



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Special 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

Thursday, April 24, 2025

3:00 PM

City Hall Room 244

CALL TO ORDER

Mayor Stokes called the meeting to order at 3:00 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, Assistant City Clerk Powell, Board Specialist Lane, Finance Director Williams, Police Chief Garrison, and Fire Chief Titus.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Finance Director Kim Williams.

1. PUBLIC COMMENT:

Assistant City Clerk Powell read the following eComment into the record:
Debbie McDowell: Spoke to lack of transparency and back up material.
Haywardeqh Haywardeqh: Spoke to manuscripts of Antiquity.

2. GENERAL BUSINESS:

[25-2193](#)

Discussion and Possible Action Regarding the Capital Improvement Plan & Funding Model (Long-Term Comprehensive CIP) Prepared by PFM Financial Advisors, LLC.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Jeremy Niedfeldt: PFM Advisor, presented a presentation regarding future land use map, scenarios developed and analyzed, difference between fiscal impacts and

economic impacts, fiscal impacts, revenue impacts, 20-year Capital Improvement Project Capital Improvement Project (CIP), 5-year CIP needs, priority funding needs identified, initial financing details, future financing details, financing alternatives, why borrow, debt management policy, objectives, debt metrics approved, and current debt metrics.

Commission questions and discussion took place regarding the 20-year CIP, spoke to Police CIP, general obligation (GO) bonds, financing alternatives, maintaining credit rating, identifying primary and secondary financial source, reviewing CIP every 2 years, inflation, borrowing limit, timeline, Wellen Park, Price Boulevard widening, and debt management policy.

3. PUBLIC COMMENT:

Assistant City Clerk Powell read the following eComment into the record:
Debbie McDowell: Expressed concern regarding accuracy of list.

4. ADJOURNMENT:

Mayor Stokes adjourns the meeting 4:13 p.m.

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk