



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, January 6, 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 Barbara Langdon, Commissioner David Duval and Mayor Philip Stokes

Absent: 1 - Commissioner Demetrius Petrow

ALSO PRESENT:

City Manager Fletcher, Interim City Attorney Golen, City Clerk Faust, Deputy Police Chief Morales, Fire Chief Titus, Development Services Director Ray, Public Works Director Speake, Assistant Finance Director Irina Kukharensko, Deputy City Manager Yarborough, and Utilities Director Gallinaro

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Daniel Finton.

1. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:

Lynn Devincenzo: Expressed concern with spending.

2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES

[25-1766](#)

Discussion and Possible Direction Regarding the Economic Development Study and Financial Condition Analysis Prepared by PFM Financial Advisors, LLC.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Jeremy Niedfeldt, Bill Fulton, Mallory Richards, PFM Financial Advisors, LLC., provided a presentation including scenario overview, future land use map, scenarios developed and analyzed, scenario results/summary, fiscal impact, fiscal impacts and economic impacts, fiscal impact defined, assumptions, revenue impacts, 2035 fiscal impacts, forecast incremental revenue growth by scenario, methodology, police headquarters financing scenarios, funding options, summary statistics for financing, G.O. and sales tax surtax bonds, aggregate debt services, alternative funding structure, future funding scenarios, fiscal model demonstration, economic impact defined, and new household formation years 1-5.

Commission questions and discussion took place regarding delay in economic impact, growth, next steps, future updates/reviews, impact fees, and growth paying for growth.

There was no public comment.

3. GENERAL BUSINESS:

[25-1770](#)

Discussion and Possible Direction Regarding Referendum Questions Related to Borrowing Authority for Infrastructure Projects and the North Port Police Department Headquarters Project for the May 13, 2025, Special Election.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item and provided a presentation including prior discussion, special election, police department headquarters history, funding history, financing options, internal funds transfer, state grant appropriation, millage rate increase, project cost and increases, borrowing authority for designation infrastructure projects including solid waste transfer station, water control structures, and effluent pumping station and pipeline, Unified Land Development Code (ULDC) cost offsets, special election, and voter engagement.

Commission questions and discussion took place regarding transfer station staffing and equipment, average increase, Surtax balance, importance of selected projects, impact on citizens, enterprise revenue funding, budget cuts, assessed values, and proposed direction.

There was consensus to direct the City Manager to move forward with seeking voter approval to allow borrowing for the North Port Police Department Headquarters in the amount up to \$115M.

There was consensus to direct the City Manager to move forward with seeking voter approval to allow borrowing for the three identified Capital Improvement Projects in the amount up to \$31M.

Commission questions and discussion continued regarding borrowing for declared emergencies and state laws regarding citizen education.

There was no public comment.

4. PUBLIC COMMENT:

There was no public comment.

5. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 12:44 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk