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

Tuesday, May 19, 2026	**6:00 PM**	**City Commission Chambers**

CALL TO ORDER

Mayor Emrich called the meeting to order at 6:00 p.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, Deputy City Clerk Powell, Board Specialist Lindner, Police Chief Garrison, Fire Chief Titus, Parks and Recreation Director Pfundheller, Assistant Parks and Recreation Director Sturgess, and Development Services Director Ray.

Mayor Emrich read statement regarding rules of decorum.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Stokes.

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:

Mr. Powell read the following eComment into the record:
Stephanie Gibson: Expressed concerns regarding decorum.

Mayor Emrich provided rebuttal regarding social media decorum.

Cheryl Cook: Expressed concerns regarding decorum.
AV: Expressed concerns regarding decorum.
David Lannotti: Expressed concerns regarding Warm Mineral Springs.
Concerned Resident: Expressed concerns regarding Ad Valorem fees.
Elaine Emrich: Expressed concerns regarding decorum.

In Person:
Debbie Blackwell: Spoke to Warm Mineral Springs.
Robin San Vicente: Expressed opposition to Item No. 26-0665.
Joseph Majorino: Spoke to various topics.
Valdy Olender: Spoke to various topics.
Tim Doyle: Spoke to various topics.
Chuck English: Spoke to various topics.

3. ANNOUNCEMENTS

A. 26-0143 Announcement of Current Advisory Board and Committee Vacancies

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

Mr. Powell read the announcements into the record.

4. CONSENT AGENDA:

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

Mr. Fletcher spoke to pulling Item No. 26-0607 for discussion.

Public Comment:

In Person:
Tim Doyle: Spoke to various items on the consent agenda.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to approve the consent agenda pulling Item No. 26-0607 for discussion. The motion carried on the following vote:

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

A. 26-0287 Approve the First Amendment to Contract No. 2024-07 for Professional Engineering Services for Solid Waste Transfer Station Design By and Between the City of North Port, Florida, and Geosyntec Consultants, Inc., in the Amount of $166,210.00 for Additional Permitting and Design Services for the Solid Waste Transfer Station Located at Parcel Identification Number 1128227630 and Pavement Improvements for the Pan American Recycling Center Located at 5455 Pan American Boulevard, North Port, Florida, 34287, for a Total Amount of $980,840.00.

This item was approved on the consent agenda.

B. 26-0541 Approve the Interlocal Agreement Regarding Distribution Formula for Allocation of Revenue From Local Option Fuel Tax Levied Pursuant to Section 336.025(1)(b), Florida Statutes, Among Sarasota County and Municipalities Within Sarasota County for the 5-Cent Local Option Gas Tax.

This item was approved on the consent agenda.

C. 26-0542 Approve the Interlocal Agreement Regarding Distribution Formula for Allocation of Revenue From Local Option Fuel Tax Levied Pursuant to Section 336.025(1)(b), Florida Statutes, Among Sarasota County and Municipalities Within Sarasota County for the 6-Cent Local Option Gas Tax.

This item was approved on the consent agenda.

D. 26-0573 Approve the Interlocal Agreement Between Charlotte County on Behalf of the Coastal and Heartland National Estuary Partnership (CHNEP) and City of North Port for Services Supporting CHNEP's Comprehensive Conservation and Management Plan, Authorize the First Work Assignment in the Amount of $230,000 When Issued, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents for the First Work Assignment After Legal Review.

This item was approved on the consent agenda.

E. 26-0607 Approve Work Assignment No. 2023-40.003 IT2-2026 - I&I - CIPP - Freemont Street and LS-21 with Insituform Technologies, LLC for Cured in Place Pipe Lining of Areas Identified of High Inflow & Infiltration Around Freemont Street and Lift Station 21 in the Amount of $896,857.35

Mayor Emrich announced the item.

Mr. Fletcher introduced the item and spoke to continuing the item to a future meeting.

No action was taken on this item.

F. 26-0608 Approve Work Assignment No. 2026-05 Asset Management Phase 3 With Black & Veatch Corporation for the Utilities Department Asset Management Program Support in the Amount of $484,724.00.

This item was approved on the consent agenda.

G. 26-0613 Approve the 2026 Suncoast Summer Reading Challenge Letter of Agreement Between the Patterson Foundation and City of North Port.

This item was approved on the consent agenda.

H. 26-0640 Approve Work Assignment No. 2026-06 with CDM Smith, Inc. for

Mechanical Integrity Testing of North Port Deep Injection Wells IW-1 & IW-2 in the Amount of $246,971.41.

This item was approved on the consent agenda.

I. 26-0645 Approve Award of Request for Bid (RFB) 2026-18 for Purchase of Duty Handguns and Accessories From GT Distributors, Inc. in the Total Amount of $198,300.72.

This item was approved on the consent agenda.

J. 26-0647 Approve the Fifteenth Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract Phase II by and Between the City of North Port, Florida, and Jon F. Swift, Inc. for Hurricane Ian Damage Repairs at the Hillsborough Booster Station Located at 17113 West Hillsborough Boulevard Port Charlotte, Florida, 33954, and the Myakkahatchee Creek Water Treatment Plant Located at 5655 North Port Boulevard, North Port, Florida, 34287, in the Amount of $283,885.00.

This item was approved on the consent agenda.

K. 26-0693 Approve and Authorize the City Manager to Execute the Memorandum of Understanding Between the City of North Port, Florida, and the American Federation of State, County and Municipal Employees (AFSCME) Local 3432 Regarding Pesticide Applicator Certification Specialty Pay.

This item was approved on the consent agenda.

L. 26-0705 Approve the Utilization of the Following Lake County, Florida, Contracts: 1) 22-730A With All Safe Industries, Inc. (Louisville, KY); 2) 22-730B With Bennett Fire Products Company, LLC (Woodstock, GA); 3) 22-730C With Fisher Scientific Company, LLC (Tampa, FL); 4) 22-730D With Henry Schein, Inc. (Melville, NY); 5) 22-730E With Life-Assist, Inc. (Rancho Cordova, CA); 6) 22-730G With Municipal Emergency Services, Inc. (Sandy Hook, CT); 7) 22-730H With Municipal Equipment Company (Orlando, FL); 8) 22-730I With North American Fire Equipment Co. Inc. (Decatur, AL); 9) 22-730J With TechnicalRescue.com, Inc. (Cooper City, FL); and 10) 22-730K With Ten-8 Fire & Safety, LLC, for Fire Equipment, Supplies, and Services on an As-Needed Basis in an Amount Not to Exceed $2,090,000 Annually Through the Term Ending July 31, 2027, and Authorize the City Manager to Approve any Modifications or Terminations in Concurrence With Lake County.

This item was approved on the consent agenda.

M. 26-0726 Approve the April 21, 2026 City Commission Regular Minutes.

This item was approved on the consent agenda.

5. GENERAL BUSINESS:

A. 26-0665 Discussion and Possible Action Regarding the Revised General Terms and Selection of a Parcel Map Option to Facilitate Development of a Conservation Easement Between the City of North Port and Big Waters Land Trust, Inc. for a Portion of the Warm Mineral Springs Park Property Located at 12200 San Servando Avenue, North Port, Florida 34287.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Pfundheller spoke to the item regarding proposed parcel.

Commission questions and discussion took place regarding trailhead acreage, maintenance and enhancement, management plan, language clarifications and flexibility, permitted uses, parking, archaeological artifacts, hydrological characteristics, exclusion areas, botanical garden, stewardship fee funding, Marie Selby Botanical Gardens facilities and amenities, square footage, acreage, and unincorporated land.

Public Comment:

Mr. Powell read the following eComment into the record:
June Enoch: Expressed support of the item.

In Person:
Tim Doyle: Expressed support of the item.
Jon Thaxton: Expressed support of the item and spoke to scrub jay habitats.
Robin San Vicente: Expressed opposition to the item.
Chuck English: Expressed opposition to the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Langdon, to approve the revised General Terms and Parcel Map Option B to facilitate development of a conservation easement between the City of North Port and Big Waters Land Trust, Inc. for a portion of the Warm Mineral Springs Park property located at 12200 San Servando Avenue, North Port, Florida 34287. 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 7:32 p.m. to 7:42 p.m.

6. PUBLIC HEARINGS:

ORDINANCE - Second Reading:

A. ORD. NO. 2026-11 An Ordinance of the City of North Port, Florida, Amending the Unified Land Development Code to Consolidate the Revenue Account Formerly Known as the Tree Fund into the Environmental Protection Fund by Amending Section 6.1.3.; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; And Providing an

Effective Date.

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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding education, intent, procurement process, Comprehensive Plan, and Environmental Protection Fund usage.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding 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 adopt Ordinance No. 2026-11 as presented. The motion carried on the following vote:

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

No: 1 - Commissioner Duval

ORDINANCE - First Reading:

B. ORD. NO. 2026-13

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Schedule; Amending Parks and Recreation - General Fees and Facility Rental Fees; 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 Deputy City Clerk to read by title only.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to direct the Deputy 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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding Warm Mineral Springs membership options.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to continue Ordinance No. 2026-13 to second reading on June 9, 2026. The motion carried on the following vote:

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

C. ORD. NO. 2026-16

An Ordinance of the City of North Port, Florida, Related to the City's Solid Waste Services; Amending Chapter 62 and Chapter 66 of the Code of the City of North Port, Florida; 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 Deputy City Clerk to read by title only.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to direct the Deputy 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

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to continue Ordinance No. 2026-16 to second reading on June 9, 2026. The motion carried on the following vote with Petrow dissenting due to taxing vacant lots:

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

No: 1 - Commissioner Petrow

RESOLUTION:

D. RES. NO. 2026-R-25

A Resolution of the City Commission of The City of North Port, Florida, Repealing and Replacing Resolution No. 2007-R-36; Granting Authority to the Director of the Parks & Recreation Department, or His or Her Designee, for the Recruitment and Payment of Athletic Officials; Adopting an Independent Contractor Fee Agreement; Adopting a Fee Schedule and Pay Invoice for Independent Contractor Athletic Officials; 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 Deputy City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding 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-25 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-31

A Resolution of the City Commission of the City of North Port, Florida, Terminating Portions of Utility Grant of Easements in Sections 28, 29, 32, and 33, Township 39 South, Range 21 East Located in Sarasota County Florida; Providing for Incorporation of Recitals; Providing for Partial Termination and Release of Easements; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding 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 adopt Resolution No. 2026-R-31 as presented. The motion carried on the following vote:

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

F. RES. NO. 2026-R-35

A Resolution of the City Commission of the City of North Port, Florida, Authorizing a Corrective Deed in the Conveyance of ±63 Acres of Real Property Located in the Northeast Quarter of Section 3, Township 40

South, Range 20 East, Bearing Sarasota County Property Appraiser Parcel Identification Number 0797001100 as Previously Adopted Through Resolution No. 2025-R-21; Providing For Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

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

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding 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-35 as presented. The motion carried on the following vote:

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

G. RES. NO. 2026-R-36 A Resolution of the City Commission of the City of North Port, Florida, Accepting a Non-Exclusive Permanent Access Utility Easement and an Exclusive Permanent Lift Station Easement Located on a Portion of the Parcel Lying in Section 10, Township 40 South, Range 20 East, Sarasota County Florida, Sarasota County Property Appraiser Parcel Identification Number 081100-0002; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date

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

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:
Tim Doyle: Spoke to various topics regarding the item.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to adopt Resolution No. 2026-R-36 as presented. The motion carried on the following vote:

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

GENERAL BUSINESS - Continued:

B. 26-0735 Discussion and Possible Action to Rescind the Motion Made During the City Commission Regular Meeting on May 5, 2026, Regarding Agenda Item No. 26-0611 Directing the City Manager to Explore Event Sponsorship Opportunities and/or a Sponsorship Program.

Mayor Emrich announced the item.

Mr. Powell introduced and spoke to the item.

There were no Commission questions or discussion.

Public Comment:

In Person:
Tim Doyle: Expressed support of the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Stokes, to rescind the motion made during the City Commission Regular Meeting on May 5, 2026, regarding agenda Item No. 26-0611 directing the City Manager to explore event sponsorship opportunities and/or a sponsorship program. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

In Person:
Tim Doyle: Spoke to various topics.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

A. 26-0061 Commissioner Duval's Communications

Commissioner Duval reported on events attended and important topics.

B. 26-0062 Commissioner Stokes' Communications

Commissioner Stokes reported on events attended.

C. 26-0063 Mayor Emrich's Communications

Mayor Emrich reported on events attended and important topics.

D. 26-0064 Vice Mayor Langdon's Communications

Vice Mayor Langdon spoke to activity report on her social media page.

E. 26-0065 Commissioner Petrow's Communications

Commissioner Petrow reported on events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

A. 26-0161 City Clerk's Monthly Report

Mr. Powell did not have a report.

B. 26-0724 City Attorney’s Monthly Report

Mr. Fuino did not have a report.

C. 26-0737 City Manager's Monthly Report

Mr. Fletcher did not have a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 8:40 p.m.

City of North Port, Florida

By: ___________________________________
Pete Emrich, Mayor

Attest: _________________________________
Heather Faust, City Clerk