

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, 15TH SEPTEMBER 2025.

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:05 p.m.

2. OPENING PRAYER - Bishop Stafford Fisher - New Covenant Prayer Center

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Arnold Gaines;
Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Staff Present: City Manager Richard Chess
Senior Assistant City Attorney Camille Wallace
City Clerk Linda Cox

5. APPROVAL OF MINUTES

No minutes to approve.

6. PROCLAMATIONS

- A. Constitution Week
- B. Surgical Technologists Week

7. LETTERS TO COMMISSION

- A. Letter from Bodin Construction thanking Fort Pierce Building Department, especially Elizabeth Beck, for helping resolve a property lien after a fire-related demolition.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Staff asked that items 12C and 13A be removed. Commissioner Johnson requested that we hear from the Police Department about the recent activation of the U.S. Court House and related security measures as the addition of item 10D

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines as amended with the removal of items 12C and 13A and the addition of 10A.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

9. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments from the public.

10. MISCELLANEOUS REPORTS

- A. ADDED ITEM: Renée Narloch, S. Renée Narloch & Associates to provide a brief update on Chief of Police search

Ms. Narloch introduced herself and provided a brief update on the status of the search for the new police chief. She was encouraged by the participation in the community survey that was completed and anticipate having recommendations back to the Mayor and Commission in early October.

- B. ADDED ITEM: Update from the Police Department regarding recent U.S. Court House activation and related security measures and costs.

Major Santiago said that once they were notified that they were going to use the Fort Pierce venue by U.S. Courts for the trial, they began communicating with the sheriff's office and other agencies that are taking part in ensuring the protection and security of everyone. Once an event gets closer to the time, they would start ramping up by having additional meetings and delineating roles and responsibilities as to who is doing what. Both data and real time intelligence are being used to analyze things that are going on a day-to-day basis.

11. CONSENT AGENDA

- A. Approval of the Highwaymen Museum Artist Services Agreement with Street Art Revolution LLC in the amount of \$25,000 to install a pre-selected image on the east elevation of 1234 Avenue D.
- B. Approval for Mayor to execute participation and waiver forms for the settlement of Opioid Litigation.
- C. Approval for travel for Commissioner Gaines to attend Florida League of Cities IEMOII in Orlando, Florida October 23 through October 25, 2025 in the amount of \$927.55.
- D. Approval of travel for Commissioner Johnson to attend the Florida League of Cities Policy Committee Meeting in Orlando, Florida from September 25, 2025 to September 26, 2025, in the amount of \$ 451.06.
- E. Approval of travel for Commissioner Gaines to attend the Florida League of Cities Policy Committee Meeting in Orlando, Florida from September 25, 2025 to September 26, 2025, in the amount of \$ 451.06.
- F. Approval of Continuing Services Agreement with GFA International, Inc. dba Universal Engineering Sciences for Professional Plan Review Services, RFP No. 2025-012, in the amount of up to \$100,000 annually.

- G. Approval of Continuing Services Agreement with GFA International, Inc. dba Universal Engineering Sciences for Professional Inspection Services, RFP No. 2025-011, in the amount of up to \$100,000 annually.
- H. Approval of an additional \$50,000.00 to purchase order 250160 with Elpex Tire, Fort Pierce, FL for refuse truck tire services.
- I. Approval to increase Purchase Order No. 250011 with The Peterbuilt Store, Fort Pierce, FL, to provide parts and repairs for Solid Waste refuse trucks in an amount not exceeding \$45,000.00.
- J. Approval of an additional \$19,200.00 to purchase order 250159 with The Tailor Group, Fort Pierce, FL for public restroom cleanings city-wide.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the consent agenda as presented.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: <https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures>. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

- A. Legislative Hearing - Ordinance 25-026 providing for the levying and collecting of taxes for the City of Fort Pierce for Fiscal year beginning October 1, 2025 and ending September 30, 2026 and adopting the final millage rate of 6.9. SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 25-026 - AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2025-26 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA. SECOND READING

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 is hereby levied at the rate of 6.9000 per thousand-dollar valuation for general City purposes, which is greater than the roll-back rate of 6.6109 mills by 4.37%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand-dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2025, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2025.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance 25-026.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- B. Legislative Hearing - Ordinance 25-027 adopting the final budget for the City of Fort Pierce for fiscal year beginning October 1, 2025 and ending September 30, 2026.
SECOND READING

City Clerk Linda Cox introduced the ordinance, read in its entirety, into the record.

ORDINANCE NO. 25-027 AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA. SECOND READING.

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the estimates made by the City Manager of said City presented to the City Commission on September 08, 2025, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said City, as may be directed from time to time by the City Commission.

SECTION 3. This ordinance shall be and become effective October 1, 2025.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance 25-027.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- C. Continued from July 21, 2025 and PULLED AT STAFF'S REQUEST.
Quasi-Judicial Hearing - Ordinance 25-020 - Review and approval of an application to rezone a single parcel containing approximately 11.54 acres and being located at or near 3804 Sunrise Boulevard in Fort Pierce, from Single Family Low Density (R-1) zoning to Planned Development (PD) together with a Planned Development Final Site Plan for fifty (50) single-family residences. The application is submitted by applicant Blaine Bergstresser, KMA Engineering & Surveying, on behalf of owner DT VENTURES 1 LLC. More specifically at Parcel ID#: 2433-123-0001-000-1 -
FIRST READING.

This item was not heard.

- D. Legislative Hearing - Ordinance 25-015 - An Ordinance amending the City's Comprehensive Plan Infrastructure Element at Policy 3.12.7, to adopt the FPUA 10-Year Water Supply Facilities Work Plan by reference (Adoption and submittal to Florida Commerce). SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-015 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE; ADOPTING AN AMENDMENT THE CITY'S COMPREHENSIVE PLAN AT POLICY 3.12.7 OF THE PLAN'S INFRASTRUCTURE ELEMENT TO ADOPT THE 2024-2034 FPUA 10-YEAR WATER SUPPLY FACILITIES WORK PLAN BY REFERENCE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL OTHER ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to adopt Ordinance 25-015.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- E. Legislative Hearing - Ordinance 25-024 Creating Chapter 103, Article XII Mandatory Structural Inspections for Condominium and Cooperative Buildings. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-024 AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; CREATING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTIONS 103-425 – 103-449; PROVIDING FOR A TITLE IN SECTION 103-425; PROVIDING FOR APPLICABILITY IN SECTION 103-426; PROVIDING FOR DEFINITIONS IN SECTION 103-427; PROVIDING FOR A TIMEFRAME TO SCHEDULE AND COMMENCE REPAIRS FOLLOWING RECEIPT OF A PHASE TWO INSPECTION REPORT IN SECTION 103-428; PROVIDING FOR ENFORCEMENT IN SECTION 103-429; PROVIDING FOR RESERVATION OF SECTIONS 103-430 – 103-449; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Paul Thomas, Director of Building, clarified that this Ordinance was basically the same as what was presented before except the language was reworded just a bit to exactly mirror the state statute regarding structural inspections for condominiums and cooperative buildings.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Ordinance 25-024.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- F. Legislative Hearing - Ordinance 25-025 - An Ordinance amending the King's Landing Planned Development in respect of (8) eight parcels and representing approximately 7.50 acres of land generally located at or near 322 North 2nd Street, as established by Ordinance 20-012 and amended by Ordinance 22-003 and the associated conceptual site plan(s) thereto; approving a final site plan; approving a planned development zoning agreement; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith and providing for an effective date. SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-025 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE KING'S LANDING PLANNED DEVELOPMENT IN RESPECT OF EIGHT (8) PARCELS AND REPRESENTING APPROXIMATELY 7.50 ACRES OF LAND GENERALLY LOCATED AT OR NEAR 322 NORTH 2ND STREET AS ESTABLISHED BY ORDINANCE NO. 20-012 AND AMENDED BY ORDINANCE 22-003 AND THE ASSOCIATED CONCEPTUAL SITE PLAN(S) THERETO; APPROVING A FINAL SITE PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Ordinance 25-025.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- G. Legislative Hearing - Ordinance 25-028 establishing Mayor and City Commission compensation and providing for cost of living increases commensurate with non-bargaining city employees each year as part of the annual budget adoption. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-028 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE II – CITY COMMISSION, DIVISION 1 – GENERALLY, SECTION 2-19 – COMPENSATION OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. FIRST READING.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines adopt Ordinance 25-028.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

13. CITY COMMISSION

- A. CONTINUED FROM SEPTEMBER 8, 2025 AND PULLED AT REQUEST OF APPLICANT. Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.

This item was not heard.

- B. Resolution 25-R66 Entering an Interlocal Funding Agreement Between the FPRA and the City of Fort Pierce for the Indian River Drive Corridor Improvements Project

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 25-R66 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE FPRA AND THE CITY OF FORT PIERCE FOR THE INDIAN RIVER DRIVE CORRIDOR IMPROVEMENTS PROJECT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-R66.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- C. Resolution 25-R68 establishing a Canvassing Board for the Fort Pierce Special Election

City Clerk Linda Cox introduced the resolution, read by title only. Discussion took place on the expectations of the Canvassing Board.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **ESTABLISHING MEMBERS OF THE CANVASSING BOARD FOR THE FORT PIERCE SPECIAL ELECTION AND RUN-OFF ELECTION**; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to appoint Mayor Linda Hudson and City Clerk Linda Cox as regular members and Commissioner Curtis Johnson and Asst. City Clerk Tina Rel as alternate members of the Canvassing Board.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

- D. Resolution 25-R69 accepting and adopting the City of Fort Pierce Comprehensive Safety Action Plan

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA **APPROVING AND ADOPTING THE COMPREHENSIVE SAFETY ACTION PLAN** FOR SUBMISSION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

The Comprehensive Safety Action Plan was presented by Selena Griffett. Ms. Griffett stated that the United States Department of Transportation announced the

Safe Streets 4 All discretionary grant known as the SS4A. The goal is to eliminate or reduce fatal and serious injuries in our transportation systems. In January 2023, the city was notified of an award of \$240,000 in an SS4A grant to create a Comprehensive Safety Action Plan or a CSAP.

She stated that The City of Fort Pierce is committed to eliminating transportation-related serious injuries and fatalities and that this Comprehensive Safety Action Plan (CSAP) has been developed to make significant progress towards this goal of improving transportation safety. The purpose of the program is to reduce and eliminate serious injuries and fatalities on the nation's roadways, and the target is zero fatalities and serious injuries. The Fort Pierce Comprehensive Safety Action Plan (CSAP) uses a Safe Systems Approach to identify projects, policies, and programs to improve transportation safety in the city, and a total of 20 projects have been identified.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve the adoption of the City of Fort Pierce Comprehensive Safety Action Plan Resolution 25-R69.

AYE: Commissioner Michael Broderick, Commissioner Arnold Gaines,
Commissioner Curtis Johnson, Jr., Mayor Linda Hudson
Passed

14. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

Annie Crumbo

15. COMMENTS FROM THE CITY MANAGER

There were no comments from the City Manager, City Clerk, nor Senior Assistant City Attorney.

16. COMMENTS FROM THE COMMISSION

Commission expressed concern about the delay with the Highwaymen Museum construction progress and requested an update from the project staff. An onsite construction inspection has also been scheduled.

Commissioner Gaines called on leaders and elected officials to do better and take a stand and unite for our country, in light of the killing of the young man in Utah.

Mayor Linda Hudson said that the County is considering a drastic increase in impact fees, with some as high as 400%–1000%, which could severely affect Fort Pierce.

A meeting is scheduled for 9:00 AM tomorrow to discuss the issue and Commissioners expressed their intention to attend.

Legal counsel advised that while multiple City Commissioners can attend the meeting, they must not communicate with each other about matters that could come before them for action, to avoid Sunshine Law violations.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 6:40 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER