



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

Monday, September 8, 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: 4 - Vice Mayor Pete Emrich, Commissioner David Duval, Commissioner Demetrius Petrow and Mayor Philip Stokes

Absent: 1 - Commissioner Barbara Langdon

Also Present:

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Fire Chief Titus, Police Chief Garrison, Board Specialist Lindner, Deputy City Manager Yarborough, Development Services Director Ray, Parks and Recreation Director Pfundheller, Public Works Director Chuck Speake, Assistant Public Works Director Wisner, Budget and Performance Administrator Herrmann, Finance Director Kukharenko, Emergency Manager Aloisio

PLEDGE OF ALLEGIANCE

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

1. APPROVAL OF AGENDA

Mayor Stokes announced requested a motion to approved the agenda.

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

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

Absent: 1 - Commissioner Langdon

2. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record
Robin San Vicente: Spoke to Item No. 25-2486 regarding Outstanding Springs Designation.

3. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

- A. [25-2657](#) Presentation Regarding the Parks and Recreation Master Plan Public Engagement and Existing Conditions Summary Reports.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ms. Pfundheller introduced Kristen Caborn from GAI consultants.

Ms. Caborn provided a presentation regarding master plan purpose, master plan process, understanding including analysis of facilities and public involvement, visioning including guiding principles, and master planning including next steps.

Commission questions and discussion took place regarding rectangular shaped fields, league types, grant funding, eco tourism opportunities, what is lacking, splash pads, completion date, walk ability, typical survey response, Homeowners Association (HOA) parks, playgrounds versus nature focused parks, maintenance cost, and aquatic center public survey ratings.

There was no public comment.

4. GENERAL BUSINESS:

- A. [25-2486](#) Discussion and Possible Direction Regarding Items on the City Manager's Report.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item and reviewed the report items which included Commission questions and discussion regarding intern program, Activity Center 6 expansion models, joint meeting with Charlotte County, Jockey Club lease agreement, Spring Haven Roadway extension, Scout House/Art Center, and Outstanding Springs Designation for Warm Mineral Springs.

Commission questions and discussion took place regarding Unimproved Lot program and removal of dead trees.

Public Comment:

Ms. Faust read the following eComment into the record
Robin San Vicente: Spoke to Spring Haven Roadway expansion project.

Recess was taken from 11:49 a.m. until 12:30 p.m.

No direction was given on this item.

- B. [25-2580](#) Discussion and Possible Direction Regarding the Funding Options for the Solid Waste Transfer Station Project (SW22TS).

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Mr. Speake provided a presentation regarding options including self-funding, Certificates of Participation (COPS), Public-Private-Partnership (P3), funding option comparisons, and future costs with and without transfer station.

Commission questions and discussion took place regarding staff recommendation, 1-year assessment, plan and construction timeline, cost to taxpayers, and want versus need.

There was no public comment.

There was consensus to direct the City Manager to move forward with the pay-as-you-go approach for the Solid Waste Transfer Station (SW22TS) utilizing Non-Ad Valorem Assessments, and to reject the Public-Private Partnership (P3) option in accordance with the Code of the City of North Port, Florida, Section 2-420, Public-Private Partnerships (P3), subsection (7)b and the Certificates of Participation (COPs) option.

C. [25-2615](#)

Discussion and Possible Direction Regarding the Funding Options for the Effluent Pumping Station and Pipeline Project (U23EPS).

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ms. Wisner provided a presentation including options for consideration including state revolving fund, pay-as-you-go, public-private partnership (P3), funding option comparisons, and staff recommendation.

Commission questions and discussion took place regarding rate increases and state funding benefits.

There was no public comment.

There was consensus to direct the City Manager to prioritize the evaluation of funding options for the Effluent Pumping Station and Pipeline Project (U23EPS) in the following order: First, the State Revolving Fund (SRF) option in collaboration with the West Villages Improvement District (WVID); Second, the pay-as-you-go option; and to reject the Public-Private Partnership (P3) option in accordance with the Code of the City of North Port, Florida, Section 2-420, Public-Private Partnerships (P3), subsection (7)b.

D. [25-2616](#)

Discussion and Possible Direction Regarding the City's 10-Year Capital Improvement Plan.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item and provided a presentation including purpose of discussion, overview of 10-year Capital Improvement Plan (CIP), implications of unfunded projects, potential funding options, general fund capital expenditures, and Commission direction needed.

Commission questions and discussion took place regarding fiscal year (FY) 26 unfunded projects.

Mr. Fletcher spoke to new community center in regard to Imagine School multi-purpose sports facility.

Ms. Aloisio spoke to emergency operations center (EOC) including timeline, adopted budget, and EOC considerations.

There was no public comment.

No direction was given on this item.

5. PUBLIC COMMENT:

There was no public comment.

6. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 2:07 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk