



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Special Meeting

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

Monday, February 24, 2025

6:00 PM

Morgan Family Community Center

Commission Town Hall – 2025 Referendums

CALL TO ORDER

Mayor Stokes called the meeting to order at 6:00 p.m.

ROLL CALL

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

Also Present:

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Police Chief Garrison, Fire Chief Titus, Public Works Director Speake, Finance Director Williams, Deputy Police Chief Morales, Public Works Project Manager Humphreys, Utilities Director Gallinaro

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Robin San Vicente.

1. PUBLIC COMMENT:

Alan Rehm: Spoke to vacant lot assessments.

Brenda Van Salisbury: Spoke to need for Police Headquarters.

2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

[25-1918](#)

Presentation by Sarasota County Schools Regarding Planning for Growth in North Port

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Dr. Michael Kemp and Diane Cominotti, Sarasota County Schools, provided a presentation regarding future growth and school capacity including Nearmap, Wellen Park development, South County school capacity, North Port developments, North Port school capacity, capital improvement planning, future North Port projects, and capital challenges.

3. GENERAL BUSINESS:

[25-1913](#)

Introduction by the City Manager

Mayor Stokes announced the item.

Mr. Fletcher provided an introduction.

[25-1919](#)

Discussion Regarding Referendum Question Related to City Borrowing Authority for Response to Declared Emergencies with Public Question and Answer Session

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Questions and answers took place regarding process for repayment of debt, debt limit threshold, type of debt and revenue funds, establishing debt limit, reserve replenishment, PFM Capital Improvement Plan (CIP) prioritization, November 2024 referendum language, referendum timing, use of Federal Emergency Management Agency (FEMA) reimbursement funds, borrowing power, impact if the referendum does not pass, types of emergency projects and prioritization, and impact on FEMA reimbursement.

[25-1920](#)

Discussion Regarding Referendum Question Related to Removal of Residency Requirements from the City of North Port Charter for the City Attorney and City Clerk Positions with Public Question and Answer Session

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission comment took place regarding justification of removing the residency requirement, and administrative duty of positions,

Questions and answers took place regarding maintaining jobs within the city for residents, requirements of neighboring municipalities, and payment of city taxes.

[25-1921](#)

Discussion Regarding Referendum Question Related to Borrowing Authority for the North Port Police Department Headquarters Project with Public Question and Answer Session

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Questions and answers took place regarding identification of funding options, sale of current police building, phased approach, shell space and growth planning, providing a

view of the current department's status, 100% design plan, maximum construction cost, total project cost, debt service cost and payments, capital improvement millage tax line items, and property tax increase/decrease.

[25-1922](#)

Discussion Regarding Referendum Question Related to Borrowing Authority for the Solid Waste Transfer Station Project with Public Question and Answer Session

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Questions and answers took place regarding design plan estimates, public private partnership (P3), savings impact on taxes, cost savings, updated data, and benefits to the city.

[25-1923](#)

Discussion Regarding Referendum Question Related to Borrowing Authority for Capital Improvements to the Pan American Wastewater Treatment Facility with Public Question and Answer Session

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Questions and answers took place regarding cost to utility customers and design and construction timeline.

4. PUBLIC COMMENT:

Greg Culy: Expressed concern with tax increases and spending.

Debbie McDowell: Expressed support of the town hall.

5. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 8:36 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk