



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, December 9, 2025

10:00 AM

City Commission Chambers

CALL TO ORDER

Mayor Emrich called the meeting to order at 10:00 a.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 Chief Garrison, Fire Chief Titus, Assistant Parks and Recreation Director Sturgess, Development Services Director Ray, Assistant City Manager Bellia, Environmental Planner I Bosch, Natural Resources Manager Kalev, and Development Services Deputy Director Barnes.

Mayor Emrich recognized former Commissioner Joan Morgan.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by former Commissioner Joan Morgan.

1. APPROVAL OF AGENDA

Mayor Emrich requested a motion to approve the agenda.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, 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:
Dominick Segreto: Expressed the importance of support for leadership.

City Employee: Expressed support for the City Manager and concerns regarding workplace structure, morale, and political pressure.

In Person:

Joan Morgan: Spoke to prior history of objection to leadership and Commissioners.

Robin San Vicente: Spoke to importance of citizen perspectives and legislative conversation land policies.

John Rawlings: Spoke to citizen communications and leadership.

3. ANNOUNCEMENTS

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

Ms. Faust read the announcements into the record.

- A. [26-0133](#) Announcement of Current Advisory Board and Committee Vacancies

4. CONSENT AGENDA:

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

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to approve the consent agenda with the exception of Item No. 25-2350 being pulled for discussion. The motion carried on the following vote:

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

- A. [25-2350](#) Approve First Amendment to Contract No. 2022-28 for Professional Architectural and Engineering Services for Public Services Facility Phase II, by and Between the City of North Port, Florida, and Sweet Sparkman Architects, Inc., in the Amount of \$3,044,062.05.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item and noted an error in the contract language.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to approve Item No. 25-2350 as amended to include the removal of language relative to Dallas White Park. The motion carried on the following vote:

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

- B. [25-2644](#) Approve First Amendment to Construction Manager at Risk Contract No. 2022-36 for Construction Services Contract Phase II, by and Between the

City of North Port, Florida, and Ajax Building Company, LLC, in the Amount of \$335,169.00, for the Public Services Facility Phase II.

This item was approved on the consent agenda.

- C. [25-2949](#) Approve the Aquatic Examiner Service Agreement By and Between the City of North Port and the American National Red Cross.

This item was approved on the consent agenda.

- D. [25-3031](#) Approve the Application to the Florida Department of Law Enforcement Local Law Enforcement Immigration Grant Program in the Amount of \$95,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

This item was approved on the consent agenda.

- E. [25-3032](#) Approve the Application to Sarasota County's Community Development Block Grant Program in the Amount of \$55,000 to Fund Staff Salaries for the Social Services Division and Utility Payments for Qualified Recipients and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City.

This item was approved on the consent agenda.

- F. [25-3033](#) Approve the First Amendment (First Memorandum of Understanding) to the Collective Bargaining Agreement Between the City of North Port, Florida, and Florida Police Benevolent Association - A Chapter of the Southwest Florida Police Benevolent Association, for the Rank-and-File Police Department Bargaining Unit, Amending Appendix B, for the Period of October 1, 2024, - September 30, 2027.

This item was approved on the consent agenda.

- G. [25-3037](#) Approve the Application to the Florida Legislature for the Emergency Operations Center Outfitting Project for Consideration in the Fiscal Year 2026 State of Florida Appropriations, in the Amount of \$900,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review, Should the Grant be Awarded to the City of North Port.

This item was approved on the consent agenda.

- H. [25-3041](#) Approve the Annual Certification Statement Between Florida Highway Safety and Motor Vehicles and the City of North Port Regarding Access to the Biometric Facial Analysis System (BFAS).

This item was approved on the consent agenda.

- I. [25-3066](#) Approve the Disposition of Surplus Assets in an Appropriate Fashion Pursuant to Chapter 2 Administration, Article VIII Procurement, Section 2-419, Disposition of City Assets and Property (d) of the Code of the City of North Port, Florida.
- This item was approved on the consent agenda.*
- J. [25-3072](#) Approve Master Agreement Products and Services Between the City of North Port, Florida, and Environmental Systems Research Institute, Inc. (ESRI) for the Geographic Information System (GIS) Software Subscription With a Term of Three Years in the Amount Not to Exceed \$180,900.
- This item was approved on the consent agenda.*
- K. [25-3079](#) Approve the Appointment of Diane Stark as a Regular Member to Serve on the Environmental Advisory Board From December 9, 2025, Through December 9, 2028.
- This item was approved on the consent agenda.*
- L. [26-0079](#) Approve the October 14, 2025 Commission Regular Minutes, the October 28, 2025 Commission Regular Minutes, the November 3, 2025 Commission Workshop Minutes, the November 4, 2025 Commission Regular Minutes, and the November 6, 2025 Commission Regular Minutes.
- This item was approved on the consent agenda.*
- M. [26-0129](#) Approve Agreement for Professional Lobbying Services By and Between the City of North Port, Florida and Greenberg Traurig, P.A. for State Legislative Lobbyist Services for an Annual Amount of \$56,100 and Authorize City Manager to Execute Any Subsequent Renewals Under the Same Terms and Conditions.
- This item was approved on the consent agenda.*
- N. [26-0170](#) Approve the Water and Wastewater System Standard Developer's Agreement Addressing Onsite and Offsite Facilities By and Between the City of North Port, Florida, and Forestar (USA) Real Estate Group Inc.
- This item was approved on the consent agenda.*

5. GENERAL BUSINESS:

- A. [26-0167](#) Discussion and Possible Action Regarding North Port City Charter, Section 5.02 and City of North Port Personnel Policy Manual, Section 6.8.
- Mayor Emrich announced the item.
- Mr. Fletcher introduced the item.
- Mr. Fuino spoke to the item including outside legal opinion received.

Commission questions and discussion took place regarding opinion received, policy approval, commission limitations, employee concerns and safety, Commissioners' agreement to follow the Charter as written, communications with prior City Manager Lear, access to staff and information through the City Manager, and possible ethics complaints.

Mr. Fletcher spoke to policy signing, outside counsel findings, creating a positive workplace, apology for prior actions, embracing opportunities, health care hub, more accomplishments, and staff roles and responsibilities.

Commission questions and discussion continued regarding commission roles, questions of staff during meetings, public petition, ability to ask questions while following the Charter, and respect.

Public Comment:

Ms. Faust read the following eComment into the record:

Debbie McDowell: Spoke to past experiences, staff engagement, and expressed concerns regarding culture of control.

In Person:

John Rawlings: Expressed concern regarding rule-following and leadership dynamics.

Joan Morgan: Spoke to unity and concerns over personal agendas.

Robin San Vicente: Spoke to legal opinions and clarifying Charter language.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to accept Ms. Day's review of the North Port City Charter, Section 5.02 and City of North Port Personnel Policy Manual, Section 6.8. The motion carried on the following vote:

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

No: 2 - Commissioner Duval and Commissioner Petrow

Recess was taken from 11:51 a.m. until 12:01 p.m.

B. [26-0181](#)

Discussion and Possible Action Regarding Tasking the Charter Review Advisory Board to Review and Provide Recommendations Regarding Potentially Revising Section 5.02 of the City Charter Though a Referendum Question to Incorporate Language Regarding Commissioner Communication With City Staff (Requested by Commissioner Petrow).

Mayor Emrich announced the item.

Commissioner Petrow introduced and spoke to the item.

Commission questions and discussion took place regarding Punta Gorda Charter language.

Mr. Fuino spoke to statutory language regarding exceptions to general rules.

Commission questions and discussion continued regarding forms of government, impact of external agendas, direction to the Charter Review Advisory Board (CRAB), access to

information and staff, cost of referendum, commitment to follow the Charter, Attorney General opinion, similar issues in other municipalities, attendance at city events, and transparency.

Public Comment:

Ms. Faust read the following eComments into the record:

Cheryl Cook: Expressed opposition to CRAB review.

Tamara Rehm: Expressed support for Charter review and concerns about centralized control.

In Person:

Robin San Vicente: Spoke to Charter language and communication standards.

Joan Morgan: Spoke to prior petition experience and motivation for public efforts related to the Charter.

Mayor Emrich requested a motion.

