



# 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, September 23, 2025

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, Police Chief Garrison, Fire Chief Titus, Finance Director Kukharensko, Police Captain King, Interim Utilities Director Wisner, Assistant Utilities Director Vuolo, Public Works Director Speake, Social Services Manager Carrillo, Planner II Silva, and Development Services Deputy Director Barnes.

Past Commissioners in attendance were Commissioner Luke and Commissioner McDowell.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Gid Pool.

### **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 amended to move Item Nos. 25-2654 and 25-2808 after the consent agenda. The motion carried on the following vote:***

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

### **2. PUBLIC COMMENT:**

There was no public comment.

**3. 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 Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the consent agenda with Item Nos. 25-1720 and 25-2585 being pulled for discussion. The motion carried on the following vote:***

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

**A. [25-1720](#)**

Approve Contract No. 2024-20 - Advanced Water Meter System with Ferguson Enterprises Based on Budgeted Amounts, and Authorize the City Manager to Approve Renewals in Accordance with the Terms and Conditions in the Solicitation

Mayor Stokes announced the item.

Mr. Duval spoke to the item including City Commission approving renewals.

Commission questions and discussion took place regarding escalation clause.

Mr. Golen spoke to process for drafting contract and efficiencies.

Commission discussion continued regarding Commission responsibility and representation of citizens, prior Commission direction regarding efficiencies, renewal process and bids, procurement process, and City Charter language regarding agreements.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve Item No. 25-1720 as presented. The motion carried on the following vote:***

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

**No:** 2 - Commissioner Duval and Commissioner Petrow

**B. [25-1959](#)**

Approve Agreement No. 2025-SS25-64, Recyclable Materials Processing and Marketing Services By and Between the City of North Port, Florida, and Single Stream Recyclers, LLC.

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

**C. [25-2581](#)**

Approve Renewal of Property and Casualty, Accidental Death & Dismemberment (AD & D) Insurance With Risk Strategies Company, for Fiscal Year 2025-2026 Through The Gehring Group in the Amount of \$2,322,317.

*This item was approved on the consent agenda.*

- D. [25-2585](#) Approve Award of Request for Bid 2025-33 Outsourced Mowing Services to NDLLC, dba Natural Designs Landscaping in an Amount Not to Exceed \$127,132 and Authorize the City Manager to Approve the Future Renewal Terms.

Mayor Stokes announced the item.

This item was discussed under Item No. 25-1720.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to approve Item No. 25-2585 as presented. The motion carried on the following vote:***

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

**No:** 2 - Commissioner Duval and Commissioner Petrow

- E. [25-2611](#) Approve the Appointment of Ryan Persaud as a Regular Member to Serve on the Citizen Tax Oversight Committee From September 23, 2025, Through September 23, 2028.

*This item was approved on the consent agenda.*

- F. [25-2613](#) Approve the Appointment of Donald R. Chavis as a Regular Member to Serve on the Parks & Recreation Advisory Board From September 23, 2025, Through September 23, 2028.

*This item was approved on the consent agenda.*

- G. [25-2614](#) Approve the Appointment of Donald R. Chavis as an Alternate II to Serve on the Veterans Park Advisory Committee From September 23, 2025, Through September 23, 2028.

*This item was approved on the consent agenda.*

- H. [25-2617](#) Approve the Appointment of Carl J. Goodrich as a Regular Member to Serve on the Charter Review Advisory Board From September 23, 2025, Through September 23, 2028.

*This item was approved on the consent agenda.*

- I. [25-2641](#) Approve Renewal of Florida Firefighter Cancer and Death Benefits Insurance With United Badges Insurance Services, LLC and the City of North Port - North Port Fire Rescue District for Fiscal Year 2025-2026 in the Amount of \$22,936.50.

*This item was approved on the consent agenda.*

- J. [25-2642](#) Interlocal Agreement between the Cities of Venice, North Port, Sarasota, and Punta Gorda; the Counties of Charlotte, and Sarasota; and the Town of Longboat Key for Reciprocal use of Building Code Department Personnel
- This item was approved on the consent agenda.*
- K. [25-2714](#) Approve the Public Emergency Medical Transportation (PEMT) Letter of Agreement By and Between the City of North Port on Behalf of North Port Fire Rescue and the State of Florida, Agency for Healthcare Administration (AHCA) in the Amount of \$292,763.45.
- This item was approved on the consent agenda.*
- L. [25-2724](#) Approve the Water and Wastewater Developer's Agreement By and Between the City of North Port, Florida and North Port RV, LLC.
- This item was approved on the consent agenda.*
- M. [25-2729](#) Approve the August 29, 2025, City Commission Special Meeting Minutes, the September 4, 2025 City Commission Regular Meeting Minutes, the September 4, 2025 City Commission Special Meeting Minutes, September 8, 2025 Commission Workshop Minutes, May 1, 2025 Commission Regular Minutes, September 9, 2025 Commission Regular Meeting Minutes
- This item was approved on the consent agenda.*
- N. [25-2838](#) Approve the City of North Port's Participation in the New National Opioids Secondary Manufacturers Settlements and Authorize the City Manager to Execute the Secondary Manufacturers' Combined Subdivision Participation and Release Form.
- This item was approved on the consent agenda.*

#### **4. GENERAL BUSINESS:**

- C. [25-2654](#) Discussion and Possible Action Regarding Bestowing a Key to the City and/or Other Ceremonial Item to Bill Gunnin at a Future Commission Meeting (Requested by Mayor Stokes).
- Mayor Stokes announced and spoke to the item.
- Commission questions and discussion took place regarding Key to the City policy, impact on the business community, training events, economic impact, and dedication to the City.
- Public Comment:
- Gid Pool: Expressed support of the item and spoke to community involvement.
- Jill Luke: Expressed support of the item and spoke to economic impact.
- Debbie McDowell: Expressed support of the item and spoke to impact on the city.
- Mayor Stokes requested a motion.

***A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to direct the City Clerk to create an agenda item for the November ceremonial Commission Meeting to present Bill Gunnin with a Key to the City. The motion carried on the following vote:***

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

**G. [25-2808](#)** Discussion and Possible Action Regarding the City Attorney Employment Agreement With Michael Fuino.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding negotiation process, agreement details, and gratitude for Interim City Attorney Golen.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Commissioner Duval, seconded by Commissioner Langdon, to approve the City Attorney Employment Agreement with Michael Fuino as presented. The motion carried on the following vote:***

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

**A. [25-2449](#)** Discussion and Possible Action Regarding Approval of the Agreement By and Between the City of North Port, Florida, and RedSpeed Florida, LLC for Speed Detection Camera System for School Zones.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Captain King provided a presentation regarding House Bill (HB) 657 including implementing school zone speed camera system, allocation of funds, speed camera system usage, technology of speed camera system, and five-day traffic study conducted.

Commission questions and discussion took place regarding methodology used to capture traffic study results, active time and school zone light flashing, implementation cost, public education, warning process, speed limit fluctuation on Panacea Boulevard, Toledo Blade Elementary crosswalk on Price Boulevard, N. Cranberry Boulevard school zone not listed, concern regarding Price Boulevard widening, violation funds to RedSpeed, violation reduction, signage, undue burden on citizens, city-wide versus school zones, construction impact on traffic, changing driver behavior, and safety.

Public Comment:

Ms. Faust read the following eComment into the record:

Krystina Smith: Expressed concern with accuracy of provided stats.

In Person:

Debbie McDowell: Expressed concern regarding revenue, lack of data, and administrative costs.

Jill Luke: Expressed support of compromising to be active during reduced school zone

timeframes.

Mayor Stokes requested a motion.

***A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to approve the agreement by and between the City of North Port, Florida, and RedSpeed Florida, LLC for speed detection camera system for school zones. The motion carried on the following vote:***

**Yes:** 3 - Commissioner Duval, Commissioner Langdon and Mayor Stokes

**No:** 2 - Vice Mayor Emrich and Commissioner Petrow

Recess was taken from 7:41 p.m. until 8:00 p.m.

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

### **A. [25-2738](#) Utilities Rate Analysis Presentation**

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Ms. Wisner provided a presentation including utility overview, aging infrastructure and substantial capital reinvestment needs, sample utility renewal and replacement needs, recognized capital needs through fiscal year (FY) 2035, funding options, substantial operating expense increases, proposed user rate adjustments through FY 2028, user rate comparison, rate/bill comparison, proposed capacity fees per equivalent residential connection (ERC), capacity fee per ERC comparison, other charges, impact if increase is not supported, and recommendations.

Commission questions and discussion took place regarding increase increments, salary/position increases, project priorities, risks, capacity fee revenue, estimated revenue, fluoride, cost allocation methodology, and Florida Retirement System (FRS).

There was no public comment.

## **6. PUBLIC HEARINGS:**

### **RESOLUTION:**

- A. [RES NO 2025-R-66](#)** A Resolution of the City Commission of the City of North Port, Florida, Adopting the Annual Utility Rate Schedule for Private Fire Protection Services, the Annual Utility Rate Schedule for Water and Wastewater Guaranteed Revenue Charges, the Utility Rate Schedule for Reclaimed Water, the Water and Wastewater System Base Facility Charges, the Water System Rate Schedule for Water Usage Volume, the Water System Rate Schedule for Bulk Water, the Wastewater System Rate Schedule for Usage, the Wastewater System Flat Rate Schedule, the Water and Wastewater System Deposit Fee Schedule; Adopting Automatic Rate Increases; Providing for Incorporation of Recitals; 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.

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 adopt Resolution No. 2025-R-66 as presented. The motion carried on the following vote:***

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

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

**B. [ORD. NO. 2025-30](#)**

An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Appendix A - City Fee Schedule for Utilities 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 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 Vice Mayor Emrich, seconded by Commissioner Duval, to continue Ordinance No. 2025-30 to second reading on October 14, 2025. The motion carried on the following vote:***

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

### **RESOLUTION - Continued:**

**C. [RES. NO. 2025-R-68](#)**

A Resolution of the City Commission of the City of North Port, Florida, Vacating a Portion of the Side and Rear Drainage Maintenance Easements on Lot 1, Block 1478, 30th Addition to Port Charlotte

Subdivision; Providing for Findings; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL).

Mayor Stokes announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Mayor Stokes, Vice Mayor Emrich, Commissioner Duval, and Commissioner Langdon disclosed no ex-parte communications. Commissioner Petrow disclosed a question being asked of him and he provided the requestor with direction to contact the City Manager.

Ms. Faust stated there were no aggrieved parties.

Adriana Silva, being duly sworn, provided a presentation including overview, background, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC), and staff recommendations.

Commission questions and discussion took place regarding conditions.

Chuck Speake, being duly sworn, responded to Commission questions regarding easement.

Public Comment:

Shannon Salerno, being duly sworn: Expressed support of the item.

There were no closing arguments by staff.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Resolution No. 2025-R-68, with the condition that the property owner may only occupy 15' of the 20' easement on the north property line. The motion carried on the following vote:***

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

**D. [RES. NO. 2025-R-69](#)**

A Resolution of the City Commission of the City of North Port, Florida, Vacating the Utility and Drainage Easement Lying Adjacent to the Westerly Line of Lot 20, Block 1159, 25th Addition to Port Charlotte Subdivision; Providing for Findings; Providing for Recording; Providing for Conflicts; Providing for Severability; and Providing an Effective Date. (QUASI-JUDICIAL).

Mayor Stokes announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

Ms. Faust read the Resolution by title only and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Mayor Stokes, Vice Mayor Emrich, Commissioner Petrow, Commissioner Duval, and Commissioner Langdon disclosed no ex-parte communications.



Ms. Faust stated there were no aggrieved parties.

Adriana Silva, being duly sworn provided a presentation including overview, background, review process, compliance with Florida Statutes and Unified Land Development Code (ULDC), and staff recommendations.

There was no public comment.

There were no Commission questions or discussion.

There were no closing arguments by staff.

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. 2025-R-69 as presented. The motion carried on the following vote:***

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

### **ORDINANCE - Second Reading:**

**E. [ORD. NO.  
2025-22](#)**

An Ordinance of the City of North Port, Florida, Amending the Future Land Use Designation From Conservation to Agricultural Estates for ± 3.30 Acres of Land Generally Located West of Jennings Boulevard in Section 24, Township 40 South, Range 20 East of Sarasota County and Further Described in Instrument No. 2022010157 in Official Records of Sarasota County; Amending the City of North Port Comprehensive Plan Chapter 2, Future Land Use Map 2-7; Providing for Findings; Providing for Adoption; Providing for Transmittal 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 Ordinance by title only.

Mr. Fletcher introduced the item.

There were no Commission questions or discussion.

Public Comment:

Ms. Faust read the following eComment into the record:

Maria Leslie: Expressed concern with rezoning.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Ordinance No. 2025-22 and find the Comprehensive Plan Amendment is consistent with the standards and intent of the City of North Port Comprehensive Plan and the Florida Statutes. The motion carried on the following vote:***

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

- F. [ORD. NO. 2025-21](#) An Ordinance of the City of North Port, Florida, Rezoning ± 3.30 Acres of Land Located West of Jennings Boulevard in Section 24, Township 40 South, Range 20 East of Sarasota County and Further Described in Instrument No. 2022010157 in Official Records of Sarasota County, From Environmental Conservation Classification (EC) to Agriculture (AG) Classification; Amending the Official Zoning Map; Providing for Findings; Providing for Filing of Approved Documents; Providing for Severability; Providing for Conflicts; and Providing an Effective Date. (QUASI-JUDICIAL).

Mayor Stokes announced the item, stated this is a quasi-judicial hearing, and called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only and swore in those wishing to provide testimony.

Mayor Stokes called for disclosure of ex-parte communications. Mayor Stokes disclosed discussion during one-on-ones. Vice Mayor Emrich, Commissioner Petrow, Commissioner Duval, and Commissioner Langdon disclosed no ex-parte communications.

Ms. Faust stated there were no aggrieved parties.

Lori Barnes, being duly sworn, spoke to impact of Unified Land Development Code (ULDC) rezoning, property rights, and staff recommendation.

There was no public comment.

There were no Commission questions or discussion.

There were no closing arguments by staff.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Commissioner Langdon, seconded by Commissioner Duval, to adopt Ordinance No. 2025-21 and find that, based on the competent substantial evidence, the specific requirements in the City of North Port Comprehensive Plan, and the decision criteria listed in Section 2.2.13.C. of the Unified Land Development Code have been met. The motion carried on the following vote:***

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

- G. [ORD. NO. 2025-20](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Section 2-510 Regarding Subpoena Procedures Related to Code Enforcement Hearings; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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.

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 Duval, to adopt Ordinance No. 2025-20 as presented. The motion carried on the following vote:***

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

**H. [ORD. NO. 2025-19](#)**

An Ordinance of the City of North Port, Florida, Providing for Use of Speed Detection Systems in School Zones, Designating Local Hearing Officers to Conduct Hearings on Contested Violations and Determining School Zones Where Speed Detection Systems Will be Placed; Amending the Code of the City of North Port, Florida, by Adding Section 74-31; Providing for Findings; Providing for Conflicts; Providing for Severability; Providing for Codification; 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.

There were no Commission questions or discussion.

Public Comment:

Maria Leslie: Expressed concern with cameras being active during additional hours.

Mayor Stokes closed the public hearing and requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to adopt Ordinance No. 2025-19 as presented. The motion carried on the following vote:***

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

**No:** 1 - Commissioner Petrow

**I. [ORD. NO. 2025-23](#)**

An Ordinance of the City Commission of the City of North Port, Florida, Relating to Fines and Liens; Amending the Code of the City of North Port, Florida, Section 2-511 to Expand and Clarify the Lien Reduction Program for Code Enforcement Fines; 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.

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 adopt Ordinance No. 2025-23 as presented. The motion carried on the following vote:***

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

**J. [ORD. NO. 2025-29](#)**

An Ordinance of the City of North Port, Florida, Regarding Quasi-Judicial Proceedings; Amending the Code of the City of North Port, Florida, Section 2-79 through 2-84; 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.

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 Duval, to adopt Ordinance No. 2025-29 as presented. The motion carried on the following vote:***

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

**GENERAL BUSINESS - Continued:**

**B. [25-2557](#)**

Discussion and Possible Action Regarding the Fourth Amendment to the Lease Agreement By and Between the City of North Port, Florida, and the North Port Senior Center, Inc. for Space at the Community Education Center Located at 4940 Pan American Boulevard, North Port, Florida.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding current tenant lease agreement, lease infractions, meetings with tenants, assessing needed repairs, and expiration date.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to approve the fourth amendment to the lease agreement by and between the City of North Port, Florida, and the North Port Senior Center, Inc. for space at the***

***Community Education Center located at 4940 Pan American Boulevard, North Port, Florida as amended to expire on June 30, 2026. The motion carried on the following vote:***

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

**D. [25-2712](#)** Discussion and Possible Action Regarding Reconsideration of Commission Board - Committee Assignments. (Requested By Commissioner Langdon).

Mayor Stokes announced the item.

Commissioner Langdon spoke to the item.

Commission questions and discussion took place regarding conflicts, meeting time, upcoming meeting schedules, and Commissioner Duval covering the September 25, 2025 meeting.

There was no public comment.

Mayor Stokes requested a motion.

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

**E. [25-2732](#)** Discussion and Possible Action Regarding Cancelling or Rescheduling the December 4, 2025, City Commission Regular Meeting (Ceremonial Meeting) Due to Conflict With the Florida League of Cities Legislative Conference/Policy Committee Meetings.

Mayor Stokes announced the item.

Ms. Faust introduced the item.

Commission questions and discussion took place regarding pending agenda items.

There was no public comment.

Mayor Stokes requested a motion.

***A motion was made by Commissioner Duval, seconded by Commissioner Langdon, to reschedule the December 4, 2025, City Commission Regular Meeting to December 11, 2025, at 4:00 p.m. The motion carried on the following vote:***

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

**F. [25-2735](#)** Discussion and Possible Action Regarding the City Manager's Annual Evaluation.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding performance, cost of living increase, prior increases, and percentage recommendations.

Public Comment:

Maria Leslie: Expressed concern with City Manager salary.

Mayor Stokes requested a motion.

***A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to approve a 5 percent increase for the City Manager based on the performance evaluation. The motion carried on the following vote with Commissioner Duval dissenting due to mitigating budget expenses, concern with public interactions, and concern with respecting his role as one of the City Manager's supervisors.***

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

**No:** 1 - Commissioner Duval

Mr. Fletcher spoke to concerns with Commissioner interactions with staff.

## **7. PUBLIC COMMENT:**

Debbie McDowell: Expressed concern regarding City Manager actions.

## **8. COMMISSION COMMUNICATIONS:**

Mayor Stokes called on Commissioners for communications.

**A. [25-2800](#) Commissioner Petrow's Communications**

Commissioner Petrow did not provide a report.

**B. [25-2801](#) Vice Mayor Emrich's Communications**

Vice Mayor Emrich did not provide a report.

**C. [25-2802](#) Mayor Stokes' Communications**

Mayor Stokes' spoke to important topics.

**D. [25-2803](#) Commissioner Langdon's Communications**

Commissioner Langdon did not provide a report.

**E. [25-2804](#) Commissioner Duval's Communications**

Commissioner Duval spoke to events attended.

## **9. ADMINISTRATIVE AND LEGAL REPORTS:**

Mayor Stokes called on Charter Officers for reports.

**A. [25-2565](#) City Attorney's Monthly Report**

Mr. Golen did not provide a report.

**B. [25-2733](#) City Manager's Monthly Report**

Mr. Fletcher did not provide a report.

C. [25-2819](#)

City Clerk's Monthly Report

Ms. Faust did not provide a report.

**10. ADJOURNMENT:**

Mayor Stokes adjourned the meeting at 9:39 p.m.

City of North Port, Florida

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

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