



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, July 22, 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, Assistant City Clerk Powell, Administrative Service Specialist Lane, Police Chief Garrison, Fire Chief Titus, Director of Public Works Speake, Parks and Recreation Director Pfundheller, and Planner III Development Services Willette.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Director of Public Works Chuck Speake.

1. APPROVAL OF AGENDA

Mayor Stokes requested a motion.

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:

Joseph Kreisel: Expressed concern to Warm Mineral Springs fee change.

Martin Price: Expressed concern to Warm Mineral Springs fee change.

Olga Goncharuk: Expressed concern to Warm Mineral Springs fee change.

Sergey Salvenok: Expressed concern to Warm Mineral Springs fee change.

3. ANNOUNCEMENTS**A. [25-2504](#)** Announcement of Current Advisory Board and Committee Vacancies

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

Mr. Powell 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 Commissioner Duval, 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. [25-1868](#) Approve the U.S. Department of the Interior U.S. Geological Survey Joint Funding Agreement for Water Resource Investigations for Fiscal Year 2025-2026 Which Provides the Annual Monitoring and Maintenance of a Cooperative Data Collection Program Within the City of North Port for Precipitation and Water Levels for a Contract Amount of \$31,310.00.

This item was approved on the consent agenda.

B. [25-1869](#) Approve the State of Florida Department of Transportation Amendment No. 10 to the Traffic Signal Maintenance and Compensation Agreement for the Maintenance of Traffic Signals on U.S. 41.

This item was approved on the consent agenda.

C. [25-2110](#) Approve the Termination of the Maintenance Agreement With ThyssenKrupp Elevator Corporation Effective on October 17, 2026.

This item was approved on the consent agenda.

D. [25-2140](#) Approve the Reappointment of Keith Brown as a Regular Member to Serve a Fifth Term on the Municipal Police Officers Pension Trust Fund Board of Trustees From September 12, 2025, Through September 13, 2027.

This item was approved on the consent agenda.

E. [25-2228](#) Approve the Second Amendment to the Lease Agreement Between the City of North Port and the Florida Department of Health in Sarasota

County for Space at the Family Service Center.

This item was approved on the consent agenda.

- F. [25-2242](#) Approve the Disposition of Surplus Fleet Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d), (1) of the Code of the City of North Port, Florida.

This item was approved on the consent agenda.

- G. [25-2328](#) Approve Permit for Use of Real Property by Federal Agency for One Position Within the U.S. Department of Health and Human Services to Utilize Office Space at City Hall.

This item was approved on the consent agenda.

- H. [25-2346](#) Approve and Authorize the City Manager, to Execute a Term Contract Between the City of North Port and Ad-Vance Personnel Services, Inc., dba, Advance Talent Solutions, Utilizing Temporary Staffing Agencies, Including But Not Limited to, for Employment Services in an Amount Not to Exceed Budgeted Funds.

This item was approved on the consent agenda.

- I. [25-2406](#) Approve the Affiliation Agreement By and Between the Florida Gulf Coast University Board of Trustees and the City of North Port, Florida, on Behalf of the North Port Police Department.

This item was approved on the consent agenda.

- J. [25-2441](#) Approve the Agreement Between the Florida Charter Educational Foundation, Inc. and the City of North Port, Florida for the School Resource Officer Program at the College Preparatory Academy at Wellen Park, for a Total Fee to Florida Charter of \$98,371.00

This item was approved on the consent agenda.

- K. [25-2442](#) Approve the Agreement Between Imagine School at North Port, Inc. and the City of North Port, Florida for the School Resource Officer Program, For a Total Fee to Imagine School of \$196,742.00.

This item was approved on the consent agenda.

- L. [25-2484](#) Approve the June 11, 2024, Commission Regular, June 16, 2025 Commission Workshop, June 17, 2025, Commission Workshop, June 24, 2025, Commission Regular, July 3, 2025, Commission Regular, and July 8, 2025, Commission Regular Meeting Minutes.

This item was approved on the consent agenda.

- M. [25-2007](#) Approve the Terms and Conditions & End User License Agreement With

Arcadis U.S., Inc. for the City's Participation in the Florida 511 System for the Communication of Travel Advisories Related to North Port Roadways.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - Second Reading:

- A. [ORD. NO. 2025-14](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Schedule; Amending City-Wide Fees, Development Services - Development Review, Planning and Zoning, And Natural Resources Fees, Development Services - Code Enforcement Fees, Fire Rescue District Fees, Police Fees, Parks and Recreation - General Fees, Parks and Recreation - Facility Rental Fees, Solid Waste District Fees, Utilities Fees, Road and Drainage District Fees, and Social Services Fees; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding Warm Mineral Springs fees, profitability, rate structure, yearly pass sales, amending fee schedule, public communication, and timeline.

Ms. Pfundheller spoke to the Warm Mineral Spring passes.

Mr. Powell read the following eComment into record:

Grigory Loffe: Expressed concern to Warm Mineral Springs fee change.

Commission questions and discussion continued regarding adjusting the fees, and communication with the public.

Ms. Pfundheller spoke to fees, outside counsel, and communication with the public.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Ordinance No. 2025-14 as presented. The motion carried on the following vote with Commission Duval and Commissioner Petrow dissenting due to Warm Mineral Springs fee schedule changes:

Yes: 3 - Vice Mayor Emrich, Commissioner Langdon and Mayor Stokes

No: 2 - Commissioner Duval and Commissioner Petrow

Commission questions and discussion continued regarding fee amendment process.

A motion was made by Commissioner Duval, seconded by Vice Mayor Emrich, to direct the City Manager to bring back for further consideration the fee schedule for Warm Mineral Springs and direct the City Manager to put together information for the public.

Commission questions and discussion continued regarding fee amendment process and information requested.

The motion carried on the following vote with Commission Langdon dissenting due to previous accurate fee analysis of Warm Mineral Springs:

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

No: 1 - Commissioner Langdon

B. [ORD. NO. 2025-16](#)

An Ordinance of the City of North Port, Florida, Clarifying the Qualifications for Appointment as a Hearing Officer and Alternate Hearing Officers; Amending the City Code of the City of North Port, Florida, Section 2-111 and 2-505; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

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 Langdon, to adopt Ordinance No. 2025-16 as presented. The motion carried on the following vote:

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

C. [ORD. NO. 2025-17](#)

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2024-2025 for Outsourced Fleet Repair Services and Increase in Transportation Impact Fee Funding for Price Widening Phase 1 Project R15PW1 in the Amount of \$6,681,789; Providing for Findings; Providing for Posting; Providing for Conflicts: Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

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 Commissioner Langdon, seconded by Commissioner Duval, to adopt Ordinance No. 2025-17 as presented. The motion carried on the following vote:

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

D. [ORD. NO. 2025-18](#)

An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2024-2025 for Purchase of Items From Federal Forfeiture Funds in the Amount of \$159,606; Providing for Findings; Providing for Posting; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding active board administration.

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 Ordinance No. 2025-18 as presented. The motion carried on the following vote:

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

RESOLUTION:

E. [RES. NO. 2025-R-37](#)

A Resolution of the City of North Port, Florida, Approving the Expenditure of \$159,606.00 in Forfeiture Funds; Providing for Incorporation of Recitals; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding active board administration.

Mr. Garrison spoke to the active board use.

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 Langdon, to adopt Resolution No. 2025-R-37 as presented. The motion carried on the following vote:

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

F. [RES. NO. 2025-R-45](#)

A Resolution of the City Commission of the City Of North Port, Florida; Approving a Preliminary Subdivision Plat for the Village K Townhomes, a 146-Lot Residential Townhome Subdivision Along With Two Future Commercial Outparcel Tracts 900 & 901 on Approximately 34.3255 Acres Located at Southwestern Corner of the Intersection of Manasota Beach Road and South River Road; Providing for Findings; Providing for Preliminary Subdivision Plat Approval; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item, stated this is a quasi-judicial hearing, and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Resolution by title only and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications.

Commissioner Duval disclosed an agenda briefing and no other Commissioners disclosed ex-parte communications.

Mr. Powell stated there were no aggrieved parties.

Sr. Vice President, Land Development Wellen Park LLLP, John Luczynski, being duly sworn, provided a presentation including an overview.

Ms. Willette, being duly sworn, provided a presentation including overview, background, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC), and staff recommendations.

There were no rebuttals by the applicant or staff.

There was no public comment.

Commission questions and discussion took place regarding the Venice zip code, and United States Postal Service.

There were no closing arguments by staff or the applicant.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Langdon, to approve the Preliminary Subdivision Plat, Resolution No. 2025-R-45, and find that, based on competent and substantial evidence, the plat is consistent with ULDC Chapter 2, Article II. Section 2.2.9 and Article XII Subdivision Standards. The motion carried on the following vote:

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

- G. [RES. NO. 2025-R-46](#) A Resolution of the City Commission of the City of North Port, Florida; Approving a Final Plat for the Wellen Park Village K Townhomes Subdivision, 146-Lot Residential Townhome Subdivision along with Two Future Commercial Outparcel Tracts 900 & 901 on Approximately 34.3255 Acres Located at the Southwestern Corner of the Intersection of Manasota Beach Road and South River Road; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

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 Commissioner Duval, seconded by Vice Mayor Emrich, to adopt Resolution No. 2025-R-46 as presented. The motion carried on the following vote:

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

- H. [RES. NO. 2025-R-48](#) A Resolution of the City Commission of the City of North Port, Florida, Repealing and Replacing Resolution No. 2025-R-44; Approving, Solely for the Limited Purposes of Section 147(F) of the Internal Revenue Code and Section 163.01, Florida Statutes, the 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 \$78,000,000, 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 Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes announced the item and called on the Assistant City Clerk to read by title only.

Mr. Powell read the Resolution by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the change in the

Resolution.

There was no public comment.

Mayor Stokes closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Emrich, to adopt Resolution No. 2025-R-48 as presented. The motion carried on the following vote:

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

Recess was taken from 11:18 a.m. to 11:30 a.m.

6. GENERAL BUSINESS:

A. [25-2508](#)

Discussion and Possible Action Regarding the Unsolicited Public-Private Partnership (P3) Conceptual Proposal Related to the Police Department Headquarters Facility and Solid Waste Transfer Station.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding analysis of police project, repayments, downsizing, funding amount, resources, and property tax increase.

Public Comment:

John O'grady: Spoke to the public-private partnership (P3) process.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to reject the P3 conceptual proposal pertaining to the building of a police department headquarters for the City of North Port.

Commission questions and discussion continued regarding next steps.

The motion carried on the following vote:

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

Commission questions and discussion continued regarding financing costs, funding, timeline, P3 analysis, and inflation.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to accept the P3 conceptual proposal for the Solid Waste Transfer Station for substantive review and direct the City Manager to provide written notification to the private entity outlining the anticipated time frame for the City to complete its comprehensive review of the unsolicited proposal. The motion carried on the following vote with Commissioner Petrow dissenting due to costs and fairness to all parties.

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

No: 1 - Commissioner Petrow

A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to direct the City Manager to work with staff to complete a realistic assessment of the time frame and costs for the City of North Port to put together its own Certificates of Participation (COPS) process regarding the solid waste transfer station. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

There was no public comment.

8. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

- A. [25-2499](#) Commissioner Petrow's Communications
Commissioner Petrow reported on events attended and important topics.
- B. [25-2500](#) Vice Mayor Emrich's Communications
Vice Mayor Emrich reported on important topic.
- C. [25-2501](#) Mayor Stokes' Communications
Mayor Stokes did not have a report.
- D. [25-2502](#) Commissioner Langdon's Communications
Commissioner Langdon did not have a report.
- E. [25-2503](#) Commissioner Duval's Communications
Commissioner Duval reported on events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes called on Charter Officers for reports.

- A. [25-2511](#) City Manager Report
Mr. Fletcher did not have a report.
- B. [25-2477](#) City Attorney's Monthly Report
Mr. Golen did not have a report.
- C. [25-2507](#) City Clerk's Monthly Report
Mr. Powell did not have a report.

10. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 12:05 p.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk