



# 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*

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Tuesday, November 26, 2024

6:00 PM

City Commission Chambers

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### 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, Interim City Attorney Golen, City Clerk Faust, Deputy Police Chief Morales, Fire Chief Titus, Budget Administrator Herrmann, Legislative Analyst Miles

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Petrow.

### 1. APPROVAL OF AGENDA

Mayor Stokes requested a motion to approve the agenda.

***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

### 2. PUBLIC COMMENT:

Valdy Olender: Spoke to meeting procedure and various topics.

Victor Dobrin: Spoke to Homeowners Association (HOA) concerns.

Commission questions took place regarding debris removal.

### 3. ANNOUNCEMENTS

A. [24-0222](#) 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 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. [24-0935](#) Approve the Letter of Agreement and Contract Between the University of North Florida Training and Services Institute, Inc., d/b/a Institute of Police Technology and Management and the City of North Port, for Reimbursement of Costs in an Amount Not to Exceed \$6,612.70, for the North Port Police Department to Provide High Visibility Law Enforcement Operations in Areas With a High Rate of Pedestrian/Bicycle Crashes.

***This item was approved on the consent agenda.***

B. [24-1151](#) Approve Fifth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Repair Services Contract Phase II with Wharton-Smith, Inc., in the Amount of \$521,159.00, for Repair Services of the Public Works Fleet and Administrative Campus and Site.

***This item was approved on the consent agenda.***

C. [24-1154](#) Approve Second Amendment to Construction Manager at Risk Contract No. 2023-17.003 for Construction Services Contract Phase II With Ajax Building Company, LLC., in the Amount of \$539,982.90, for Repairs to the Police Headquarters and Immediate Site Under Work Assignment 2024-21FM.

***This item was approved on the consent agenda.***

D. [24-1470](#) Approve the First Amendment to the Amended and Restated Requested Operational Assistance and Voluntary Cooperation Agreement Between Law Enforcement Agencies Located in Sarasota and Manatee Counties.

***This item was approved on the consent agenda.***

- E. [24-1481](#) Approve Third Amendment to Construction Manager at Risk Contract No. 2023-17.003 for Construction Services Contract, Phase II With Ajax Building Company, LLC., in the Amount of \$677,239.55, for Hurricane Ian Repairs to the George Mullen Activity Center.  
*This item was approved on the consent agenda.*
- F. [24-1482](#) Approve the Annual Security Complete Limited Warranty Agreement for the Provision of Insurance Coverage in the Event of a Security Incident.  
*This item was approved on the consent agenda.*
- G. [24-1554](#) Accept the Cash Receipts Summary Report for September 2024.  
*This item was approved on the consent agenda.*
- H. [24-1572](#) Approve the Ninth Amendment to Construction Manager at Risk Contract No. 2023-17.001 for Construction Services Contract, Phase II With Wharton Smith, Inc. in the Amount of \$37,780, for Hurricane Ian Repairs at Dallas White Park Kayak Launch.  
*This item was approved on the consent agenda.*
- I. [24-1574](#) Approve the Eighth Amendment to Construction Manager at Risk Contract No. 2023-17.004 for Construction Services Contract, Phase II With Jon F. Swift, Inc. in the Amount of \$1,105,010, for Hurricane Ian Repairs at Narramore Sports Complex.  
*This item was approved on the consent agenda.*
- J. [24-1580](#) Approve the October 22, 2024 Commission Regular Meeting Minutes 10:00 A.M.  
*This item was approved on the consent agenda.*
- K. [24-1581](#) Approve the October 17, 2024 Commission Emergency Meeting Minutes  
*This item was approved on the consent agenda.*
- L. [24-1582](#) Approve the October 7, 2024 Commission Special Meeting Minutes  
*This item was approved on the consent agenda.*
- M. [24-1583](#) Approve the October 22, 2024 Commission Regular Meeting Minutes 6:00 P.M.  
*This item was approved on the consent agenda.*
- N. [24-1593](#) Approve the November 7, 2024 Commission Regular Meeting Minutes  
*This item was approved on the consent agenda.*

- O. [24-1601](#) Approve the November 4, 2024 10:00 A.M. Commission Workshop Meeting Minutes  
*This item was approved on the consent agenda.*
- P. [24-1602](#) Approve the November 4, 2024 9:00 A.M. Commission Special Meeting Minutes  
*This item was approved on the consent agenda.*
- Q. [24-1604](#) Approve the November 12, 2024 Commission Regular Meeting Minutes  
*This item was approved on the consent agenda.*

## **5. PUBLIC HEARINGS:**

### **ORDINANCE - First Reading:**

- A. [ORD. NO. 2024-38](#) An Ordinance of the City of North Port, Florida, Establishing a Schedule and Location of City Commission Regular Meetings and Workshops for the 2025 Calendar Year; Providing for Findings; 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 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 and introduced the item.
- Commission questions and discussion took place regarding rescheduling the November 25, 2025 Commission regular meeting, and amending district schedules.
- 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. 2024-38 to second reading on December 10, 2024 as amended to move the November 25, 2025 6:00 p.m. meeting to November 18, 2025 at 6:00 p.m. The motion carried on the following vote:***
- Yes:** 5 - Vice Mayor Emrich, Commissioner Duval, Commissioner Petrow, Commissioner Langdon and Mayor Stokes
- B. [ORD. NO. 2024-45](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget and Capital Improvement Budget for Fiscal Year 2024-2025 for Budgeting Bond Proceeds and Debt Service for Price Boulevard Project R15PW1 in the Amount of \$64,221,510; 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 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. 2024-45 to second reading on December 10, 2024. The motion carried on the following vote:**

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

**C.** [ORD. NO. 2024-46](#)

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 4-3 Regarding Qualifications of Boards and Committees; 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 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 and introduced the item.

Commission questions and discussion took place regarding employee and Commission ability to serve on boards, communication to citizens, youth membership, teen court, and future 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 Duval, to continue Ordinance No. 2024-46 to second reading on December 10, 2024. The motion carried on the following vote:**

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

**ORDINANCE - Second Reading:**

D. [ORD. NO. 2024-44](#) An Ordinance of the City of North Port, Florida, Amending the Non-District Budget for Fiscal Year 2023-2024 for Adjustments to the Fleet Management Fund in the Amount of \$460,000; 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 City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding increase in labor income and parts income source.

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 adopt Ordinance No 2024-44 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. 2024-R-68](#) A Resolution of the City Commission of the City of North Port, Florida, Authorizing the Purchase of Real Property Located on Denargo Road and Described as Lot 5, Block 1817 of the Thirty-Seventh Addition to Port Charlotte Subdivision, Sarasota County Property Appraiser Parcel Identification Number 0995181705; Incorporating Recitals; Providing for Filing of Documents; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes 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.

Commission questions and discussion took place regarding lot price.

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 Resolution No. 2024-R-68 as presented. 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. [24-1548](#) Discussion and Possible Direction Regarding Suggested Agenda Items for the 2024 Convocation of Governments Based on the Interlocal Agreement for School Facility Planning.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding timeline and funding regarding Suncoast Technical College (STC) expansion, and update regarding Wellen Park High School.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to approve an update on the STC expansion funding and implementation timeline and update on Wellen Park High School for the January 2025 Convocation of Governments. The motion carried on the following vote:***

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

- B. [24-1596](#) Discussion and Possible Action Regarding Appointing a Commissioner to Sit on the Florida League of Cities Legislative Policy Committees and the Legislative Advocacy Committee.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding committee appointments, Finance and Taxation Committee discussions, and future reconsiderations.

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 appointment of Commissioner Duval to the Advocacy Committee, Commissioner Duval to the Municipal Operations Committee, Commissioner Langdon to the Development, Code Compliance, and Redevelopment Committee, and Commissioner Petrow to the Finance and Taxation Committee. The motion carried on the following vote:***

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

- C. [24-1611](#) Discussion and Possible Action Regarding the City of North Port 2025 State and Federal Legislative Priorities and Information for Presentation at the Sarasota County Legislative Delegation.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Mr. Miles spoke to prior discussion, draft priorities, discussion with Congressman Steube, and county priorities.

Commission questions and discussion took place regarding last year's priorities, simplifying list, infrastructure, long range planning and protection of natural resources, police headquarters, Suncoast Technical College (STC) funding, Florida Forever Program, removing affordable housing, environmental impact projects, offering support to county priorities, combining environmental resources and parks, recreation, and natural resources, property insurance, interstate exchange, and modifying list for future discussion.

There was no public comment.

Mr. Miles spoke to Sarasota County Legislative Delegation.

Commission questions and discussion continued regarding stormwater management, critical infrastructure, environmental and natural resources, regional versus state level, and interchanges.

**No action was taken on this item.**

- D. [24-1664](#) Discussion and Possible Action Regarding the City Commission Board and Committee Assignments for Fiscal Year 2024-2025.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding board appointments.

There was no public comment.

Mayor Stokes requested a motion.

**A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to appoint Mayor Stokes to Coastal and Heartland Estuary Partnership as primary and Commissioner Langdon as alternate, Vice Mayor Emrich to Community Health Action Team as primary and Mayor Stokes as alternate, Commissioner Petrow to Manasota League of Cities as primary, Commissioner Duval to Sarasota Manatee Metropolitan Planning Organization (MPO) as 1st seat alternate and Commissioner Petrow as 2nd seat alternate, Commissioner Duval to Sarasota County Community Action Agency Board as primary, and Commissioner Duval to Teen Court as alternate for the 2024-2025 year. 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. [24-0320](#) Mayor Stokes' Communications**

Mayor Stokes reported on events attended and important topics.

**B. [24-0301](#) Vice Mayor Emrich's Communications**

Vice Mayor Emrich reported on important topics.

**C. [24-0250](#) Commissioner Langdon's Communications**

Commissioner Langdon reported on events attended and important topics.

**D. [24-0269](#) Commissioner Duval's Communications**

Commissioner Duval reported on events attended and important topics.

**E. [24-1613](#) Commissioner Petrow's Communications**

Commissioner Petrow reported on important topics.

**9. ADMINISTRATIVE AND LEGAL REPORTS:**

Mayor Stokes called on Charter Officers for reports.

**A. [24-0233](#) City Clerk's Monthly Report**

Ms. Faust did not have a report.

**B. [24-1592](#) City Attorney's Monthly Report**

Mr. Golen did not have a report.

**C. [24-1605](#) City Manager Report**

Mr. Fletcher did not have a report.

**10. ADJOURNMENT:**

Mayor Stokes adjourned the meeting at 7:53 p.m.

City of North Port, Florida

By: \_\_\_\_\_  
Phil Stokes, Mayor

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