



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Regular 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

Tuesday, February 25, 2025

6:00 PM

City Commission Chambers

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, Board Specialist Lane, Police Chief Garrison, Fire Chief Titus, and Public Works Director Speake.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Parks and Recreation Director Sandy Pfundheller.

1. APPROVAL OF AGENDA

Mayor Stokes requested a motion to approve the agenda.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the agenda as presented. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

2. PUBLIC COMMENT:

Ms. Faust read the following eComment into record:

Robin SanVicente: Concern over Warm Mineral Springs Outstanding Springs designation.

In person:

Valdy Olender: Spoke to various law and statutes.

Debbie Blackwell: Spoke to the history of coal mining, the designation of Warm Mineral Springs as a Florida Spring, and broader conservation efforts.

Jill Luke: Spoke to Outstanding Springs designation, restart the springs project, and angled parking.

3. ANNOUNCEMENTS

A. [25-1972](#) Announcement of Current Advisory Board and Committee Vacancies

Mayor Stokes announced the item and called on the City Clerk to read the announcements.

Ms. Faust read the announcements into record.

4. CONSENT AGENDA:

Mayor Stokes announced the item and queried the City Manager regarding items pulled from the consent agenda for discussion.

Public comment:

Debbie McDowell: Spoke to Item No. 25-1890

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to approve the consent agenda as presented. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

A. [24-1622](#) Approve Purchase Order Supplemental Terms, Conditions, and Documents with FEMA Terms with B & E Signal and Lighting, Inc. for Transportation System Repairs at Salford and Price Boulevards Intersection Under Purchase Order No. 51239 in an Amount Not to Exceed \$3,025.00.

This item was approved on the consent agenda.

B. [25-1719](#) Approve Amendment No. 1 to Work Assignment No. 2023-09PW for the Continuing Services Contract No. 2023-16.03 with Plunkett Raysich Architects, LLP in the amount of \$34,000.00, for Professional Architectural Services for the Department of Public Works Road and Drainage District Operations Building.

This item was approved on the consent agenda.

C. [25-1751](#) Approve the Memorandum of Understanding By and Between the Sarasota County Sheriff's Office and the City of North Port, Florida on Behalf of the North Port Police Department for Investigations Into Employee Criminal Activity, Use of Deadly Force, and In-Custody Deaths

This item was approved on the consent agenda.

D. [25-1838](#) Approve the Equitable Sharing Agreement and Certification Between the

U.S. Department of Justice, the U.S. Department of Treasury, and the City of North Port, Florida.

This item was approved on the consent agenda.

- E. [25-1762](#) Approve Purchase Order Supplemental Terms, Conditions, and Documents with FEMA Terms with B & E Signal and Lighting, Inc. for Transportation System Repairs at Preto Boulevard and US-41 Intersection Under Purchase Order No. 51353 in an Amount Not to Exceed \$9,900.00.

This item was approved on the consent agenda.

- F. [25-1764](#) Approve Contract No. 2024-07 for Professional Architectural and Engineering Services with Geosyntec Consulting, Inc., in the Amount of \$814,630.00 for Project SW22TS Solid Waste Transfer Station.

This item was approved on the consent agenda.

- G. [25-1791](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Ceres Environmental Services, Inc., for the Debris Management Services Under Purchase Order No. 51241 in an Amount Not to Exceed \$399,116.67.

This item was approved on the consent agenda.

- H. [25-1792](#) Ratification of City Manager's Use of Emergency Authorization to Enter Into a Contract with Ceres Environmental Services, Inc., for the Debris Management Services Under Purchase Order No. 51242 in an Amount Not to Exceed \$339,933.33.

This item was approved on the consent agenda.

- I. [25-1802](#) Approve Multi-Award Continuing Services Agreement Numbers: 2024-14.01, 2024-14.02, 2024-14.03, 2024-14.04, 2024-14.05, 2024-14.06, 2024-14.07, 2024-14.08, 2024-14.09, 2024-14.10, 2024-14.11, 2024-14.12, 2024-14.13, 2024-14.14, and 2024-14.15 between the City of North Port and AIM Engineering & Surveying, Inc., Caltran Engineering Group, Inc., Colliers Engineering & Design, Inc., George F. Young, Inc., GHD Services Inc., Hardesty & Hanover, LLC, HighSpans Engineering, Inc., Johnson Engineering, LLC, Kisinger Campo & Associates, Corp., Kimley-Horn and Associates, Inc., OCI Associates, LLC, Pennoni Associates Inc., SGM Engineering, Inc., Stantec Consulting Services Inc., WSP USA Environment & Infrastructure Inc. for Professional Engineering Services Continuing Contracts for City of North Port and Authorize the City Manager to Approve Future Renewals of Agreements.

This item was approved on the consent agenda.

- J. [25-1832](#) Approve Contract Addendum with Mobile Modular Management Corporation for Utilities Field Operations Modular Buildings

This item was approved on the consent agenda.

- K. [25-1833](#) Approve Construction Manager at Risk Contract No. 2024-04 for Construction Manager at Risk Services Contract Phase 1 with J. Kokolakis Contracting, Inc., in the Amount of \$342,589.00 for the Solid Waste Transfer Station.

This item was approved on the consent agenda.

- L. [25-1843](#) Accept the Cash Receipts Summary Report for December 2024.

This item was approved on the consent agenda.

- M. [25-1887](#) Approve the Sarasota County Governmental Management System (GovMax) Hosted Application Service and License Agreement Between the City of North Port, Florida, and Sarasota County, Florida, for the County's Continued Provision of Hosting Services for the City of North Port's GovMax Program for a Five-Year Term for an Initial Annual Fee of \$29,851.31.

This item was approved on the consent agenda.

- N. [25-1890](#) Approval of Second Amendment to Agreement No. 2017-40, Professional Design and Engineering Services for Warm Mineral Springs Park Master Plan, to Kimley-Horn & Associates, Inc., in the Amount of \$781,852.00, Plus a Project Contingency of 5% or \$39,092.60 for a Not to Exceed Amount of \$820,944.60 to Facilitate Renovations of the Historic Buildings.

This item was approved on the consent agenda.

- O. [25-1911](#) Approve the Appointment of Gavin Gray as a Youth Member to Serve on the Parks and Recreation Advisory Board From February 25, 2025, Through February 26, 2026.

This item was approved on the consent agenda.

- P. [25-1914](#) Approve the January 28, 2025, February 6, 2025, and February 11, 2025 Commission Regular Meeting Minutes.

This item was approved on the consent agenda.

- Q. [25-1938](#) Approve the Appointment of Christine L. Doczy as a Member to Serve on the Art Advisory Board From February 25, 2025, Through February 26, 2028.

This item was approved on the consent agenda.

- R. [25-1951](#) Approve the City of North Port 2024-2044 Annual Water Demand Projections for Submittal to the Peace River Manasota Regional Water Supply Authority (PRMRWSA)

This item was approved on the consent agenda.

- S. [RES. NO. 2025-R-17](#) A Resolution of the City of North Port, Florida; Approving a Final Plat for the Wellen Park Downtown Phase 4 Subdivision, Road Extension and Tract 16, on Approximately 16.7027 Acres Located to the South of Brightland Way, to the North of Everglow Drive and to the West of West Villages Parkway; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

This item was approved on the consent agenda.

- T. [RES. NO. 2025-R-18](#) A Resolution of the City of North Port, Florida; Approving a Final Plat for the Palmera Townhomes at Wellen Park Subdivision, a 37-Lot Townhome Residential Subdivision on Approximately 5.0764 Acres Located to the West of Foxtail Loop, to the North of Fishtail Boulevard and to the West of Preto Boulevard; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

This item was approved on the consent agenda.

- U. A Resolution of the City of North Port, Florida; Approving a Final Plat for the Palmera at Wellen Park Phase 2A Subdivision, a 103-Lot Single-Family Residential Subdivision on Approximately 95.7161 Acres Located to the South of Foxtail Loop and to the West of Preto Boulevard; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - First Reading:

- A. [ORD. NO. 2025-07](#) An Ordinance of the City of North Port, Florida; Amending the Code of the City of North Port, Florida, Chapter 2, Article V., Division 5. - Police Officers' Pensions; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Stokes announced the item and requested a motion to direct the City Clerk to ready by title only.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

Ms. Faust read the Ordinance by title only.

There were no commission questions or discussion.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2025-07 to second reading on March 11, 2025. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

B. [ORD. NO. 2025-08](#)

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2024-2025 for Hurricane Ian and Hurricane Milton Costs and Payments From Park Impact Fees From the West Villages Developer Agreement (Post Annexation) in the Amount of \$823,398; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and requested a motion to direct the City Clerk to ready by title only.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no commission questions or discussion.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2025-08 to second reading on March 11, 2025. The motion carried on the following vote:

C. [ORD. NO. 2025-09](#)

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2024-2025 for Additional Funding for Price Widening Phase I Project R15PW1 in the Amount of \$13,723,472; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and requested a motion to direct the City Clerk to ready by title only.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich,

to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the delay of Price Boulevard, the funding gap, the tree fund, impact of public safety, and postponement of future projects.

Mr. Speake provided an overview of the funding for Price Boulevard, addressed public safety, available grants, and projected future project timelines.

Public comment:

Debbie McDowell: Expressed concern for the postponement of future projects, developer debt, the tree fund, and public safety.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to continue Ordinance No. 2025-09 to second reading on March 11, 2025. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

ORDINANCE - Second Reading:

D. [ORD. NO. 2025-06](#)

An Ordinance of the City of North Port, Florida; Amending the Code of the City of North Port, Florida, Section 2-329 Regarding Deferred Retirement Option Plan; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Stokes announced the item and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding past discussion and support of the Ordinance.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to adopt Ordinance No 2025-06 as presented. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

6. GENERAL BUSINESS:

- A. [25-1969](#) Discussion and Possible Direction Regarding the Application Process for an Outstanding Florida Springs Designation for Warm Mineral Springs by the Florida Department of Environmental Protection.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding support of other organizations, cost, and postponement timeline.

Ms. Faust read the following eComment into record:

Jasmine Bowman: Expressed support of the item.

Mayor Stokes requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Manager to pursue all avenues for the Outstanding Springs Designation for Warm Mineral Springs. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

- B. [25-1937](#) Discussion and Possible Action Regarding the Appointment of Christine L. Doczy and John P. Perkins to the Community Economic Development Advisory Board.

Mayor Stokes announced the item.

Ms. Faust introduced the item and updated vacancy numbers.

There was no commission questions or discussion.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the appointment of Christine Dozy and John Perkins to serve as Regular Members on the Community Economic Development Advisory Board to serve a term from February 25, 2025, through February 26, 2028. The motion carried on the following vote:

Yes: 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes

7. PUBLIC COMMENT:

There was no public comment.

8. COMMISSION COMMUNICATIONS:

- A. [25-1976](#) Commissioner Langdon's Communications

Commissioner Langdon noted she will submit her report to the City Clerk.

- B. [25-1975](#) Commissioner Duval's Communications
Commissioner Duval reported on events attended.
- C. [25-1977](#) Commissioner Petrow's Communications
Commissioner Petrow reported on events attended.
- D. [25-1974](#) Vice Mayor Emrich's Communications
Vice Mayor Emrich did not have a report.
- E. [25-1973](#) Mayor Stokes' Communications
Mayor Stokes reported on events attended and important topics.

9. ADMINISTRATIVE AND LEGAL REPORTS:

- A. [25-1818](#) City Attorney's Monthly Report
Mr. Golen did not have a report.
- B. [25-1940](#) City Manager Report
Mr. Fletcher did not have a report.
- C. [25-1978](#) City Clerk's Monthly Report
Ms. Faust did not have a report.

10. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 6:54 p.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk