



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, June 10, 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: 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, Deputy Police Chief Morales, Fire Chief Titus, Assistant Director of Development Services Quintas, Director of Development Services Ray, Assistant Director of Development Services Barnes and Director of Parks and Recreation Pfundheller.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Daniel Finton.

1. APPROVAL OF 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:

There was no public comment.

3. ANNOUNCEMENTS:

A. [25-2348](#) 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 the record.

4. CONSENT AGENDA:

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

There was no public comment.

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. [25-2224](#) Approve the Community Development Block Grant Sub-Recipient Agreement, Between Sarasota County, Florida, and the City of North Port, Florida, for Social Service Case Management, Contract Number B-24-UC-12-0014, in the Amount of \$55,000 to Fund Staff Salaries for the Social Services Division and Utility Payments for Qualified Recipients, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

This item was approved on the consent agenda.

- B. [25-2249](#) Approve Change Order No. 1 to Work Assignment 2023-10PW, Stockton Avenue Extension, for Agreement No. 2019-23-09, Continuing Engineering Services, Between the City of North Port, Florida and Johnson Engineering, LLC in the Amount of \$61,620.

This item was approved on the consent agenda.

- C. [25-2271](#) Approve the Second Amendment to Software as a Service Agreement Between Tyler Technologies, Inc. and the City of North Port, Florida, Clarifying the Payment of Fees Related to eCheck Payment Processing for Fire Rescue Department Building Inspections.

This item was approved on the consent agenda.

- D. [25-2278](#) Approve Amendment No. 3 to Agreement No. CAC2023-0027, a Technology Services Agreement Between Sarasota County, Florida, and the City of North Port, Florida, for the County's Continued Provision of Hosting Services for the City of North Port Servers and Network Equipment for the Term of Four Months in an Amount Not to Exceed \$4,428.08.

This item was approved on the consent agenda.

- E. [25-2293](#) Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d) of the Code of the City of North Port, Florida.
- This item was approved on the consent agenda.*
- F. [25-2320](#) Approve the Appointment of Tim Drumm as an Alternate I to Serve on the Environmental Advisory Board From June 10, 2025, Through June 11, 2028.
- This item was approved on the consent agenda.*
- G. [25-2321](#) Approve the Appointment of Anicie Joseph as a Student Member to Serve on the Charter Review Advisory Board From June 10, 2025, Through June 11, 2026.
- This item was approved on the consent agenda.*
- H. [25-2324](#) Approve Purchase Agreement With H.K. Dog Training, LLC in the Amount of \$12,500 to Purchase K-9 Nikon, a Two-Year Old Male Dutch Shepherd.
- This item was approved on the consent agenda.*
- I. [25-2339](#) Approve the Acknowledgement and Agreement to Waive Conflict of Interest with Adams & Reece, LLP, for legal services.
- This item was approved on the consent agenda.*

5. PUBLIC HEARINGS:

ORDINANCE - First Reading:

- A. [ORD. NO. 2025-13](#) An Ordinance of the City of North Port, Florida, Approving the Imagine School on Price Boulevard Development Agreement for the Construction and Maintenance of Central Water and Wastewater Facilities, the Construction and Maintenance of Two Bridges, and the Maintenance of Retention Ditch R-588 for the Property Located North and South of East Price Boulevard and East of North Toledo Blade Boulevard; Providing for Findings; Providing for Approval; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date.
- Mayor Stokes announced the item and requested a motion to direct the City Clerk to read 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.

Mr. Quintas spoke to construction, maintenance, development agreement, high school development, educational facility, essential infrastructure, water and wastewater systems, and storm water management system.

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 Duval, to continue Ordinance No. 2025-13 to second reading on June 24, 2025. The motion carried on the following vote:

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

RESOLUTION:

B. [RES. NO. 2025-R-33](#)

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 Stokes announced the item and read the Resolution by title only.

Mr. Fletcher introduced the item.

Mr. Quintas provided a presentation regarding overview Florida Statutes 166.0451 (1), inventory of affordable housing parcels, and disposition of property for affordable housing.

Commission questions and discussion took place regarding affordable housing properties, budget, restrictions, criteria, scrubbing the properties inventory list, revenue, requirements, annual review, selling properties, Live Local Act, deadline, widening of Price Blvd., timeline, noncompliance fine, and public use.

Mr. Golen spoke to Florida Statutes 166.0451(2).

Ms. Ray spoke to the Florida Statute requirements and affordable housing.

Ms. Barnes spoke to property list and Residential Single Family (RS1) district requirements.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to continue Resolution No. 2025-R-33 to a date to be determined and to direct the City Manager to further review and research use planning to include but not limited

to public use and potential sale of properties for general use. The motion carried on the following vote:

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

- C.** [RES. NO. 2025-R-39](#) A Resolution of the City Commission of the City of North Port, Florida, Accepting a Non-Exclusive Sanitary Sewer and Access Easement on Portions of Property Lying in Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, and Bearing Sarasota County Property Appraiser Parcel Identification Number 0785061000; Providing for Incorporation of Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; 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 Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding adjustment of pipes, agreements, and support.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to adopt Resolution No. 2025-R-39 as presented. The motion carried on the following vote:

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

6. PUBLIC COMMENT:

Al Piecud: Spoke to land use.

7. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

- A.** [25-2340](#) Commissioner Duval's Communications

Commissioner Duval reported on events attended and important topics.

- B.** [25-2341](#) Commissioner Langdon's Communications

Commissioner Langdon submitted her report to the City Clerk and is attached to the agenda backup.

- C.** [25-2342](#) Mayor Stokes' Communications

Mayor Stokes did not report.

D. [25-2343](#) Vice Mayor Emrich's Communications

Vice Mayor Emrich did not report.

E. [25-2344](#) Commissioner Petrow's Communications

Commissioner Petrow did not report.

8. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes called on Charter Officers for reports.

Mr. Fletcher did not report.

Mr. Golen did not report.

Ms. Faust did not report.

9. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 11:16 a.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk