



City of North Port

4970 CITY HALL BLVD
NORTH PORT, FL 34286

Meeting Minutes City Commission Workshop

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

Monday, October 6, 2025

10:00 AM

City Commission Chambers

CALL TO ORDER

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

ROLL CALL

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

ALSO PRESENT

City Manager Fletcher, Interim City Attorney Golen, Police Legal Advisor Rubino, Deputy City Manager Yarborough, City Clerk Faust, Board Specialist Lindner, Police Chief Garrison, Deputy Fire Chief Herlihy, Public Works Director Speake, Facilities Manager Humphrey, Emergency Manager Aloisio, and Development Services Deputy Director Barnes.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Larry Grant.

There was consensus to reorder the agenda to move Item No. 25-2805 after public comment.

1. PUBLIC COMMENT:

Ms. Faust read the following eComments into the record:
Mista Rando: Spoke to funding and resources for emergency preparedness.
Nonprofits: Spoke to support of Senior Center and other nonprofits.

In Person:

Joan Morgan: Spoke to preserving the Senior Center and Awaken Food Pantry.
Chuck English: Spoke to Senior Center maintenance and board removal policies.

2. GENERAL BUSINESS:

B. 25-2805 Discussion and Possible Direction Related to the Condition of the

Community Services Facility.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding funding, building repairs, Federal Emergency Management Agency (FEMA) requirements, nonprofit involvement, occupancy options during repairs, project timelines, and legal considerations surrounding the use of taxpayer funds.

Ms. Faust read the following eComments into the record:

Debbie McDowell: Spoke to demolition, transparency, and preservation.

Sheila Johnson: Spoke to quality-of-life and preservation.

Chris C: Spoke to concerns regarding Commissioner involvement, transparency, and accountability.

In Person:

Larry Grant: Spoke to Commission support.

Brian Zdrojowy: Spoke to Commission support and partnership with Parks and Recreation.

Mayor Stokes requested a consensus.

There was consensus to make a commitment that staff and Commission will work aggressively on a solution that retains the services that the occupants of this building currently provide to the community.

There was consensus to direct the City Manager to work with staff to engage with the current occupants of the building to identify minimum space requirements and to identify what they might be able to provide to help craft a solution.

There was consensus to direct the City Manager to work with staff to identify the cost of and replacing the current structure in the most cost effective way, and document cost of providing trailers should they be needed by the occupants to continue to provide services.

Recess was taken from 11:15 a.m. to 11:25 a.m.

3. PRESENTATIONS: TIME LIMIT OF 15 MINUTES**A. [25-2847](#) Presentation Regarding the Funding for the Emergency Operations Center Project.**

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ms. Aloisio provided a presentation including emergency management phases, Blue Skies, Grey Skies, budget summary, building fund and surtax, and tax collector co-location.

Commission questions and discussion took place regarding Furniture, Fixtures, and Equipment (FF&E) costs, tax collector funding, budget deficits, county financial and support options, potential locations, repurposing existing city property, integrate with the new fire department building, building size, and backup generator integrating.

There was no public comment.

Recess was taken from 12:51 p.m. to 1:00 p.m.

4. GENERAL BUSINESS- Continued:

- A. [25-2796](#) Discussion and Possible Direction Regarding the Development Review Administrative Approval Report.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ms. Barnes provided a presentation including development viewer map, administrative approval report, location, basic components of the project, quarterly economic development updates, and an over all development services update.

Commission questions and discussion took place regarding communication of major updates, social media comment, and value of monthly report.

Mr. Fletcher spoke to economic development and user automated updates.

Ms. Barnes spoke to additional communication methods.

Commission questions and discussion continued regarding Development Review Committee meetings, Commission attendance, and updates to the public.

There was no public comment.

5. PUBLIC COMMENT:

Ms. Faust read the following eComment into the record:

Sheila Smith: Spoke to preserving the Senior Center and Awaken Food Pantry.

6. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 1:25 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk