



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, February 24, 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, City Clerk Faust, Board Specialist Lindner, Police Captain Fussell, and Fire Chief Titus.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Mayor Langdon.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion to approve the agenda.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, 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:

Ms. Faust read the following eComments into the record:

Debbie McDowell: Spoke to procedural rules, annexation concerns, meeting transparency, and Boca Chica Park.

Cheryl Cook: Spoke to suspension of rules and public participation.

Steven Harrison: Spoke to advisory board recruitment and charter language.

In Person:

Tim Doyle: Expressed concerns regarding meeting conduct and property rights.
Tim Drumm: Expressed concerns regarding recent email communications.
Valdy Olender: Expressed concerns regarding public trust and property rights.

3. ANNOUNCEMENTS

A. [26-0137](#) Announcement of Current Advisory Board and Committee Vacancies

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

Ms. Faust read the announcements into record.

4. CONSENT AGENDA:

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

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding fee increases.

Mayor Emrich requested a motion.

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

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

A. [26-0336](#) Approve Change Order No. 1 to Work Assignment 2025-12PW Under Professional Engineering Services - Continuing Services Contract No. 2024-14.11 By and Between the City of North Port and OCI Associates, LLC for Indoor Air Quality at Police Department Headquarters Located at 4980 City Hall Boulevard North Port, Florida, 34286 in the Amount of \$184,030.00.

This item was approved on the consent agenda.

B. [26-0342](#) Approve the Acceptance of the Harry Shapiro Charitable Foundation Grant in the Amount of \$25,000 to Purchase Cool-Weather Jackets, Gear, and Accessories 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.

C. [26-0344](#) Approve the LexisNexis Risk Solutions Master Terms & Conditions – Government and Schedule A, By and Between LexisNexis Risk Solutions FL Inc. and City of North Port, Florida, for the North Port Police Department for TraX and VIPER (Virtual Pen Register) Software Subscription in the

Annual Amount Per Schedule A With Automatic Renewal Terms and Fee Increases.

This item was approved on the consent agenda.

- D. [26-0348](#) Approve the Award of Funds From the Special Event Assistance Program to North Port Area Chamber of Commerce in Support of the Business & Community Expo to be Held on March 14, 2026, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

This item was approved on the consent agenda.

- E. [26-0373](#) Approve the Encoretch Change Order 1 By and Between the City of North Port, Florida, and Encoretch Global, Inc. for Additional ndMAX Professional Service Hours in the Amount of \$2,500.00.

This item was approved on the consent agenda.

- F. [26-0374](#) Approve the Second Amendment to the NetDocuments Software as a Service Agreement By and Between the City of North Port, Florida, and NetDocuments for AI300 - ndMax Enterprise Services in the Initial Amount of \$8,100.48.

This item was approved on the consent agenda.

- G. [26-0378](#) Approve the January 13, 2026 Commission Regular Minutes, January 20, 2026 Commission Regular Minutes, and the February 2, 2026 Commission Workshop Minutes.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - Second Reading:

- A. [ORD. NO. 2026-01](#) An Ordinance of the City of North Port, Florida, Providing for the Imposition and Collection of Non-Ad Valorem Special Assessments to Fund Costs Incurred by the City in Abating Nuisance Conditions of Excessive Growth of Grass and Nuisance Weeds on Developed Lots, and Hazardous Trees and Accumulation of Debris on Any Lot; Amending the Code of the City of North Port, Florida, Chapter 42 – Nuisances, Article II – Lot Clearing, to Create Section 42-27; 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 City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding property owner allocations, trespassing, local adjudication, and lien laws.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to adopt Ordinance No. 2026-01 as presented. The motion carried on the following vote:

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

B. [ORD. NO. 2026-02](#)

An Ordinance of the City of North Port, Florida, Adjusting the Commission’s Base Salary Rate; Amending the Code of the City of North Port, Florida, Section 2-23. - Declaration of Salary; Payment; 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 City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding raises, trespassing, and protection.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to adopt Ordinance No. 2026-02 as presented. The motion carried on the following vote:

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

RESOLUTION:

C. [RES. NO. 2026-R-14](#)

A Resolution of the City Commission of the City of North Port, Florida, Amending City Commission Policy No. 2021-05 Related to Commission Meeting Schedules, Notices, and Agendas; 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 City Clerk to read by title only.

Ms. Faust read the Resolution by title only and introduced the item.

There were no Commission questions or discussion.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding proposed salary adjustments and fiscal impacts.

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-14 as presented. The motion carried on the following vote:

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

6. GENERAL BUSINESS:

- A.** [26-0419](#) Discussion and Possible Action Regarding Approaching the Sarasota County School District About Underutilized Space at the Heron Creek Middle School Campus. (Requested by Commissioner Duval)

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commissioner Duval spoke to the item.

Commission questions and discussion took place regarding School Board use limitations, engagement processes, and potential collaboration.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding background checks.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Langdon, to direct the City Manager to work with staff to engage with the Superintendent of Sarasota County Schools to discuss underutilized space at Heron Creek Middle School campus. The motion carried on the following vote:

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

- B.** [26-0416](#) Discussion Regarding Administrative Safeguards for Permit Processing and Development Services Interactions Involving Elected Officials and Related Parties.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding intent, safeguards utilized by other municipalities, allegations and sworn affidavits, email communications, board member and meeting procedures, ethical responsibilities, legal concerns, transparency, public perception, reporting processes for ethical concerns, refuted information, impacts to reputation, and potential investigation.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding lawsuits, advisory board safeguards, and citizen involvement.

Mark Frandsen: Expressed concerns regarding conduct during meetings and related communications.

Tim Drumm: Expressed concerns regarding transparency.

C. [26-0431](#)

Discussion and Possible Action Regarding Sending a Letter of Support to Governor Ron DeSantis on Behalf of the City Commission in Support of the Continued Funding and Expansion of the Teen Court Program.(Requested by Vice Mayor Langdon)

Mayor Emrich announced the item.

Ms. Faust introduced the item.

Vice Mayor Langdon spoke to the item.

Commission questions and discussion took place regarding intent.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding property rights, police conduct, and opposition to salary increases.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Duval, to approve sending a letter of support on behalf of the City of North Port in support of the Teen Court Program to the Governor of Florida. The motion carried on the following vote:

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

Mayor Emrich passed the gavel to Vice Mayor Langdon.

A motion was made by Mayor Emrich, seconded by Commissioner Stokes, to approve the Vice Mayor signing the letter in support of Teen Court. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

Ms. Faust read the following eComments into the record:

Debbie McDowell: Spoke to procedural concerns.

Steven Harrison: Spoke to staff conduct and appreciation.

In Person:

Tim Doyle: Spoke to trespassing, fence construction, and expressed concerns regarding City conduct.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

A. [26-0031](#) Commissioner Duval's Communications

Commissioner Duval reported on events attended and important topics.

B. [26-0032](#) Commissioner Stokes' Communications

Commissioner Stokes did not have a report.

C. [26-0033](#) Mayor Emrich's Communications

Mayor Emrich did not have a report.

D. [26-0034](#) Vice Mayor Langdon's Communications

Vice Mayor Langdon did not have a report.

E. [26-0035](#) Commissioner Petrow's Communications

Commissioner Petrow did not have a report.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

A. [26-0158](#) City Clerk's Monthly Report

Ms. Faust did not have a report.

B. [26-0386](#) City Attorney's Monthly Report

Mr. Fuino did not have a report.

C. [26-0412](#) City Manager's Monthly Report

Mr. Fletcher did not have a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 8:07 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk