



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 8, 2025

6:00 PM

City Commission Chambers

CALL TO ORDER

Mayor Stokes called the meeting to order at 6:00 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, City Clerk Faust, Board Specialist Gray, Police Chief Garrison, Fire Chief Titus, Parks and Recreation Director Pfundheller, Parks and Recreation Assistant Director Sturgess, Aquatics Manager Poulos, Solid Waste Manager Lama, Deputy Police Chief Morales, Development Services Director Ray, and Public Works Deputy Director Wisner.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Clerk Heather Faust.

1. APPROVAL OF AGENDA

Mayor Stokes requested a motion to approve the agenda.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, 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:

Ms. Faust read the following eComment into the record:

Jill Luke: Spoke to establishing a policy regarding non-profits.

In Person:

Valdy Olender: Spoke to statutes, regulations, and other topics.

3. ANNOUNCEMENTS**A. [25-2465](#) Announcement of Current Advisory Board and Committee Vacancies**

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

Ms. Faust read the announcements into the 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 Langdon, seconded by Vice Mayor Emrich, 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

A. [25-2434](#) Accept the Cash Receipts Summary Report for May 2025.

This item was approved on the consent agenda.

B. [25-2466](#) Approve the June 10, 2025, Commission Regular, June 16, 2025, Commission Workshop, and June 17, 2025, Commission Workshop Meeting Minutes.

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:**ORDINANCE - First 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 requested a motion to direct the City Clerk to read by title only.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on

the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding fee structure intention, and comparisons to surrounding municipalities.

Ms. Pfundheller provided a presentation including Warm Mineral Springs admission fees, current fee schedule, proposed fee structure changes, proposed new rate category for Sarasota County residents, Fiscal Year (FY) 24 annual revenue, visitors, expense, cost recovery, and fee considerations.

Commission questions and discussion continued regarding annual visit calculations, maintenance, proposed schedule benefits, cost recovery needs to cover repairs and maintenance, second reading to incorporate FY 26 and new rate categories for Sarasota County residents, student rates for Aquatic Center, consultant recommendations, new construction fee for solid waste containers, subsidizing for Aquatic Center, police department related increases, and non-profit fee waiver for police detail services.

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 continue Ordinance No. 2025-14 to second reading on July 22, 2025, incorporating the proposed Warm Mineral Springs FY 26 rate and discount changes and the new rate categories for Sarasota County residents. The motion carried on the following vote:

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

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 requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding support staff requirements

and compensation.

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 Duval, to continue Ordinance No. 2025-16 to second reading on July 22, 2025. 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 requested a motion to direct the City Clerk to read by title only.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

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

Ms. Faust 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 Vice Mayor Emrich, to continue Ordinance No. 2025-17 to second reading on July 22, 2025. 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 requested a motion to direct the City Clerk to read by title only.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Clerk to read the Ordinance by title only. The motion carried on

the following vote:

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

Ms. Faust 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 continue Ordinance No. 2025-19 to second reading on July 22, 2025. The motion carried on the following vote:

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

6. GENERAL BUSINESS:

- A.** [25-2359](#) Discussion and Possible Action Regarding Advisory Board Recommendation Memorandums Including 1. Historic and Cultural Advisory Board - Significance and Validation of Suspected Historical Sites within the City

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding guidelines for historic site designations, creating a policy, prior memorandum to board regarding substantiating proposed historic designations, turpentine dock item evaluation, and Warm Mineral Springs Cyclorama designation.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Clerk to work with the board and the board's staff liaison to create a draft policy regarding determination and designation of historical sites. 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 6:59 p.m. until 7:05 p.m.

- B.** [25-2440](#) Discussion and Possible Direction Regarding the Public Private Partnership (P3) Conceptual Proposal Related to the Police Department Headquarters Facility, Solid Waste Transfer Station, and Wastewater Treatment Facility.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ken Artin, Bryant Miller Olive, and Jay Glover, PFM, along with staff responded to Commission questions and discussion regarding the police department headquarters including rent repayment, use of general funds for lease repayment, rules for use of ad valorem/non-ad valorem revenues, rate negotiations, certificate of participation (COPs), additional information needed, PFM Capital Improvement Project (CIP) list review, project prioritization, COPs process timeline, unsolicited Public Private Partnership (P3) process, and need for additional information.

Public Comment:

Kevin Riley: Expressed opposition of the item.

Ray Jeries: Expressed opposition of the item.

John O'Grady: Expressed support of the item.

Mayor Stokes requested a motion and passed the gavel to Vice Mayor Emrich.

A motion was made by Mayor Stokes, seconded by Commissioner Duval, to direct the City Manager to work with PFM, Bryant Millier Olive, and the P3 applicant to explore the P3 and COP's, to review the concerns and questions expressed by Commission, and to bring back information at a future meeting regarding the Police Department Headquarters project:

A motion to amend was made by Commissioner Langdon, seconded by Mayor Stokes, to include a realistic evaluation of the City's ability to repay the amount determined as a result of the analysis. The motion to amend carried on the following vote with Commissioner Petrow dissenting due to staff currently working on providing additional information and the importance of the other projects:

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

No: 1 - Commissioner Petrow

The main motion as amended carried on the following vote:

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

No: 1 - Commissioner Petrow

Vice Mayor Emrich passed the gavel to Mayor Stokes.

Commission questions and discussion continued regarding the Solid Waste Transfer station including solid waste cost increase, need for additional information, revenue and cost savings, return on investment, COP process, rejecting P3, exploring COP, validation process, and reviewing all options.

Mayor Stokes requested a motion.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to direct the City Manager to work with bond counsel, PFM and staff to bring back details for the Solid Waste Transfer Station project including the cost, pros, and cons and comparing the P3 process with the city conducting their own COP process. 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 the water treatment facility including, examine supplementary funding options, reducing project proposal amount, and State involvement in imposing penalties.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to direct the City Manager to move forward with Option 2 accepting the P3 conceptual proposal for substantive review, providing written notification to the private entity regarding the anticipated timeframe required for the City to complete comprehensive review of the unsolicited P3 conceptual proposal for the Wastewater Treatment Facility. The motion carried on the following vote:

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

- C. [25-2448](#) Discussion and Possible Action Regarding Sending a Letter of Support to Celtic Bank for the Bobcat Trail Community's Request That the Bank Maintain the Bobcat Trail Golf Course. (Requested by Commissioner Langdon).

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commissioner Langdon spoke to the item.

Commission questions and discussion took place staff involvement, community request, Code Enforcement authority, and current property status.

Ms. Coughlin spoke to current foreclosure status and sale.

Public Comment:

Richard Burke: Spoke to condition of golf course and code violations.

Steven Ball: Spoke to code violations and safety concerns.

Doug McNamee: Spoke to golf course and housing market declining in the community.

No action was taken on this item.

7. PUBLIC COMMENT:

Ray Jeries: Spoke to the need for additional clarification on referendum questions.

8. COMMISSION COMMUNICATIONS:

Mayor Stokes called on Commissioners for communications.

- A. [25-2460](#) Commissioner Duval's Communications

Commissioner Duval did not have a report.

- B. [25-2461](#) Commissioner Langdon's Communications

Commissioner Langdon noted she will submit her report to the City Clerk.

- C. [25-2462](#) Mayor Stokes' Communications

Mayor Stokes reported on events attended.

- D. [25-2463](#) Vice Mayor Emrich's Communications
Vice Mayor Emrich did not have a report.

- E. [25-2464](#) Commissioner Petrow's Communications
Commissioner Petrow did not have a report.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Stokes called on Charter Officers for reports.

Mr. Fletcher did not have a report.

Ms. Coughlin did not have a report.

Ms. Faust did not have a report.

10. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 8:56 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk