



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes 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**

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Tuesday, April 7, 2026

10:00 AM

City Commission Chambers

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### **CALL TO ORDER**

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

### **ROLL CALL**

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

### **ALSO PRESENT**

City Manager Fletcher, City Attorney Fuino, City Clerk Faust, Board Specialist Lindner, Police Chief Garrison, Deputy Fire Chief Herlihy, Planner II Silva, Impact Fee Administrator Bowling, Planner III Willette-Grondin, Public Works Director Speake, Deputy City Manager Yarborough, and Finance Director Kukharensko.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Dominic Segreto.

### **1. APPROVAL OF AGENDA**

Mayor Emrich requested a motion.

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

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

### **2. PUBLIC COMMENT:**

In Person:

Scott Smith: Spoke to North Port Police Department funding.

Tim Doyle: Expressed concerns regarding meeting conduct.

### **3. ANNOUNCEMENTS**

A. [26-0140](#) Announcement of Current Advisory Board and Committee Vacancies

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

Ms. Faust read the announcements into record.

**4. CONSENT AGENDA:**

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

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding criminal activity.

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

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

A. [26-0421](#) Approve the Reappointment of Paul Jackomin as a Regular Member to Serve a Second Term on the Parks and Recreation Advisory Board From April 26, 2026, Through April 26, 2029.

***This item was approved on the consent agenda.***

B. [26-0443](#) Approve the Grant Application to the AARP Community Challenge Grant Program in the Amount of \$15,000 for a MobiMat for Warm Mineral Springs Park 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.

***This item was approved on the consent agenda.***

C. [26-0486](#) Approve the March 2, 2026 Commission Workshop Minutes, the March 5, 2026 Commission Regular Minutes, and the March 13, 2026 Commission Workshop Minutes

***This item was approved on the consent agenda.***

D. [26-0523](#) Approve the Application to the State of Florida Department of Transportation (FDOT) Subgrant for Highway Traffic Safety Funds in the Amount of \$20,000 for the North Port Police Department Teen Driver Safety Course, 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.

***This item was approved on the consent agenda.***

E. [26-0524](#) Approve the Application to the State of Florida Department of

Transportation (FDOT) Subgrant for Highway Traffic Safety Funds in the Amount of \$100,000 for the North Port Police Department Interstate Speed Enforcement, 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.

*This item was approved on the consent agenda.*

- F. [26-0549](#) Approve Letter of Support for the Wastewater Pumping Station Upgrade Project for a Federal Appropriations Request.

*This item was approved on the consent agenda.*

- G. [26-0562](#) Approve the Reappointment of Scott Duff as the Fifth Trustee to the Firefighters' Pension Board of Trustees to Serve a Ninth Term by the North Port City Commission as a Ministerial Duty, From April 12, 2026, to April 12, 2028.

*This item was approved on the consent agenda.*

## **5. PUBLIC HEARINGS:**

### **ORDINANCE - First Reading:**

- A. [ORD. NO. 2026-08](#) An Ordinance of The City of North Port, Florida, Adopting the FY 2026 – FY 2030 Five-Year Schedule of Capital Improvement Components of the Capital Improvements Element of the City of North Port Comprehensive Plan; Adopting by Reference the Sarasota County School District 2024-2025 Five Year District Facilities Work Plan; Providing for Findings; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

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

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Ms. Silva spoke to the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes,***

*to continue Ordinance No. 2026-08 to second reading on April 21, 2026. The motion carried on the following vote:*

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

- B. [ORD. NO. 2026-10](#)** An Ordinance of the City of North Port, Florida, Relating to Impact Fee Collection and the Impact Fee Deferral Program; Amending and Renumbering Chapter 58 of the Code of the City of North Port, Florida; Providing for Impact Fees; Purpose and Authority; Definitions; Payment of Fees; Impact Fee Schedules; Exemptions; Appeals, Reporting and Reviewing of Fees; Refunds; Developer Reimbursements and Credits; Amending the Deferral Program; Providing for Eligible Development, Timing of Application, Application Contents, Agreement and Payment Schedule; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

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

***A motion was made by Commissioner Stokes, seconded by Commissioner Petrow, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:***

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Mr. Bowling spoke to the item.

Commission questions and discussion took place regarding impact fee timing.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding incentives.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Petrow, seconded by Mayor Emrich, to continue Ordinance No. 2026-10 to second reading on April 21, 2026. The motion carried on the following vote:***

**Yes:** 3 - Mayor Emrich, Commissioner Petrow and Vice Mayor Langdon

**No:** 2 - Commissioner Duval and Commissioner Stokes

- C. [ORD. NO. 2026-12](#)** An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 4, Boards and Committees, to Create Article VIII - North Port Youth Council; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Emrich announced the item and requested a motion to direct the City Clerk to

read by title only.

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

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

Ms. Faust read the Ordinance by title only and introduced the item.

Liz Mena, Boys and Girls Club Teen Program Director, spoke to the item.

Commission questions and discussion took place regarding Student Leadership Training Program (STAR), age brackets, and community exposure.

Public Comment:

Ms. Faust read the following eComment into the record:

Kiwanis Club: Spoke to youth board involvement, community service initiatives, expansion of student participation, and expressed support of the item.

In Person:

Dominic Segreto: Expressed support of the item.

Savannah Wilmer: Expressed support of the item.

Omy Patel: Spoke to Gene Matthews Boys and Girls Club and expressed support of the item.

Joan Morgan: Spoke to Gene Matthews Boys and Girls Club, Drug-Free Youth Program (D-Fy), and expressed support of the item.

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to continue Ordinance No. 2026-12 to second reading on April 21, 2026. The motion carried on the following vote:***

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

## **RESOLUTION:**

**D. [RES. NO. 2026-R-22](#)**

A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2021-03 Related to the Rules of Order and Rules of Decorum for Boards; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Ms. Faust read the Resolution by title only and introduced and spoke to the item.

Commission questions and discussion took place regarding policy direction.

Public Comment:

Ms. Faust read the following eComment into the record:

Cheryl Cook: Expressed concerns regarding consensus procedures and transparency.

In Person:

Tim Doyle: Expressed support of the item.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to adopt Resolution No. 2026-R-22 as presented. The motion carried on the following vote:***

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

**E. [RES. NO. 2026-R-08](#)**

A Resolution of the City Commission of the City of North Port, Florida, Identifying an Inventory List of City-Owned Real Property Sites that Are Appropriate for Use as Affordable Housing; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Ms. Faust read the Resolution by title only.

Mr. Fletcher introduced the item.

Ms. Silva provided a presentation including surplus properties, Florida Statute, and property inventory list.

Commission questions and discussion took place regarding affordable housing, public use, compliance, sale process and policy, real property acquisitions, approval timeline, and zoning clarifications and limitations.

Public Comment:

In Person:

Tim Doyle: Expressed opposition to the item.

Mayor Emrich closed the public hearing and requested a motion.

***A motion was made by Commissioner Duval, seconded by Commissioner Stokes, to adopt Resolution No. 2026-R-08 as amended to remove Parcel Identification Numbers 0951139915, 0951139914, and 0951139913. The motion carried on the following vote:***

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

## **6. GENERAL BUSINESS:**

**A. [26-0555](#)**

Discussion and Possible Action Regarding a Recommendation to Close City Manager Report Item #591 Related to the Irdell Terrace Property, Parcel No.1141260522.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich requested a motion.

**A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to close City Manager Report Item No. 591 related to Irdell Terrace, Parcel No. 1141260522, and take no further action related to park use. The motion carried on the following vote:**

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

**B. [26-0441](#)**

Discussion and Possible Action Regarding Bestowing a Key to the City to Alice White at a Future Commission Meeting. (Requested by Vice Mayor Langdon)

Mayor Emrich announced the item.

Ms. Faust introduced the item.

Vice Mayor Langdon spoke to the item.

Commission questions and discussion took place regarding landscaping and history teaching contributions, recognition, and future process and policy suggestions.

Public Comment:

Ms. Faust read the following eComments into the record:

Cheryl Cook: Expressed opposition to the item.

Kiwanis Club: Expressed support of the item.

In Person:

Joan Morgan: Expressed support of the item.

Mayor Emrich requested a motion.

**A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to direct the City Clerk to create an agenda item for the next ceremonial Commission Meeting to present Alice White with a Key to the City. The motion carried on the following vote:**

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

Commission questions and discussion continued regarding next steps and policy clarification.

**A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to direct the City Clerk to create an agenda item for discussion and possible action to review the ceremonial item policy. The motion carried on the following vote:**

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

Recess was taken from 11:32 a.m. to 11:42 a.m.

**C. [26-0556](#)**

Discussion and Possible Action Regarding Seeking Borrowing Authority for a Specific List of Capital Projects.

Mayor Emrich announced the item.

Mr. Fletcher introduced and spoke to the item.

Commission questions and discussion took place regarding rationale, criteria, budget allocations, validation process, municipal legal clarifications and authority, Charter interpretation in courts, revenue bonds, state, local, and federal programs, independent consultant studies, North Port Police Headquarters needs and debt capacity, amenity borrowing, impact and usage fees, office space allocations, George Mullen and Morgan Center repurposing, North Port Senior Center, repayment sources and funding, surtax and general fund considerations, long-term viability and structural repair, shell space allocations, intent, public opinion, borrowing capacity limitations, Capital Improvement Plan (CIP), urgency, unfunded projects, goals, financial methodology, legal clarifications, economic impact, building conditions, prioritization of projects, item list legal considerations, and optics.

Public Comment:

Ms. Faust read the following eComments into the record:

Cheryl Cook: Expressed opposition to the item.

Kiwanis Club: Expressed support of the item and spoke to nonprofits.

In Person:

Chris Street: Expressed support of the item.

Gale West: Expressed support of the item and spoke to North Port Art Center.

Tim Doyle: Expressed support of the item and spoke to North Port Police Department.

Mayor Emrich requested a motion.

***A motion was made by Commissioner Stokes, seconded by Mayor Emrich, to direct the City Manager to work with financial and legal advisors to seek borrowing authority for the following capital projects: Police Headquarters in the amount of \$25 million, Legacy Trail Connection to Warm Mineral Springs in the amount of \$4 million, and Awaken Food Pantry in the amount of \$2 million.***

Commission questions and discussion continued regarding Community Service Center, optics, tax revenue, funding, community challenges, Warm Mineral Springs conservation, and economic development.

Mayor Emrich passed the gavel to Vice Mayor Langdon.

***A motion to amend was made by Mayor Emrich, seconded by Commissioner Duval, to remove Legacy Trail Connection to Warm Mineral Springs in the amount of \$4 million and Awaken Food Pantry in the amount of \$2 million and add Community Service Center and Dallas White Park. The motion to amend carried on the following vote:***

**Yes:** 4 - Mayor Emrich, Commissioner Duval, Vice Mayor Langdon and Commissioner Stokes

**No:** 1 - Commissioner Petrow

***The main motion as amended to read “to direct the City Manager to work with financial and legal advisors to seek borrowing authority for the following capital projects: Police Headquarters in the amount of \$25 million, Community Service Center, and Dallas White Park”, carried on the following vote:***

**Yes:** 4 - Mayor Emrich, Commissioner Duval, Vice Mayor Langdon and Commissioner Stokes

No: 1 - Commissioner Petrow

**7. PUBLIC COMMENT:**

In Person:

Tim Doyle: Expressed concerns regarding government spending, war concerns, and safety.

**8. COMMISSION COMMUNICATIONS:**

Mayor Emrich called on Commissioners for communications.

**A. [26-0046](#) Commissioner Petrow's Communications**

Commissioner Petrow did not have a report.

**B. [26-0047](#) Vice Mayor Langdon's Communications**

Vice Mayor Langdon reported on important topics.

**C. [26-0048](#) Mayor Emrich's Communications**

Mayor Emrich did not have a report.

**D. [26-0049](#) Commissioner Stokes' Communications**

Commissioner Stokes reported on important topics.

**E. [26-0050](#) Commissioner Duval's Communications**

Commissioner Duval spoke to events attended.

**9. ADMINISTRATIVE AND LEGAL REPORTS:**

Mayor Emrich called on Charter Officers for reports.

Ms. Faust did not have a report.

Mr. Fletcher did not have a report.

Mr. Fuino did not have a report.

**10. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 1:43 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk

