



# City of North Port

4970 CITY HALL BLVD  
NORTH PORT, FL 34286

## Meeting Minutes City Commission Workshop

### **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*

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Monday, March 2, 2026

10:00 AM

City Commission Chambers

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### **CALL TO ORDER**

Mayor Emrich called the meeting to order at 10:00 a.m.

### **ROLL CALL**

**Present:** 5 - Mayor Pete Emrich, Vice Mayor Barbara Langdon, Commissioner David Duval, Commissioner Demetrius Petrow and Commissioner Philip Stokes

### **ALSO PRESENT**

City Manager Fletcher, City Attorney Fuino, Deputy City Clerk Powell, Board Specialist Lindner, Police Chief Garrison, Grants Coordinator Sadonis, Senior Executive Assistant Duffey, Financial Systems Administrator DiRamio, Project Manager McConnell, Business Systems Analyst Levan, Social Services Manager Carrillo, Accreditation Coordinator Jalwan, Network Administrator Beste, Performance and Accountability Officer Griffin, Parks and Recreation Director Pfundheller, and Development Services Director Ray.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Duval.

### **1. PUBLIC COMMENT:**

Mr. Powell read the following eComment into the record:

Robin San Vicente: Expressed concerns regarding transparency to the public.

In Person:

Joseph Majorino: Expressed concerns regarding permitting and City representation.

Tim Drumm: Expressed concerns regarding transparency and permitting.

Eileen M. Tatom: Spoke to Senior Center funding.

Tim Doyle: Expressed concerns regarding trespassing, Code Enforcement, municipal clarifications, and local adjudication processes.

### **2. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**

**A. [26-0423](#)** Presentation By City of North Port Lean Six Sigma Team Regarding the Social Services Division Project.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Sadonis, Ms. Duffey, Mr. DiRamio, Ms. McConnell, and Ms. Levan provided a presentation including define phase, project charter, suppliers, inputs, process, outputs, and customers (SIPOC), measure phase, process mapping and data collection, analyze phase, underserved social service needs root cause analysis, eight wastes analysis, improve phase, supporting data, pilot plan, process map update, client intake tracking and dashboard, post-service client survey, control phase, control plan, communication plan, monitoring and response plan, mistake proofing, and project closure.

Commission questions and discussion took place regarding project involvement, funding coordination, Salvation Army client case management, County coordination, intake tracking mechanisms, satisfaction surveys, data analysis, and trends.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding societal struggles, technology, and funding.

**B. [26-0424](#)** Presentation By City of North Port Lean Six Sigma Team Regarding the Development Services Department Project.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Mr. Jalwan, Mr. Beste, and Ms. Griffin provided a presentation including define phase, project charter, suppliers, inputs, process, outputs, and customers (SIPOC) single-family residential permitting, measure phase, as-is process map segment, data collection plan, municipality permit cost comparison, number of payments required per municipality, analyze phase, five whys analysis and identifying waste, improve phase, solution selection matrix and to-be map segment, control phase, and project closure.

Commission questions and discussion took place regarding fragmented permitting, trade requirements, licensing, permit pulling, Accela program and automation capabilities, communication concerns, improvements, permit volume, community permit requirement averages, pre-permitting, consistency, permit consolidation, customer relationship management, data collection, and fee comparison.

Public Comment:

In Person:

Tim Doyle: Expressed concerns regarding permitting processes and road fees.

**C. [26-0469](#)** Presentation Regarding Geotechnical Report Timeline by Development Services Department.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Ray provided a presentation including Florida Statutes, Florida Building Code, Residential Code, engineered fill clarifications and processes, site conditions and damage, and timeline.

Mr. Fletcher spoke to prior email communications.

Ms. Ray continued the presentation including timeline.

Mr. Fletcher spoke to communication methods and concerns regarding advisory boards, qualifier processes, Florida Statutes, contractor licensing clarifications, and safeguards.

Commission questions and discussion took place regarding engineering recommendations, soil shifting, permit requirements, residential compaction testing, potential future forensic study, survey requirements and processes, Florida Building Code clarifications, safeguards, data collection, current fiscal year residential single-family permitting volume, declaratory statement, Chapter 18 survey clarifications, and engineered fill clarifications and processes.

Public Comment:

Mr. Powell read the following eComments into the record:

Debbie McDowell: Expressed concerns regarding survey requirements, associated costs, and government transparency.

Ashlee Louke: Expressed concerns regarding code interpretation determinations and prior professional history.

In Person:

Tim Drumm: Expressed concerns regarding surveys and related determinations.

Tim Doyle: Expressed concerns regarding building code clarifications and surveys.

Recess was taken from 12:14 p.m. to 12:29 p.m.

### **3. GENERAL BUSINESS:**

- A. [26-0404](#) Discussion and Possible Direction Regarding the Establishment of a Reduced Rental Rate for the North Port Senior Center, Inc. to Utilize the George Mullen Activity Center, Located at 1602 Kramer Way, North Port, FL 34286.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Pfundheller spoke to the item and provided a presentation including current lease structure, proposed flat rate options, youth athletic league discount alignment, existing 501(c)(3) hourly discount application, and comparison summaries.

Commission questions and discussion took place regarding square footage allocations, rental cost calculations, consolidation challenges, lease timelines, scheduling conflicts, revenue offsets, membership and activity fees, municipal classifications under Florida Statutes, effective rates, transitional processes, service hours, room usage, program prioritization, fairness, and consistency in space allocations.

Public Comment:

In Person:

Tim Doyle: Expressed support for subsidization of community organizations.

Consensus was requested to direct the City Manager to work with Parks and Recreation to come back with a different payment option based on hours of operation as opposed to square footage.

***There was consensus to direct the City Manager to create a flat rental rate of \$200 per month for up to 120 hours of monthly facility use, mirroring the rent payment identified in the current Lease Agreement between the City of North Port and the North Port Senior Center, Inc.***

#### **4. PUBLIC COMMENT:**

In Person:

Tim Doyle: Spoke to war concerns, nuclear preparedness, immigration roadblocks, and government funding.

#### **5. ADJOURNMENT:**

Mayor Emrich adjourned the meeting at 1:03 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Pete Emrich, Mayor

Attest: \_\_\_\_\_  
Heather Faust, City Clerk