A motion was made by Commissioner Petrow, seconded by Commissioner Duval, to task the Charter Review Advisory Board to review and provide recommendations regarding potentially revising Section 5.02 of the City Charter through a referendum question to incorporate language regarding Commissioner communication with City staff.

Commission discussion continued regarding language review to determine if Charter should be changed, and CRAB purpose.

A motion to amend was made by Commissioner Petrow, seconded by Commissioner Duval, to incorporate language to allow Commissioners to ask questions of city employees. The motion to amend failed on the following vote:

Yes: 2 - Commissioner Duval and Commissioner Petrow

No: 3 - Mayor Emrich, Vice Mayor Langdon and Commissioner Stokes

The main motion failed on the following vote:

Yes: 2 - Commissioner Duval and Commissioner Petrow

No: 3 - Mayor Emrich, Vice Mayor Langdon and Commissioner Stokes

Recess was taken from 1:11 p.m. until 2:00 p.m.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to reorder the agenda to hear Item No. 25-2920 at this time. The motion carried on the following vote:

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

E. [25-2920](#)

Discussion and Possible Action Regarding the Adoption of the North Port, Florida, Parks & Recreation Master Plan Final Report.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Sturgess spoke to recommendations and introduced Director of Parks and Public

Spaces Kristen Caborn and Planning Manager Amy Zengotita of GAI Consultants.

Ms. Zengotita spoke to Commission for Accreditation of Park and Recreation Agencies (CAPRA) accreditation and provided a presentation including City strategy, Master Plan process, the park system, measuring the parks, neighborhood park level of service, community park level of service, visioning, public engagement feedback, programming needs and opportunities, youth sports demand analysis, eco-tourism opportunities across three scales, other recommendations, master planning, guiding principles, land acquisition strategy, Wellen Park, neighborhood park, community park, Italy Avenue Park, map amenities overview, Community Center program statement and conceptual footprint, Capital Improvement Plan (CIP), short term (1-2 years), mid term (3-5 years), long term (5+ years), funding sources and opportunities recommendations, and grant stacking.

Commission questions and discussion took place regarding conservation and eco-tourism opportunities, Activity Centers 6 and 10 growth impacts, park programming demographics, coordinated land acquisition, developer contributions, Italy Avenue Park prioritization, and CIP funding and phasing.

Public Comment:

Joan Morgan: Expressed support of the item.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Langdon, to approve the Parks & Recreation Master Plan Final Report as presented. The motion carried on the following vote:

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

6. PUBLIC HEARINGS:

ORDINANCE - Second Reading:

- A. [ORD. NO. 2025-34](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2025-2026 for Additional Funding for the Emergency Operations Center Project F24EOC in the Amount of \$1,685,105; Providing for Findings; Providing for Posting; 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 Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to adopt Ordinance No. 2025-34 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. 2025-35](#)

An Ordinance of the City of North Port, Florida, Amending Water and Wastewater Capacity Fees; Amending the Code of the City of North Port, Florida, Section 78-30; 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.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Duval, seconded by Commissioner Stokes, to adopt Ordinance No. 2025-35 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. 2025-R-87](#)

A Resolution of the City Commission of the City of North Port, Florida, Electing to Use the Uniform Method of Collecting Non-Ad Valorem Assessments for More Than One Year Levied on Certain Real Property in the City of North Port, Florida, to Fund Costs Incurred by the City Each Year in Providing Municipal Services Related to the Abatement of Nuisance Conditions as Contemplated by Chapter 42 of the Code of the City Of North Port, Florida, Which Services May Include But Are Not Limited to Eliminating Excessive Growth of Grass and Nuisance Weeds on Developed Lots, and Removal of Hazardous Trees and Accumulation of Debris on any Lot; Stating a Need for Such Levy; Providing for the Mailing of this Resolution; 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.

Mr. Fletcher introduced the item.

Ms. Ray spoke to outstanding code enforcement liens and collection operation costs, unimproved lots and abandoned homes, general fund allocations, and approval deadlines.

Commission questions and discussion took place regarding future discussion for assessing properties.

There was no public comment.

Mayor Emrich closed the public hearing and requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to adopt Resolution No. 2025-R-87 as presented. The motion carried on the following vote:

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

D. [RES. NO. 2025-R-88](#)

A Resolution of the City of North Port, Florida, Adopted as a Curative Law to Ratify, Validate, and Confirm the Approval of the Master Services Agreement By and Between the City of North Port Police Department and Hotwire Communications, Ltd. ("Hotwire") for Hotwire Television and Internet Services for the North Port Police Department, PD3 Located at 19955 Preto Boulevard, Venice, Florida, 34293; Providing for Incorporation of Recitals; Providing for Ratification, Validation, and Confirmation of Prior Actions; Providing for Conflicts; Providing for Severability; Providing for Retroactive Application; and Providing for 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.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich 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-88 as presented. The motion carried on the following vote:

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

GENERAL BUSINESS - Continued:

C. [25-2534](#)

Discussion and Possible Action Regarding the Agreement Between Hotwire Communication, Ltd., and the City of North Port, Florida, for Internet and Cable Services to the Wellen Park Substation for Three Years in the Amount of \$15,008.04.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding the availability of internet service providers in the Wellen Park area, service redundancy, and the developer's selection of Hotwire as the primary provider.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Commissioner Duval, to approve Item No. 25-2534 as presented. The motion carried on the following vote:

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

D. [25-2655](#)

Discussion and Possible Action on City of North Port Land Acquisition Program Utilizing the Environmental Protection Fund.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

Ms. Bosch provided a presentation including program purpose, importance to North Port, environmental and economic connection, overview of identified ecological zones, benefits of permanent conservation, funding mechanism, acquisition strategy, scorecard guidelines, projected community benefits, alignment with City goals, case study and example, Commission direction options, next steps, and call to action.

Commission questions and discussion took place regarding environmental partnerships, land acquisition and evaluation criteria, tree funds and planting programs, stormwater management and water quality, development partnerships, funding availability and grants, and Unified Land Development Code (ULDC) incentives related to mitigation fees.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Vice Mayor Langdon, seconded by Commissioner Stokes, to direct the City Manager to pursue all identified properties by priority ranking and availability. The motion carried on the following vote:

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

F. [25-3007](#)

Discussion and Possible Action Regarding the First Amendment to Construction Manager at Risk Contract No. 2024-16.002 for Construction Services Contract Phase II, by and Between the City of North Port, Florida and AJAX Building Company, LLC for Construction of an Emergency Operations Center in the Amount of \$12,748,398.00.

Mayor Emrich announced the item.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Stokes, seconded by Vice Mayor Langdon, to approve Item No. 25-3007 as presented. The motion carried on the following vote:

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

G. [26-0210](#)

Discussion and Possible Regarding Presenting the Key to the City to Bud Korte on January 8, 2026 (Requested by Mayor Emrich)

Mayor Emrich announced, introduced, and spoke to the item.

Commission questions and discussion took place regarding the history and naming of the North Port Scout House and Bud and Wanda Korte's community service and charitable contributions.

There was no public comment.

Mayor Emrich requested a motion.

A motion was made by Commissioner Duval, seconded by Vice Mayor Langdon, to approve Item No. 26-0210 as presented. The motion carried on the following vote:

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

7. PUBLIC COMMENT:

There was no public comment.

8. COMMISSION COMMUNICATIONS:

Mayor Emrich called on Commissioners for communications.

A. [25-9911](#)

Commissioner Duval's Communications

Commissioner Duval reported on events attended.

B. [25-9912](#)

Commissioner Stokes' Communications

Commissioner Stokes reported on events attended.

C. [25-9913](#)

Mayor Emrich's Communications

Mayor Emrich reported on events attended.

D. [25-9914](#)

Vice Mayor Langdon's Communications

Vice Mayor Langdon reported on events attended.

E. [25-9915](#) Commissioner Petrow's Communications

Commissioner Petrow reported on events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

Mayor Emrich called on Charter Officers for reports.

Mr. Fletcher did not have a report.

Mr. Fuino did not have a report.

Ms. Faust did not have a report.

10. ADJOURNMENT:

Mayor Emrich adjourned the meeting at 4:02 p.m.

City of North Port, Florida

By: _____
Pete Emrich, Mayor

Attest: _____
Heather Faust, City Clerk