mechanical Maintenance Inc. for Utilities Motor and Pump Repair Services on an As-Needed Basis in an Amount Not to Exceed \$600,000 Annually Through the Term Ending November 4, 2028, and Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence With City of Ormond Beach, Florida.

Attachments: [Contract No. 2025-40](#)
[Agenda Award](#)
[Submittal by Electrical and Maintenance Mechanical, Inc.](#)
[Electrical Mechanical and Maintenance Pricing List](#)
[RFP No. 2025-40](#)

- E. [26-0685](#) Approve the Utilization of the City of Titusville, Florida, Contract No. SV22P043 Supervisory Control & Data Acquisition (SCADA) System Integration Services With the U.S. Water Services Corporation dba Rocha Controls, on an As-Needed Basis in an Amount Not to Exceed \$500,000 Annually Through the Term Ending August 28, 2027, and Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence With the City of Titusville.

Attachments: [Contract SV22P043](#)
[Contract Amendments](#)
[Bid Analysis](#)
[Submittal by Benro dba Rocha Controls](#)
[RFP No. 22-P-043/TB](#)

- F. [26-0741](#) Approve Utilization of Florida Sheriffs Association Contract FSA23-EQU21.1: Equipment with Nationwide Haul, for the Purchase of Equipment and Related Services on an As-Needed Basis in an Amount Not to Exceed \$200,000 Annually Through the Term Ending September 30, 2026, and Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence With Florida Sheriffs Association.

Attachments: [Contract and Award Packet](#)

- G. [26-0808](#) Approve the Application to the United States Department of Transportation (USDOT) Safe Streets for All (SS4A) Grant Program in the Amount of \$100,000 for the Sumter Boulevard Safety Study, 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: [SS4A Grant Application](#)
[SS4A Maps](#)

- H. [26-0854](#) Approve Utilization of Maricopa County, Arizona - OMNIA Partners Contract No. 16154 With Home Depot on an As-Needed Basis in an Amount Not to Exceed \$350,000.00 Annually Through the Term Ending December 31, 2026, and Authorizing the City Manager to Approve any Modifications or Termination in Concurrent with Maricopa County, Arizona - OMNIA Partners.

Attachments: [Request for Proposal](#)
[RFP Addendum 1](#)
[Contract 16154](#)
[OMNIA Contract 16154 Coversheet](#)

- I. [26-0855](#) Approve the June 1, 2026 City Commission Workshop Minutes, the June 2, 2026 City Commission Joint with Environmental Advisory Board Minutes, and the June 4, 2026 City Commission Regular Minutes.

Attachments: [6-1-26- Minutes](#)
[6-2-26- Minutes](#)
[6-4-26- Minutes](#)

- J. [26-0856](#) Approve Utilization of Marion County, Florida Contract No. 23Q-005 With Razorback, LLC for Pressure Washing and Painting on an As-Needed Basis in an Amount Not to Exceed \$900,000 Annually Through the Term Ending March 30, 2027, and Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence With Marion County, Florida.

Attachments: [Contract 23Q-005 and Renewal](#)
[23Q-005 Agenda Award](#)
[Ranking Analysis](#)
[Submittal by Razorback, LLC](#)
[Request for Bid 23Q-005](#)

- K. [26-0857](#) Approve the Leadership Development and Executive Coaching Agreement and Scope of Work With Contagious Companies in the Total Amount of \$9,000.00.

Attachments: [Agreement](#)
[Procurement Documents](#)

- L. [26-0864](#) Approve Utilization of the City of Venice, Florida Continuing Contract No. 3144-23 with DeJonge Excavating Contractors, Inc. for Scheduled and Emergency Repairs on an As-Needed Basis in an Amount Not to Exceed \$3,000,000 Through the Term Ending April 4, 2027, and Authorizing the City Manager to Approve any Modifications, Renewals, or Terminations in Concurrence with City of Venice, Florida.

Attachments: [Contract No. 3144-23 and Renewal](#)
[Notice of Intent to Award](#)
[Submittal by DeJonge Excavating Contractors, Inc](#)
[RFP No. 3144-23](#)

- M. [26-0868](#) Approve the Utilization of Sourcewell Contract Number 041823-STY With Stryker Sales, LLC for the Purchase of Lifepaks, Stretchers, and Stair Chairs in an Amount Not to Exceed \$420,000 Through the Term Ending

June 30, 2027, and Authorize the City Manager to Approve any Modifications or Terminations in Concurrence With Sourcewell.

Attachments: [Contract](#)
[Award and Solicitation](#)

5. PUBLIC HEARINGS:

ORDINANCE - First Reading:

- A. [ORD. NO. 2026-15](#) An Ordinance of the City of North Port, Florida, Creating the Dependent Special District Known as the Activity Center 6 and 10 Infrastructure District; Providing Legislative Findings and Intent; Establishing the District as a Non-Ad Valorem Special Assessment District Within Chapter 66 of the Code of the City of North Port, Florida; Defining the District's Status as a Dependent Special District and Identifying its Purpose, Powers, Functions, Duties, Boundaries, Authority, Governance, Financing Methods, and Comprehensive Plan Consistency as Required by Section 189.02, Florida Statutes; Providing for the Planning, Design, Land Acquisition, Construction, Expansion, Maintenance, Operation, and all Other Associated Costs of Certain Public Infrastructure and Related Facilities, Including but not Limited to Road, Stormwater, Potable Water, Wastewater, Reclaimed Water, Electric, Gas, Fiber/Communication Utilities, Public Safety Facilities, Solid Waste Facilities, Multimodal Facilities and Parks and Recreation Facilities and all Other Associated Costs; Providing for the Levy and Collection of Non-Ad Valorem Special Assessments to Fund the Costs of the Dependent Special District; Providing for use of the Uniform Method of Collection Pursuant to Section 197.3632, Florida Statutes, by Separate Resolution; Providing for Liens and Revenue Shortfalls; Providing for Governance by the City Commission; Providing for a District Director Appointed by the City Manager or the City Manager's Designee; Providing for Finances, Claims, Consistency With the Comprehensive Plan, Meetings, Attorney to the Board, Right-of-Way Use Permits, Prohibition of Hazardous Activities, Fees, Fines, and Penalties; Amending the Code of the City of North Port, Florida, Section 66-98 Through 66-117; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)
[Business Impact Estimate](#)
[December 1, 2025 Minutes](#)

- B. [ORD. NO. 2026-20](#) An Ordinance of the City of North Port, Florida, Regarding Manufactured Homes, Amending the Unified Land Development Code to Provide for Compliance With Section 553.385, Florida Statutes by Amending Sections 3.1.2., 4.4.1., and Appendix A, Article I; Providing for Findings;

Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance No. 2026-20](#)

[HB 399](#)

[HB 803](#)

- C. [ORD. NO. 2026-21](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A – City Fee Structure; Amending Development Services – Development Review, Planning and Zoning, and Natural Resources Fees; Fire Rescue District Fees; Parks and Recreation – General Fees, Parks and Recreation – Facility Rental Fees; Solid Waste District Fees; Utilities Fees; Road and Drainage District Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Attachments: [Ordinance - First Reading](#)

[Business Impact Estimate](#)

[Fiscal Year 2026-2027 Appendix A - Proposed Fee Changes](#)

ORDINANCE - Second Reading:

- D. [ORD. NO. 2026-19](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 to Increase the Warm Mineral Springs Building Rehabilitation Project WM19BR by the Amount of \$4,082,133; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Attachments: [Ordinance No. 2026-19](#)

[Fund Balance Reports](#)

[Project #WM19BR Budget Tracking](#)

[Budget Estimate - Demo & Build New Option](#)

RESOLUTION:

- E. [RES. NO. 2026-R-30](#) A Resolution of the City Commission 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](#)

- F. [RES. NO. 2026-R-49](#) A Resolution of the City of North Port, Florida Accepting a Proposal of TD Public Finance, LLC to Provide the City With a Term Loan in Order to Finance the Acquisition, Construction and Equipping of Various Capital Improvements Within the City; Approving the Form of a Loan Agreement;

Authorizing the Issuance of a Promissory Note Pursuant to Such Loan Agreement in the Aggregate Principal Amount of Not Exceeding \$34,125,000 in Order to Evidence Such Loan; Authorizing the Repayment of Such Note From a Covenant to Budget and Appropriate Legally Available Non-Ad Valorem Revenues; Delegating Certain Authority to the City Manager and Other Officers of the City for the Authorization, Execution and Delivery of the Loan Agreement, Promissory Note and Various Other Documents With Respect Thereto; and Providing for an Effective Date.

Attachments: [Resolution](#)
 [Exhibit B](#)
 [Exhibit C](#)
 [April 7, 2026 Minutes](#)

6. GENERAL BUSINESS:

- A. [26-0408](#) Discussion and Possible Action Regarding the First Amendment to Construction Manager at Risk Contract No. 2025-09 for Construction Services Contract Phase II, With Wharton-Smith Inc. for Project No. WM19BR, Warm Mineral Springs Park Historic Renovation, Floodproofing and Site Improvements, Located at 12200 San Servando Avenue, North Port, FL, 34287 in the Amount Not to Exceed \$16,281,229.00.

Attachments: [First Amendment](#)
 [Contract No. 2025-09](#)
 [Procurement Documents](#)
 [Contract No. 2017-40 and Amendments](#)
 [September 10, 2024, Minutes](#)
 [February 25, 2025, Minutes](#)
 [April 8, 2025 Minutes](#)
 [CIP Detail Sheet](#)

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. [26-0080](#) Commissioner Duval's Communications
- B. [26-0081](#) Commissioner Stokes' Communications
- C. [26-0082](#) Mayor Emrich's Communications
- D. [26-0083](#) Vice Mayor Langdon's Communications

- E. [26-0084](#) 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. 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.

The North Port City Hall is accessible in accordance with the Americans with Disabilities Act (ADA). Designated, accessible parking is available on the west side of City Hall, with building access from the parking area. Accommodations and translation services are available at no cost. Any person requiring a reasonable accommodation to participate in this meeting is asked to contact the City Clerk's Office at least 48 hours in advance by email at cityclerk@northportfl.gov or by telephone at (941) 429-7270. Persons using TTY/TDD may access this number via the Florida Relay Service by dialing 711.

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.