



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

CITY COMMISSIONERS

Phil Stokes, Mayor

Pete Emrich, Vice Mayor

Barbara Langdon, Commissioner

David Duval, Commissioner

Demetrius Petrow, Commissioner

APPOINTED OFFICIALS

Jerome Fletcher, City Manager

Michael Golen, Interim City Attorney

Heather Faust, City Clerk

Wednesday, July 23, 2025

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Stokes called the meeting to order at 10:00 a.m.

ROLL CALL

Present: 5 - Vice Mayor Pete Emrich, Commissioner Barbara Langdon, Commissioner David Duval, Commissioner Demetrius Petrow and Mayor Philip Stokes

ALSO PRESENT

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Administrative Service Specialist Lane, Police Chief Garrison, Fire Chief Titus, Grants Division Manager Malingowski, Development Services Director Ray, Deputy City Manager Yarborough, and Public Works Deputy Director Wisner.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Grants Division Manager Valerie Malingowski.

1. PUBLIC COMMENT:

There was no public comment.

2. GENERAL BUSINESS:

- A. [25-2482](#) Discussion and Possible Direction Regarding the Fiscal Year 2026 City Manager's Proposed Budget.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item and provided a presentation including Commissioners strategic pillars, annual budget process, June workshop actions, proposed budget key factors, changes from June workshop, general fund, Human Resources Department, budget summary, fund balance, Police Department, City Clerk's Office, City Commission,

City Attorney's Office, Information Technology Department, Non-Departmental, Parks and Recreation Department, Social Services Division, Finance Department, City Manager's Office, Development Services Department, Fire Rescue Department, Utilities Department, Public Works Department, Road and Drainage Department, Fleet, Capital Improvement Projects (CIP), and 5-year CIP overview.

Commission questions and discussion took place regarding budget memo changes, additional funding to the Police department, surtax, revenue concern, annual cost to rent trailers, personnel cost increase, homestead tax, personnel hiring freeze, move-in rates, proposed new positions, Code Enforcement violations, revenue growth, cutting level of services, Police personnel, commercial footprint, City growth, Florida Retirement Services (FRS) increase adjustments, Police budget adjustments, fund balance balancing general fund, Commission contingency reduction, travel expenses, reduction for the US41 access road, Tree fund revenues, payroll personnel, operating expenses, Warm Mineral Springs, and Communication Division to Department.

There was consensus to support the City Manager creating an agenda item for discussion regarding the transition of the Communications Division to a Department.

Commission questions and discussion continued regarding 5-year CIP overview including police headquarters, funding, round table possible citizen discussion, and Utilities capital increase.

Recess was taken from 12:18 p.m. to 1:01 p.m.

There was no public comment.

B. [25-2530](#)

Discussion and Possible Direction for the 10 Year Capital Improvement Plan.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item and provided a presentation including 10-year Capital improvement Plan (CIP) at a glance, priority ranking guidelines, summary of funding status by priority, funding status and funding sources, and potential funding options.

Commission questions and discussion took place regarding Solid Waste Transfer Station project, funding options, capital funds for projects accounted for, delayed project funding increase, utilizing the funding methodology, implementing mobility fees, repurposing the Mullen Center, unfunded training program, Emergency Operation Center (EOC) project, Wellen Park building funding, and training complex for Police and Fire.

Consensus was requested to explore and draft an official proposal for sharing the Building Training Program with the neighboring communities.

Recess was taken from 2:45 p.m. to 3:00 p.m.

Commission questions and discussion continued regarding Mullen Center.

Consensus was requested to direct the City Manager to work with staff to identify the most suitable purpose for the George Mullen Activity Center or other City-owned properties, determining potential user groups, and developing a preliminary budget for repurposing the Mullen Center or other properties.

Commission questions and discussion continued regarding Mullen Center.

There was consensus to bring back, before the end of the calendar year, a proposed path forward, including key milestones and timelines for establishing a special district in East North Port to fund infrastructure improvements supporting commercial and industrial development.

Commission questions and discussion continued regarding Price Blvd. Phase 2 and 3 funding, and Legacy trail.

There was no public comment.

3. PUBLIC COMMENT:

There was no public comment.

4. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 3:39 p.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk