

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, DECEMBER 1, 2025.

1. CALL TO ORDER

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

2. OPENING PRAYER - Pastor Robert Barrett - Grace & Truth International

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
City Attorney Sara Hedges
City Clerk Linda Cox

5. APPROVAL OF MINUTES

- A. Approval of minutes from the November 17, 2025 regular meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the minutes from the November 17, 2025 regular meeting.

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

6. PROCLAMATIONS

7. LETTERS TO COMMISSION

- A. Email from April Ganzy expressing gratitude to the Grants Division for the down-payment assistance which allowed her to purchase her first new home; she offered a special thank you to Ms. Kimberlee Henton for her assistant and support throughout the entire process.

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Commission Michael Broderick asked that the Police Search Update be added to this agenda as item 13D.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve agenda as amended with the addition of item 13D.

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.

Ellen Gillette
Jaimebeth Galinis
Nancy McConkey
Dennis McWilliams
Tanya Edenfield
Clarice Davis
Takisha Brionville
Troy Carter
Donna Regan
Charles Wilson
Rodney Nieves
Howard Dunn, Jr.
Jarret Romanello

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

- A. Accept the 2025 Incentives Strategies Report of the Affordable Housing Advisory Committee (AHAC).
- B. Approval of the continuing services contract in response to RFQ No. 2025-022 for Professional Engineering Services awarded to Culpepper & Terpening, Inc. for a period of two (2) years with three (3) one-year renewal options.
- C. Approval of the continuing services contract in response to RFQ No. 2025-022 for Professional Engineering Services awarded to CAPTEC Engineering, Inc. for a period of two (2) years with three (3) one-year renewal options.
- D. Authorization for Mayor's Signature on Sunrise Theatre Parcel Combination Request Form
- E. Approval of Specific Authorization No. 2 with Kimley-Horn & Associates for an amount not to exceed \$1,051,190 for construction engineering inspection (CEI) and geo-technical services along with project construction final certifications for the Indian River Drive Corridor improvements.
- F. Approval to contract with Fort Pierce Urgent Care in an amount not to exceed \$175,000, to provide walk-in medical services for employees covered under the City's health insurance plan for a period of one (1) year.
- G. Approval of Change Order No. 17, General Contractor Services, Extending Rental of Temporary Construction Fence in an amount not to exceed \$2,689.66 to cover the duration of the Highwaymen Museum project parking lot drainage system construction.
- H. Approval of Change Order No. 18, General Contractor Services, Plumbing Tie-in to Backflow Preventer in an amount not to exceed \$1,260 resulting from its required relocation for the Highwaymen Museum project.

- I. Approval of award of Bid No. 2026-004 City Park Restroom Cleaning to Morivalous Cleaning Inc., Fort Pierce, FL in the amount of \$100,400.00.

Commissioner Curtis Johnson, Jr. pulled Item 11I.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve items 11A-H.

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

As to item 11I, Interim Deputy Director of Public Works Leroy Lewis and Deputy City Manager Devoshay Johnson gave a thorough explanation of the checklist the facilities adhere to ensuring the city park restrooms are up to standards. Deputy City Manager Johnson added that a roll-out of QR codes will be implemented to ensure quick response times to issues.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve item 11I.

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. Presentation and Public Hearing of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Presentation and Public Hearing of the 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Staff Presentation: Donnella Clarke, Grants Manager, detailed the report findings. Through the grant funding, the City was able to assist 5 small businesses with economic development, rehabilitated 3 homes, and assisted over 6,000 people through 14 public service projects. Mayor Hudson questioned the totals shown during the presentation. Staff confirmed there was a miscalculation in the total of served. 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 the 2024 CAPER with the necessary corrections.

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

- B. Legislative Hearing - Ordinance 25-034 Voluntary application to extend the territorial limits of the City of Fort Pierce Florida to include one (1) parcel located at or near the corner of E. South Market Avenue and S US Highway 1, containing approximately 2.03 acres. The City Future Land Use designation is General Commercial (GC) and Zoning designation is General Commercial (C-3). Parcel ID: 2434-501-0004-000-5. SECOND READING

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

ORDINANCE 25-034 EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA TO INCLUDE ONE PARCEL LOCATED NEAR OR AT EAST SOUTH MARKET AVENUE AND SOUTH U.S. HIGHWAY 1 AS SHOWN ON EXHIBIT A DIRECTING THE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLES AS OF JANUARY 1, 2026. COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE DESCRIBED PROPERTY ESTABLISHING THE DESIGNATION AND FORT PIERCE LAND USE DESIGNATION AND DIRECTING THE FILING ORDINANCE WITH CHIEF ADMINISTRATIVE OFFICER'S. DIRECTING REVISION OF TO BE WITH DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE AND ECONOMIC DEMOGRAPHIC RESEARCH. PROVIDING APPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH AND PROVIDING FOR EFFECTIVE DATE.

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

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-034.

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

Passed

- C. Quasi-Judicial Hearing - Application for Major Site Plan for development review has been submitted by property owner, Emerson Peraza and Representative Culpepper & Terpening, Inc., to construct a 24,534 sq. ft new rebar manufacturing plant on 2.92 acres, located at 4201 Bandy Blvd., Fort Pierce, FL. The property is zoned Light Industrial, (I-1).

City Clerk Linda Cox introduced the application for Major Site Plan for development review has been submitted by property owner, Emerson Peraza and Representative Culpepper & Terpening Inc., to construct a 24, 534 sq. ft new rebar manufacturing plant on 2.92 acres, located at 4201 Bandy Blvd., Fort Pierce, FL.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings.

Sara Hedges, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.

Ex parte communications:

Commissioner Broderick – No

Commissioner Gaines – No

Commissioner Johnson – No

Mayor Hudson – No

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation: Kerry Driver, Senior Planner, reviewed the project which

consists of a new rebar manufacturing plant containing 24,534 sq. ft. on 2.92 acres. At the November 10th, 2025, Planning Board meeting, it was recommended for approval with the following four (4) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
2. A South Florida Water Management District (SFWMD) ERP shall be required prior to registering of permits
3. A site development permit on the County's permitting portal shall be submitted and completed prior to filing permits with the City
4. A 5-foot sidewalk is required along Bandy Blvd.

Commission questions to Staff: Staff confirmed that the applicant met all requests made from staff.

Applicant presentation: Tom DeGrace, PE representing Culpepper & Terpening, Inc., was available to answer any questions.

Public comments: no additional comments.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12C with the 4 staff conditions.

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

Passed

- D. 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 Zone (R-1) zoning to Planned Development (PD) together with a Planned Development Final Site Plan for forty-eight (48) single-family residences. The application is submitted by applicant Blaine Bergstresser, KMA Engineering & Surveying, on behalf of owner DT VENTURES 1 LLC. - FIRST READING.

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

ORDINANCE 25-020 AMENDING THE CITY'S ZONING ATLAS FOR ONE (1) PARCEL CONTAINING APPROXIMATELY 11.54 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 3804 SUNRISE BOULEVARD IN FORT PIERCE, FLORIDA FROM (R-1) SINGLE FAMILY LOW DENSITY ZONING TO PLANNED DEVELOPMENT (PD); ESTABLISHING THE SUNRISE LAKES PLANNED DEVELOPMENT ZONE WITH A FINAL DEVELOPMENT SITE PLAN AND CONDITIONS OF DEVELOPMENT; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Linda Hudson reminded everyone that this is a quasi-judicial hearing. City Clerk, Linda Cox, confirmed that the City complied with the advertisement

and notice requirements.

Ex parte communications:

Commissioner Broderick – Yes. Met with Development team and email communications.

Commissioner Gaines – Yes. Met with Development team and email communications.

Commissioner Johnson – Yes. Met with Development team and email communications.

Mayor Hudson – Yes. Email communications.

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff Presentation: Kev Freeman, Planning Director, reviewed the history of the property, surrounding zoning and the proposed development of Sunrise Lakes. The proposed site plan includes significant improvements; the construction of 1,230 ft of sewer force main, improvement and maintenance of an existing drainage ditch, reinforcement and enhancement of the southern buffer, and the inclusion of a sidewalk towards the intersection North of the community. The staff believes the improvement of the sheltered bus stop and school bus turn-a-round will address the previous denial received. At the October 13, 2025, Planning Board meeting, it was recommended for approval with the following thirteen (13) conditions:

1. All infrastructure, including the private lift station, force main along Sunrise Boulevard, school district sheltered bus stop, stormwater system, and sidewalk connecting the project to Bell Ave along Sunrise Boulevard, shall be completed prior to the issuance of first certificate of occupancy for a residential dwelling.
2. A plat of the property shall be required prior to application for a building permit for a residential building.
3. The Open Space shall be maintained at a minimum of 23% of the final PD site area.
4. The development shall comply with the permitted density, intensity and residential lot and building heights as outlines within the approved Sunrise Lakes Development Agreement and Final PD site plan.
5. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
6. The existing drainage ditch on the south property line shall be regraded and a 20' drainage easement shall be recorded over the ditch prior to completion of site work. The easement shall include maintenance responsibilities for the homeowner's association and access for the City of Ft. Pierce and South Florida Water Management District.
7. A masonry wall, minimum height of 6ft, shall be installed along the eastern property line as part of the landscape buffer to the industrial use, prior to the issuance of first certificate of occupancy for a residential dwelling.
8. The Final PD Site Plan hereby approved shall be governed by all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This shall include the binding of successors in title to any commitments concerning completion of the project and its maintenance and operation.
9. A tree mitigation calculation shall be submitted and approved prior to issuance of a site clearing or vegetation removal permit.
10. A landscape maintenance agreement shall be required prior to final certificate of occupation.
11. A revised final site plan, architectural elevations and landscaping plan shall be submitted for the proposed amenity center.
12. All applicable state or federal permits shall be obtained before commencement of the development.
13. The bus stop location shall be approved by the St. Lucie County School Board prior to the issuance of final certificate of occupancy.

Commission questions to Staff: Staff confirmed that the applicant met all requests made from staff.

Applicant presentation: Blaine Bergstresser gave a presentation containing the history and intent of the project and was available to answer any questions.

Public comment: no additional comments.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve item 12D with 13 staff conditions.

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

Passed

- E. Quasi-Judicial Hearing - Ordinance 25-036. Amending the City's Zoning Atlas and rezoning two parcels containing approximately 75.981 acres of land, more or less, and being generally located at or near the southwest corner of Okeechobee Road and the Florida Turnpike and approximately 1500 feet south of Okeechobee Road in Fort Pierce, from (AG-1) Saint Lucie County Agricultural 1 Dwelling Unit per Acre to Planned Development (PD); approving a Final PD 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. FIRST READING

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

ORDINANCE 25-036 AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 75.981 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR THE SOUTHWEST CORNER OF OKEECHOBEE ROAD AND THE FLORIDA TURNPIKE AND APPROXIMATELY 1500 FEET SOUTH OF OKEECHOBEE ROAD IN FORT PIERCE, FLORIDA FROM (AG-1) SAINT LUCIE COUNTY AGRICULTURAL 1 DWELLING UNIT PER ACRE TO PLANNED DEVELOPMENT (PD); APPROVING THE GORDY CREEK PLANNED DEVELOPMENT ZONE WITH A FINAL DEVELOPMENT PLAN; APPROVING A PLANNED DEVELOPMENT ZONING AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Linda Hudson reminded everyone that this is a quasi-judicial hearing.

Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and notice requirements.

Ex parte communications:

Commissioner Broderick – Yes. Met with Development team and email communications.

Commissioner Gaines – Yes. Met with Development team.

Commissioner Johnson – Yes. Met with Development team.

Mayor Hudson – No.

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation: Kev Freeman, Planning Director, reviewed the history of the property, surrounding zoning, and the proposed development of Gordy Creek. The proposed site plan includes significant improvements in landscaping and site buffers with the preservation and incorporation of the wetland and Ten Mile Creek to the community. The site plan also includes the addition of a trail to the wetlands for added educational opportunities for the community and a sheltered bus stop.

At the March 10, 2025, Planning Board meeting, it was recommended for approval with the following sixteen (16) conditions:

1. The development shall conform to the approved Final PD Site Plan by Cotleur & Hearing, Job No. 23-0711, dated 11.19.25 and all associated plans and documents.
2. The minimum Open Space shall be 50.62% of the Final PD Site Plan area.
3. The maximum Density shall be 6 dwelling units per acre of the Final PD Site Plan area.
4. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review (DPCR).
5. Prior to the submittal of a Site Development Permit, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.
6. A detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
7. A review of the tree survey and tree mitigation calculations shall be performed at the time of Development Permit Compliance Review (DPCR).
8. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
9. A Final Plat shall be obtained prior to first certificate of occupancy of a residential unit.
10. The Final PD and PD Development Agreement binds successors in title to any commitments concerning completion of the project and its maintenance and operation.
11. All existing driveways not approved by St. Lucie County shall be fully removed and the area restored.
12. Drainage mitigation shall be required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
13. The existing westbound left turn lane at SR 70 and Gordy Road intersection shall be extended to accommodate the project traffic. The left turn/U-turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.
14. Prior to issuance of the first residential certificate of occupancy the developer shall reconstruct the existing median opening at SR 70 and Rock Road intersection to an eastbound directional median opening. The left turn/U-turn lane shall meet the minimum requirements in the Florida Design Manual (FDM). A queueing analysis shall be submitted at the time of permit to determine the required queue length.
15. A Storm Water Pollution Prevention Plan shall be submitted with the Building Permit application if there will be more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
16. The applicant shall donate any additional right-of-way required to implement the proposed improvements to the Florida Department of Transportation.

Commission questions to Staff: Staff confirmed that the applicant met all requests made from staff.

Applicant presentation: George Missimer of Cotleur & Hearing gave a presentation containing the history and intent of the project and was available to answer any questions.

Public comments: no additional comments.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve item 12E with 16 staff conditions.

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

Passed

13. CITY COMMISSION

- A. A vote is requested to accept, reject, or counter a settlement offer received from the Plaintiffs in Case No. 2025CA001296: Prado and Prado v. City of Fort Pierce, et al.

City Clerk Linda Cox introduced the case by title only.

PRADO AND PRADO V. CITY OF FORT PIERCE, ET AL.

City Attorney Sara Hedges provided background of the case as a refresher for the Mayor and Commissioners. On May 19, 2025, the City Commission denied a Master Planned Development application from Franco Prado. Instead of filing for Certiorari Review by the Circuit Court, the Plaintiffs filed a Complaint for Declaratory Judgment. The City filed a Motion to Dismiss the Complaint. The Court dismissed the Complaint without prejudice and gave the Plaintiffs thirty (30) days to file an Amended Complaint. As of the creation of this agenda item, an Amended Complaint has not been filed by the Plaintiffs.

Instead, a settlement offer was received from the Plaintiffs proposing that instead of amending the Complaint, the Plaintiffs will dismiss the Complaint, with Prejudice, provided the City waives the application fees for them to reapply for the zoning map amendment.

City Attorney Sara Hedges requested the City Commission to make a decision on the matter.

Commissioner Arnold S. Gaines opened the discussion to reject the settlement quoting that the City Commission would be setting a precedent that anything the City Commission rejects can be approved through a lawsuit.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to reject the settlement for Prado and Prado v. City of Fort Pierce, et al.

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

Passed

- B. Resolution 25-R79 authorizes a loan for the Sunrise Village affordable housing project and approves associated loan documents.

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

RESOLUTION NO. 25-R74 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, AUTHORIZING A LOAN FOR THE SUNRISE VILLAGE AFFORDABLE HOUSING PROJECT AND APPROVING ASSOCIATED LOAN DOCUMENTS.

City Manager Richard D. Chess provided information on the loan itself which is a 4 year interest only annual payment loan which will be subordinated by TD Bank to minimize risk factor. The loan will satisfied with a balloon payment made by December 31, 2029. Johnna Morris, Finance Director, provided clarification that the funding will come from the City's Reserve and General Fund. City Attorney Sara Hedges expressed satisfaction in the proposed loan documents.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 25-R79.

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

Passed

- C. Resolution 25-R80 appointing Daniel Noelke as an at-large member to the Parking Committee.

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

RESOLUTION NO. 25-R75 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OR REAPPOINTMENT OF MEMBERS TO THE PARKING COMMITTEE AND APPYLING AN EFFECTIVE DATE.

Ms. Cox indicated that only one application was received when put to the general public thus appointing Daniel Noelke as an at-large member to the Parking Committee.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve Resolution 25-R80.

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

Passed

- D. ADDED ITEM: Police Chief Search Update

Commissioner Michael Broderick requested the inclusion of item 13D to raise concern of selecting an external candidate as the new Police Chief rather than an internal candidate. Commissioner Michael Broderick requested the inclusion of Caleb Gillette to the interview proceedings. Mayor Hudson also requested to interview Caleb Gillette to have a basis to compare the external applicants to an internal applicant. Commissioner Arnold S. Gaines raises concern with re-selecting an internal candidate to be interviewed. Commissioner Curtis Johnson, Jr. also has concerns of re-selecting an internal candidate to be interviewed. Commissioner Curtis Johnson, Jr. expresses that to maintain a fair-field in the interview process all three internal candidates should be re-selected.

City Manager Richard D. Chess expresses that the three finalists were chosen with no prejudice in regards of being an internal or external candidate rather chosen based on experience and leadership. Human Resources Manager Jared Sorensen confirms the interview panel and meet and greet with the general public are to take place December 2, 2025. Commissioner Michael Broderick states a request for a Special Meeting should be made to expand discussion on the Police Chief Report. The City Commission closes the discussion to proceed with the three finalists selected by City Manager Richard D. Chess.

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.

Charlie Frank Matthews
John Cummings
Ellen Gillette
Charles Wilson
George Collins
Linda Tompkins
Leslie Parker-Earle
James Pulliam
Rick Reed

15. COMMENTS FROM THE CITY MANAGER

The City Manager, Richard D. Chess, indicated that he had only one comment. He expresses that he chose the best three candidates for the finalists to be interviewed for the Police Chief position.

City Clerk Linda Cox wishes to clarify the Swearing in of the New City Commissioner will take place February 2, 2026, which is the second regular meeting after election following Section 18 of the City Charter.

A. City Manager's Report

16. COMMENTS FROM THE COMMISSION

Commissioner Michael Broderick raises concern on the allowance of the Addition or Deletions to Agenda and Approval of Agenda. Commissioner Broderick states that as elected officials of the City Commission each commissioner should be allowed to request addition or deletion of a topic regardless if it is not favorable for the entire board.

Commissioner Arnold S. Gaines discusses the addition or deletion to the agenda, quoting the state requirement of the agenda being published prior to the meeting. Commissioner Gaines suggests the City Commission coming together to rectify any issues they find in regards to the Codes and Charters of the City.

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 8:56 p.m.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER