



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 24, 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, Assistant City Attorney Coughlin, City Clerk Faust, Board Specialist Lane, Deputy Police Chief Garrison, Fire Chief Titus, and Assistant Director of Development Services Quintas.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Michele Moore.

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:

Valdy Olender: Spoke to police, budget, consumer bills, and taxes.

3. ANNOUNCEMENTS

A. [25-2425](#) 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.

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 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.** [25-2286](#) Approve the Termination of the Lease Agreement Between the City of North Port, Florida, and the North Port Art Guild, Inc., dba, the North Port Art Center.

This item was approved on the consent agenda.

- B.** [25-2291](#) Accept the Cash Receipts Summary Report for April 2025.

This item was approved on the consent agenda.

- C.** [25-2325](#) Approve Memorandum of Understanding Between the Florida Division of Emergency Management and the City of North Port, Florida, for the Coordination of Debris Removal Efforts.

This item was approved on the consent agenda.

- D.** [25-2351](#) Approve the Second Amendment to Construction Manager at Risk Contract No. 2023-07 for Construction Phase Services, Phase II, With Wharton Smith, Inc. for the Demolition and Construction of Fire Station 81, Increasing the Agreement Fees by \$15,507,229.00 for a New Total Amount of \$15,674,884.92.

This item was approved on the consent agenda.

- E.** [25-2356](#) Approve the Appointment of Chris Clayton as a Regular Member to Serve on the Joint Management Advisory Board From June 24, 2025, Through June 25, 2028.

This item was approved on the consent agenda.

- F.** [25-2357](#) Approve the Appointment of Chris Clayton as a Regular Member to Serve on the Parks and Recreation Advisory Board From June 24, 2025, Through June 25, 2028.

This item was approved on the consent agenda.

- G. [25-2363](#) Approve the Acknowledgement and Agreement to Waive Any Conflict of Interest With Bryant Miller Olive, P.A., for Legal Services.

This item was approved on the consent agenda.

- H. [25-2405](#) Approve the May 27, 2025, Commission Regular June 2, 2025, Commission Workshop, June 5, 2025, Commission Regular, and June 10, 2025, Commission Regular Meeting Minutes.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

RESOLUTION:

- A. [RES. NO. 2025-R-44](#) A Resolution of the City Commission of the City of North Port, Florida, Approving, Solely for the Limited Purposes of Section 147(F) of the Internal Revenue Code and Section 163.01, Florida Statutes, Issuance by the Capital Projects Finance Authority of its Educational Facilities Revenue Bonds (Imagine School at North Port Project) in an Aggregate Principal Amount Not to Exceed \$60,000,000, The Proceeds From the Sale of Which Will be Used Principally to Finance and Refinance the Cost of Acquiring, Constructing and Improving Certain Charter School Facilities Located Within the City of North Port and Owned and Operated by Imagine School at North Port, Inc.; Authorizing the Execution and Delivery of an Interlocal Agreement With the Authority; Approving a Conflict Waiver Request Submitted by Bryant Miller Olive P.A.; Providing Certain Other Matters in Connection With the Bonds; Providing for Findings; Providing for Payment of Fees and Costs by Borrower; Providing for No Liability or Endorsement; Providing for Indemnification; 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 Imagine School.

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-44 as presented. The motion carried on the following vote:

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

ORDINANCE - Second Reading:

- B.** [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 called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Mr. Quintas spoke to the development agreement, site plans, central water, wastewater facilities, construction and maintenance of one roadway and one pedestrian bridge, and maintenance responsibilities.

There were no Commission questions or discussion.

There was no public comment.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to adopt Ordinance No. 2025-13 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.** [25-2354](#) Discussion and Possible Action Regarding the Appointment of Tim Drumm or Terry Cheney as a Regular Member for the Community Economic Development Advisory Board.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding applicant preference, qualifications, and board details.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to

approve Terry Cheney to serve as a Regular Member on the Community Economic Development Advisory Board from June 24, 2025, through June 25, 2028. The motion carried on the following vote with Commissioner Petrow dissenting due to the qualifications of Mr. Drumm.

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

No: 1 - Commissioner Petrow

B. [25-2355](#)

Discussion and Possible Action Regarding the Appointment of Omy Patel or Samara Naeger to Serve as a Student Member on the Parks and Recreation Advisory Board From June 24, 2025, Through June 25, 2026.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding applicant preference and qualifications.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to approve the appointment of Omy Patel to serve as a Student Member on the Parks and Recreation Advisory Board from June 24, 2025, through June 25, 2026 and to direct the City Clerk to provide current student member openings to Samara Naeger. The motion carried on the following vote:

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

C. [25-2400](#)

Discussion and Possible Action Regarding Commissioner Appointments to the Florida League of Cities Legislative Policy Committees and the Legislative Advocacy Committee.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

There were 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 Commissioner Duval to serve on the Legislative Advocacy Committee. The motion carried on the following vote:

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

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to maintain all current appointments for the Legislative Policy Committees for

2025-2026. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

John Krebsbach: Spoke to Gopher Tortoises.

Al Piecuch: Spoke to Gopher Tortoises.

8. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

- A.** [25-2413](#) Commissioner Petrow's Communications
Commissioner Petrow reported on events attended.
- B.** [25-2415](#) Vice Mayor Emrich's Communications
Vice Mayor Emrich did not have a report.
- C.** [25-2416](#) Mayor Stokes' Communications
Mayor Stokes reported on events attended.
- D.** [25-2417](#) Commissioner Langdon's Communications
Commissioner Langdon noted she will submit her report to the City Clerk.
- E.** [25-2418](#) Commissioner Duval's Communications
Commissioner Duval reported on important topics.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes called on Charter Officers for reports.

- A.** [25-2358](#) City Attorney's Monthly Report
Ms. Coughlin did not have a report.
- B.** [25-2422](#) City Clerk's Monthly Report
Ms. Faust did not have a report.
- C.** [25-2398](#) City Manager Report
Mr. Fletcher did not have a report.

10. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 6:42 p.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk