

MINUTES OF A DAY 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 9 A.M. ON MONDAY, FEBRUARY 9, 2026.

1. **Call to Order**

Mayor Hudson called the February 09, 2026, Day Meeting to order at 9:00 A.M.

2. **Pledge of Allegiance**

3. **Roll Call**

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

Staff Present: City Manager Richard Chess
City Attorney Sara Hedges
City Clerk Linda Cox

4. **Approval of Minutes**

A. Approval of the minutes from the January 12, 2026, Day Meeting

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the January 12, 2026, Day Meeting.

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

Passed

5. **Proclamations**

A. 211 on the Treasure Coast, 211 Awareness Month

6. **Additions or deletions to agenda and approval of the agenda.**

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to add item 8A for the Beach Erosion Status and to approve the agenda as amended.

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

Passed

7. **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.

Steve Tarr
Charlie Hayek
Priscilla Speicher

8. Miscellaneous Reports and Presentations

A. ADDED ITEM: Beach Erosion Status

City Manager, Richard Chess, presented the updates on the Beach Erosion project and thanked the County for their involvement in this project. Special Projects Coordinator, Marsha Commond, let the Commission know the Public Works Department has been working around the clock on this project. City and County staff have been working together to restore the barriers. Commissioner Broderick was informed of the situation early last week and has been working in coordination with City staff, County staff, members of the public, and Congressmen Brian Mast. Commissioner Broderick thanked County Commissioner James Clasby for his efforts. He informed the Commission on the events that have taken place on the beach for the past week and their efforts that have worked as well as failed. They were able to get in total 20 loads of sand from Stuart Materials, 10 loads of that being donated directly from Stuart Materials. Phil Thompson provided the parking and staging area for this project. The Commission asked when to get the state involved. Commissioner Clasby mentioned the state takes a reimbursement approach to these situations. The City and County will need to take the initiative and then the state will decide if they will reimburse the project or not. The Mayor will declare a state of emergency along with St. Lucie County to help keep a clean record of the dire situation of this project. The Federal project will be starting in March. The Commission again thanked everyone for their participation and efforts in this project.

B. Kings Highway Jobs Corridor Initiative Phase I Final Report - Economic Development Council of St. Lucie County

Pete Tesch, Leslie Olson, and Wes McCurry gave the phase 1 report for the Kings Highway Jobs Corridor Initiative. The Commission thanked them for putting this presentation together. They discussed the proposed bills being discussed this legislative session that could hinder this project. Also discussed was how this project will positively impact the City with new jobs.

C. Main Street Fort Pierce, Inc. First Quarter Program Update covering FY2026 (October 1, 2025 to December 30, 2025).

Michelle Cavalcanti provided the Main Street Fort Pierce 1st quarter program update. The Commission thanked Fort Pierce Main Street for everything they do to bring people together within the City. Commissioner Gaines asked why Lincoln Park Main Street did not present an update and Special Projects Coordinator, Audria Moore, let them know that the agreement with Lincoln Park Main Street has not been finalized.

D. First Quarter Financial Report

Finance Director, Johnna Morris, presented the First Quarter Financial Report. The Commission discussed the Animal Shelter, and City Manager, Richard Chess, let them know that the City and the County are in discussion to see if we can partner together with their animal shelters. Commissioner Johnson commented that the Golf Course is missing out on revenue for event rentals as it does not have the facilities to host events like weddings, conferences or other large gatherings. Commissioner Broderick asked about the plans that were approved 2 years ago for a new facility at the golf course. They discussed the proposed bill that would remove ad valorem taxes/ property taxes. They want the public well-informed on how this proposed bill could affect our City.

9. Consent Agenda

- A. Approval of Main Street Fort Pierce Inc.'s First Quarter Disbursement in the amount of \$12,500 subject to acceptance of the Third Quarter Report.
- B. Approval to piggyback the Play Power, Inc. Agreement for the CDBG Coach Fenn Park Improvement Project to Install Playground Shade Structures for a Total Cost Not to Exceed \$91,763.78.

Commissioner Curtis Johnson, Jr. pulled Item 9B.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve item 9A.

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

Passed

As to item 9B, Commissioner Johnson requested more information about this expense as it is a large amount. He mentioned the investments the City is putting into this park and the need to keep it protected from vandalism and ensure proper safety measures. Special Projects Coordinator, Marsha Commond, let the Commission know another part of this project will be coming to the Commission at their next meeting for a splash pad, new restrooms, new parking lot, two shade structures, and a pavilion. They have reached out to the community partners to ensure they will assist in keeping the park safe and clean.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve item 9B.

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

Passed

10. **City Commission - Resolutions**

- A. Resolution 26-R07 Expressing Support for Mohnark Pharmaceuticals as a Qualified Economic Development Ad Valorem Tax Exemption Applicant

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

RESOLUTION 26-R07.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, EXPRESSING SUPPORT FOR MOHNARK PHAMACEUTICALS, INC. AS A QUALIFIED ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION APPLICANT SUBJECT TO THE REQUIREMENTS OF SECTION 196.1995, FLORIDA STATUTES; ALLOWING IMPROVEMENTS AND/OR TANGIBLE PERSONAL PROPERTY ADDITIONS TO BE MADE BY MOHNARK PHARMACEUTICALS SUBJECT TO THE ADOPTION OF AN EXEMPTION ORDINANCE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Director of Business and Development with the Economic Development Council, Kadian Knight, presented the Mohnark Pharmaceuticals Project and request for an ad valorem tax exemption.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R07.

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

Passed

11. New Business - City Commission Discussion Items

- A. Review and discussion regarding Mayor and City Commission assignments to various Boards and Committees

Commissioner Dzadoovsky assigned boards are St. Lucie County Tourism Development Council, Treasure Coast Regional Planning Council, and The Roundtable. He is the alternate for the TPO and the St. Lucie County Land Acquisition Board.

12. City Commission Boards and Committees Updates

Commissioner Gaines mentioned he is one session away from completing the pension program for the Retirement Board.
The Mayor, Commissioner Johnson, Commissioner Broderick, and Commissioner Dzadoovsky did not have any updates to comment on.

13. 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 12:37 P.M.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER