



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, December 10, 2024

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 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, Deputy Police Chief Morales, Deputy Fire Chief Herlihy, Legislative Analyst Miles, Project Manager Humphrey, Finance Director Williams

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Legislative Analyst Todd Miles.

1. APPROVAL OF AGENDA

Mayor Stokes requested a motion to approve the agenda.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, 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:
Ron Orlikowski: Spoke to River Rd. expansion.

In Person:

Sheriff Kurt Hoffman: Expressed support of Police Department Headquarters.

Nicole Nappi: Spoke to Move Mountains non-profit annual 5k.

Robin San Vicente: Expressed concern regarding mosquito control.
Joan Morgan: Spoke to holiday season.

3. ANNOUNCEMENTS

A. [24-0223](#) 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 Vice Mayor Stokes, seconded by Commissioner Langdon, to approve the consent agenda with the exception of Item No. 24-1516 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. [24-1502](#) Approval of Projects for 2025 State and Federal Legislative Funding Consideration.

This item was approved on the consent agenda.

B. [24-1588](#) Approve the Award of Funds From the Special Event Assistance Program to Move Mountains Inc. in Support of the Move Mountains 5K to be Held on January 12, 2025, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

This item was approved on the consent agenda.

C. [24-1606](#) Approve the Agency User Agreement between Prescription Drug Monitoring Program and the City of North Port, Florida, Allowing the Police Department to Responsibly Track and Prevent Prescription Drug Abuse.

This item was approved on the consent agenda.

D. [24-1607](#) Approve the Memorandum of Understanding on Provision of Alias Social Security Program for Alias Social Security Number Requests by North Port Law Enforcement Officers.

This item was approved on the consent agenda.

E. [24-1608](#) Approve the Award of Funds From the Special Event Assistance Program to Awaken Outreach Center, Inc. in Support of the Simply Christmas Event

to be Held on December 24, 2024, in an Amount up to, and Not to Exceed, \$500 to Cover the Costs of City Fees and Services.

This item was approved on the consent agenda.

- F. [24-1609](#) Approve the Memorandum of Understanding By and Between the City of North Port, Florida on Behalf of the North Port Police Department and the Desoto County Sheriff's Office for the Appointment of Deputy Sheriffs.

This item was approved on the consent agenda.

- G. [24-1612](#) Approve the State of Florida Department of Transportation (FDOT) Subgrant for Highway Traffic Safety Funds in the Amount of \$120,000, and Authorize the City Manager or the Mayor, as Applicable Under the City Charter, to Execute all Funding Documents After Legal Review.

This item was approved on the consent agenda.

- H. [24-1615](#) Approve Contract No. 2024-17 Professional Architectural and Engineering Services for the City of North Port Public Safety Training Complex Between the City of North Port and JL2 Architecture, LLC, in the Amount of \$69,920.00.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commissioner Petrow spoke to the item.

Commission questions and discussion took place regarding life of design, public safety complex plan, grant funding, funding options, pros and cons of timing, phasing the project, and impact on grant funding.

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. 24-1615 as presented. The motion carried on the following vote with Commissioner Petrow dissenting due to the need for funding of critical projects:

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

No: 1 - Commissioner Petrow

- I. [24-1623](#) Approve Work Assignment No. 2025-01 with Black and Veatch Corporation to Complete Asset Management Phase II in the Amount of \$486,147.00

This item was approved on the consent agenda.

- J. [24-1627](#) Approve the Fourth Amendment to Contract No. 2021-17 Professional

Architectural and Engineering Services for the City of North Port Emergency Operations Center (EOC) Between the Schenkel & Schultz, Inc. and the City of North Port Expanding the Scope to Phase III -V for Design Development, Construction Documents, Bidding Assistance, and Construction Administration and Increasing the Agreement Fees to \$408,195.00.

This item was approved on the consent agenda.

- K. [24-1628](#) Approve the Tenth 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 \$194,853, for Hurricane Ian Repairs at Blue Ridge Park.

This item was approved on the consent agenda.

- L. [24-1629](#) Approve the Ninth 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 \$796,493, for Hurricane Ian Repairs at Butler Park.

This item was approved on the consent agenda.

- M. [24-1630](#) Approve Construction Manager at Risk Contract No. 2024-16.002 Preconstruction Services, Phase I, with AJAX Building Company, LLC, in the Amount of \$83,479.00, for Design Support, Coordination, Project Scheduling, Design and Equipment Evaluation and Recommendations, and a Guaranteed Maximum Price for Project F24EOC, Emergency Operations Center.

This item was approved on the consent agenda.

- N. [24-1638](#) Approve the Appointment of Joan Morgan as a Member of the Citizens Oversight Committee School Facility Planning, to Serve a Term from December 10, 2024, to December 10, 2025

This item was approved on the consent agenda.

- O. [24-1639](#) Approve the Appointment of Michael Endee as a Member of the Community Economic Development Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2027.

This item was approved on the consent agenda.

- P. [24-1640](#) Approve the Appointment of Alicia Accardi as a Member of the Historic & Cultural Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2029.

This item was approved on the consent agenda.

- Q. [24-1641](#) Approve the Appointment of Susan Guerin-Staples as a Member of the

Charter Review Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2027.

This item was approved on the consent agenda.

- R. [24-1642](#) Approve the Appointment of William Keogh as a Member of the Planning and Zoning Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2028.

This item was approved on the consent agenda.

- S. [24-1643](#) Approve the Appointment of Melinda Wideman as a Member of the Community Economic Development Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2027

This item was approved on the consent agenda.

- T. [24-1644](#) Approve the Appointment of Ursula Eisenhower as a Member of the Community Economic Development Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2027

This item was approved on the consent agenda.

- U. [24-1645](#) Approve the Appointment of Sean Mcmillan as a Member of the Community Economic Development Advisory Board, to Serve a Term from December 10, 2024, to December 10, 2027

This item was approved on the consent agenda.

- V. [24-1646](#) Approve the November 16, 2024 Commission Special Meeting Minutes

This item was approved on the consent agenda.

- W. [24-1647](#) Approve the Appointment of Nathan Borntreger as a Member of the Municipal Police Officers Pension Trust Fund Board of Trustees, to Serve a Term from December 10, 2024, to December 10, 2026

This item was approved on the consent agenda.

- X. [24-1665](#) Approve the Appointment of James Jerome as an Member of the Community Economic Development Advisory Board, to Serve a Term From December 10, 2024, to December 10, 2027.

This item was approved on the consent agenda.

- Y. [24-1668](#) Approve the Reappointment of Thomas Noyes as a Member of the Bicycle, Pedestrian and Trails Committee, to Serve a Term from January 1, 2025 January 1, 2028

This item was approved on the consent agenda.

- Z. [24-1669](#) Approve the Appointment of Michael Gruenberg as an Member of the Art

Advisory Board, to Serve a Term From December 10, 2024, to December 10, 2027

This item was approved on the consent agenda.

- AA. [24-1682](#) Approve the December 2, 2024 Commission Workshop Minutes and November 26, 2024 Commission Regular Minutes,

This item was approved on the consent agenda.

5. PUBLIC HEARINGS:

ORDINANCE - Second 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 called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Ms. Faust 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 Commissioner Duval, to adopt Ordinance No 2024-38 as amended to change the November 25, 2025 meeting to November 18, 2025. 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 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 2024-45 as presented. 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 called on the City Clerk to read by title only.

Ms. Faust read the Ordinance by title only.

Ms. Faust 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 2024-46 as presented. The motion carried on the following vote:

ORDINANCE - First Reading

- A. [ORD. NO. 2024-47](#) An Ordinance of the City of North Port, Florida, Amending the Code of the City of North Port, Florida, Chapter 46, Article II, Section 46-45 Regarding Exceptions to Noise Violations; 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 Stokes, 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. 2024-47 to second reading on January 28, 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. [25-1721](#) Discussion and Possible Action Regarding Referendum Questions Related to Borrowing Authority for Infrastructure Projects and the North Port Police Department Headquarters Project for the March 11, 2025, Special Election.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding November referendum question, additional cost per page, infrastructure projects, debt ratio, tax increase, emergency borrowing, Capital Improvement Project (CIP), cost increases, community engagement, timing of special election, prioritization of needs, credit rating, bond ratings, and affordability.

There was no public comment.

Mayor Stokes requested a motion.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Duval, to direct staff to include referendum questions related to the borrowing authority for designated infrastructure projects and borrowing authority for construction of a new North Port Police Department headquarters on a date to be determined. 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 took place regarding next steps.

ORDINANCE - First Reading - Continued

- B. [ORD. NO. 2024-48](#) An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed before the Qualified Electors of the City of North Port, Florida at the March 11, 2025 Special Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Authorize the City Commission to Issue Debt to Respond to a Declared Emergency or Disaster without Prior Voter Approval; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance

with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Commission questions and discussion took place regarding potential special election date and impact of having a later 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.

Public Comment:

Robin San Vicente: Spoke to notification to the public of special election.

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. 2024-48 to second reading on December 23, 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. 2024-49](#)

An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Electors of the City of North Port, Florida at the March 11, 2025 Special Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Remove the Residency Requirements for the City Clerk and City Attorney Positions; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing for 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 Commissioner Duval,

to direct the City Clerk to read the Ordinance by title only. The motion carried on the following vote:

Ms. Faust read the Ordinance by title only.

Mr. Fletcher introduced the item.

Commission questions and discussion took place regarding benefits of removing language from the Charter.

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. 2024-49 to second reading on December 23, 2024. 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 12:01 p.m. until 12:32 p.m.

GENERAL BUSINESS - Continued

B. [24-1610](#) Discussion and Possible Action Regarding the Completion of Design Development for the New Police Department Headquarters.

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Recess was taken from 12:36 p.m. until 12:45 p.m.

Dean Roberts, Ken Dean, Schenkel Shultz, provided a presentation including staff organization and deployment, detailed future increase, current and future staff projections, additional project elements budget, growth to 2065, and exterior and interior designs.

Tim Sewell, Ajax Building Company, responded to questions regarding construction cost.

Commission questions and discussion took place regarding wear and tear on roof and windows, projected cost increases per year, district stations, tax increase breakdown, building code, shell space, cost cuts, emergency fund reserve, impact on citizen tax, borrowing amount, use of Surtax, and borrowing methodology.

Mr. Fletcher provided a recap of discussion.

Public Comment:

Ms. Faust read the following comment card into the record:

- Glen Miller: Expressed support of the item.
- Brett Straff: Expressed support of the item.
- Chris Church: Expressed support of the item.
- Robin Snider: Expressed support of the item.

In Person:

Robin San Vicente: Expressed support of the item.

Mike Morales: Expressed support of the item.
Prince Lawson: Expressed support of the item.

Mayor Stokes requested a motion.

No action was taken on this item.

PUBLIC HEARINGS - Continues

ORDINANCE - First Reading - Continued

**[ORD. NO.
2024-48](#)**

An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed before the Qualified Electors of the City of North Port, Florida at the March 11, 2025 Special Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Authorize the City Commission to Issue Debt to Respond to a Declared Emergency or Disaster without Prior Voter Approval; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Mayor Stokes spoke to the item and requested a motion to reconsider the Ordinance.

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to reconsider Ordinance No. 2024-48. The motion carried on the following vote:

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

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2024-48 to second reading on a date to be determined amending the Special Election date to May 13, 2025. The motion carried on the following vote:

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

**[ORD. NO.
2024-49](#)**

An Ordinance of the City of North Port, Florida, Calling for a Referendum Question to be Placed Before the Qualified Electors of the City of North Port, Florida at the March 11, 2025 Special Election; Providing a Referendum Question Determining Whether to Amend the City Charter to Remove the Residency Requirements for the City Clerk and City Attorney Positions; Providing for the Full Text of the Proposed Charter Amendment; Providing Findings; Providing for an Effective Date for the New Charter Language if the Proposed Charter Amendment is Approved; Providing for the Filing of the Ordinance with the Sarasota County Supervisor of Elections; Providing for Publication of the Text of the Proposed Charter

Amendment; Providing for Filing with the Florida Department of State if the Proposed Charter Amendment is Approved; Providing for Conflicts; Providing for Severability; and Providing for an Effective Date.

Mayor Stokes spoke to the item and requested a motion to reconsider the Ordinance.

A motion was made by Commissioner Langdon, seconded by Vice Mayor Emrich, to reconsider Ordinance No. 2024-49. The motion carried on the following vote:

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

A motion was made by Vice Mayor Emrich, seconded by Commissioner Langdon, to continue Ordinance No. 2024-49 to second reading on a date to be determined amending the Special Election date to May 13, 2025. 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 2:29 p.m. until 2:40 p.m.

GENERAL BUSINESS - Continued

C. [24-1636](#) Discussion and Possible Action Regarding the City of North Port 2025 State and Federal Legislative Priorities

Mayor Stokes announced the item.

Mr. Fletcher introduced the item.

Mr. Miles provided a presentation including changes and placement on palm cards.

Commission questions and discussion took place regarding emphasizing rapid growth and metrics, and federal priorities.

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 City of North Port 2025 State and Federal Legislative priorities as amended to emphasize City growth in the state priorities. 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. [24-0251](#) Commissioner Langdon's Communications

Commissioner Langdon reported on events attended.

B. [24-0270](#) Commissioner Duval's Communications

Commissioner Duval reported on events attended.

C. [24-1681](#) Commissioner Petrow's Communications

Commissioner Petrow reported on events attended.

D. [24-0302](#) Vice Mayor Emrich's Communications

Vice Mayor Emrich reported on events attended.

E. [24-0321](#) Mayor Stokes' Communications

Mayor Stokes reported on events attended.

9. ADMINISTRATIVE AND LEGAL REPORTS:

10. ADJOURNMENT:

Mayor Stokes adjourned the meeting at 2:52 p.m.

City of North Port, Florida

By: _____
Phil Stokes, Mayor

Attest: _____
Heather Faust, City Clerk