

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, MARCH 2, 2026.

**1. CALL TO ORDER**

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

**2. OPENING PRAYER - Pastor Pinkie Hendley - New Life Christian Fellowship Church**

**3. PLEDGE OF ALLEGIANCE**

**4. ROLL CALL**

Present: Commissioner Michael Broderick; Commissioner Chris Dzadoovsky;  
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 February 17, 2026 Regular Meeting.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the February 17, 2026 regular meeting.

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

Passed

**6. PROCLAMATIONS**

- A. Council on Aging of St. Lucie Inc, Honoring Darrell Drummond

**7. LETTERS TO COMMISSION**

**8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

City Clerk Linda Cox requested on behalf of Staff to add a letter of support to Congressman Brian Mast for the Boys and Girls Club and a funding request for a Lincoln Park Clubhouse as item 11F.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda with the addition of item 11F.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadoovsky,  
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.

Charles Wilson  
Pinkie Hendley

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

- A. Approval of Award of RFP 2026-008 for Demolition, Asbestos/Lead Based Paint Abatement Services to the highest ranked respondent, Cross Environmental Services, Inc., and to authorize staff to enter into contract negotiations.
- B. Approval of an Interlocal Agreement between St. Lucie County and the City of Fort Pierce for art conservation services in the amount of \$36,487.50.
- C. Approve change order for PO 260184, Tailor Group, Fort Pierce, FL, in the amount of \$10,714.00 to cover city park restroom cleaning services under Bid 2020-019 until a new competitive bid contract is put into place.
- D. Approval to award Bid No. 2026-022 CDBG Coach Fenn Park Improvement Project to the Lowest Responsible Bidder, SoCal Shaker Plates & Construction Site Services, LLC dba National General Construction, for General Commercial Contractor Services in the amount of \$626,591.15.
- E. Approval of an agreement between the City of Fort Pierce and Lincoln Park Main Street, Inc. to provide services for the period of October 1, 2025 to September 30, 2026 for an amount not to exceed \$50,000.
- F. ADDED ON: Approval of Letter of Support to Congressman Brian Mast for Boys and Girls Club Funding Request for Lincoln Park Club House.

Commissioner Arnold Gaines requested to pull item 11D. Commissioner Michael Broderick requested to pull item 11A.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the Consent Agenda items 11B, 11C, 11E, and 11F.

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

Passed

As to item 11A, Commissioner Michael Broderick requested clarification if the RFP bid process includes a local preference. Shaun Coss, Interim Community Response Director, stated that locality is not part of the criteria for awarding the bid. Johnna Morris, Finance Director, stated that, per Florida Statute, the bidding criteria can have a locality category, but the bid cannot be awarded solely based on local preference. Commissioner Curtis Johnson Jr. shared that if the locality category is added to the bidding criteria, it may bring in many companies who are not qualified for the work being bid on solely due to claims of being a local company.

Commissioner Chris Dzadovsky echoed Commissioner Johnson's comment and stated that the locality category should be discussed to ensure there are limitations for companies applying based solely on locality.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Chris Dzadovsky to approve Consent Agenda item 11A.

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

Passed

As to item 11D, Commissioner Arnold Gaines requested clarification on the City's efforts to protect community assets and if cameras will be placed in the park. Marsha Commond, Special Projects Coordinator, stated that cameras are not currently included in the plans. However, the implementation of cameras can be discussed with the Police Department. Ms. Commond shared that the pavilion being placed in Coach Fenn park is made of steel to deter vandalism. Ms. Commond also stated that the restroom facility will have an electronic lock system; these two improvements will help ensure the longevity of the community assets. Commissioner Chris Dzadovsky stated that since this project is grant funded, the implementation of cameras for crime prevention can be discussed to receive additional funding. Commissioner Curtis Johnson Jr. echoed Commissioner Dzadovsky's comment and stated that this project will allow the City to explore opportunities to increase Public Safety in the community.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Consent Agenda item 11D.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky,  
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 26-003 establishing the requirement for an annual fiscal audit and providing that any contract for audit services shall not exceed an initial term of three years, but may include an option to renew for two, one (1) year renewals; additionally it requires that the city shall appoint a new auditor at least every five years. SECOND READING

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

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 2 - ADMINISTRATION, ARTICLE V – FINANCE, TO CREATE SECTION 2-427 - CITY AUDITING SERVICES TO REQUIRE AN ANNUAL AUDIT AND ESTABLISH HOW AN AUDITOR IS SELECTED, CONTRACTING REQUIREMENTS FOR AN AUDITOR, AND LIMITATIONS ON THE NUMBER OF YEARS AN AUDITOR MAY PROVIDE SERVICES TO THE CITY; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN 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 Chris Dzadoovsky to approve Ordinance 26-003.

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

Passed

### 13. CITY COMMISSION

- A. Resolution 26-R11 appointing Jessica Barclay to the Arts and Culture Advisory Board as appointee of the Board.

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, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE ARTS AND CULTURE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Arnold Gaines to approve Resolution 26-R11.

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

Passed

- B. Resolution 26-R12 Appointing Hoyt Murphy, Jr. to the City of Fort Pierce Historic Preservation Board as Commissioner Dzadoovsky's appointee.

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, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE HISTORIC PRESERVATION BOARD, PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R12.

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

Passed

- C. Resolution 26-R13 Appointing Charlie Hayek to the City of Fort Police Community Advisory Committee as Commissioner Dzadoovsky's appointee.

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, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE POLICE COMMUNITY ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R13.

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

Passed

- D. Resolution 26-R14 Appointing Krista Storey to the City of Fort Pierce Planning Board as Commissioner Dzadoovsky's appointee.

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, CERTIFYING THE APPOINTMENT OF A MEMBER TO THE CITY PLANNING BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Michael Broderick to approve Resolution 26-R14.

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

Passed

- E. Resolution 26-R15 Appointing members to the Auditor Selection Committee

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, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE AUDITOR SELECTION COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Arnold Gaines to approve Resolution 26-R15.

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

Passed

- F. Resolution 26-R16 approving two Maintenance Memorandum of Agreement contracts from FDOT for the maintenance of improvements along US 1, Virginia Avenue, Indian Hills Drive, Savannah Road, Heathcote Drive, Gardenia Avenue and the Mayflower Canal.

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

A RESOLUTION AUTHORIZING THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA TO ENTER INTO A MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE OF IMPROVEMENTS TO DRAINAGE AND STORMWATER INFRASTRUCTURE ASSOCIATED WITH FDOT PROJECTS 441714-1-52-01 AND 441715-1-52-01 AND AUTHORIZING THE MAYOR, CITY CLERK, AND CITY ATTORNEY TO EXECUTE SAID AGREEMENT ON THE PART OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R16.

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

Passed

- G. Consideration of a Settlement Proposal received from Pierce 1 Marina, LLC in case number 562024CA001627.

City Attorney Sara Hedges presented the settlement proposal received from Pierce 1 Marina LLC for \$6,000,000. Ms. Hedges shared that if the Commission takes no action after 30 days, the proposal would be deemed to be rejected per Florida Statute. Ms. Hedges presented the Commission with three options for the settlement proposal: accept the \$6,000,00, reject, or take no action.

No action taken.

- H. Update on Crabby's Restaurant Lease at the request of Commissioner Broderick

City Manager Richard Chess gave a brief presentation of the timeline of events regarding Crabby's Restaurant Lease. Commissioner Michael Broderick stated that the abatement plan presented by the tenant should have been brought to the Commission prior to defaulting on their lease. Commissioner Curtis Johnson Jr. requested a date of when the Commission will begin reviewing all the City-owned rentals and leases. City Manager Richard Chess stated his staff is working on it and Deputy City Manager Devoshay Johnson will be presenting the Commission with the timeframe of the reviewed leases. Commissioner Arnold Gaines questioned if the Commission is planning to re-do the budget to allow for City Manager Richard Chess to hire an Assistant City Manager to oversee all the City-owned rentals and leases. Commissioner Broderick stated that Commissioner Gaines suggestion will have to be revisited once the Commission has an idea of how much time and skill is needed to review and handle the City-owned rentals and leases. Commissioner Chris Dzadovsky stated this issue allows the Commission and the three branches of the administration to ensure that they are transparent and working collaboratively moving forward. Commissioner Dzadovsky stated that the Commission must keep moving forward and create policies necessary to fix the City's foundational issues. Commissioner Broderick requested that the Commission stays involved with any updates regarding Crabby's lease as the situation is sure to have changes and be fluid moving forward.

#### **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.

Doretha Hair Truesdell  
Charlie Wilson  
Steve Tarr  
Tracy Segui

#### **15. COMMENTS FROM THE CITY MANAGER**

City Manager Richard Chess commended the Grants department for their involvement in the Highwaymen Festival. Mr. Chess also commended Audria Moore for her involvement in the Community Champions Breakfast and recommended the breakfast be held at least annually to recognize the residents and citizens of Fort Pierce who participate on City Boards.

#### **16. COMMENTS FROM THE COMMISSION**

Commissioner Michael Broderick found the Community Champions Breakfast to be a phenomenal event. Commissioner Broderick questioned the protocol for the Commission to add items to the meeting agendas. Commissioner Curtis Johnson Jr. stated the City had a remarkable February. Commissioner Johnson stated that the Staff needs to come together to ensure "One Fort Pierce" is practiced and that there are no silos created in the City. Commissioner Johnson shared that he typically brings items up during weekly meetings to alert Staff to have information ready for the next Commission meeting. Commissioner Arnold Gaines shared that if he was to add an item to an agenda he would bring it up in a meeting and send an email to ensure all parties involved are informed. Commissioner Gaines stated he does not like items to be added when the meeting begins because he wants to ensure that the Public is informed of all items prior to the meetings to maintain transparency with the Commission and the Public. Commissioner Gaines applauded Police Chief David Smith for his involvement of opening the Police Sub-station on Avenue D. Commissioner Chris Dzadoovsky thanked the community for their involvement on City Boards. Commissioner Dzadoovsky shared that he researches items prior to bringing them to City Attorney Sara Hedges to check the legality of adding the items to the following City Commission meeting. Commissioner Dzadoovsky stated that it is great that the Hutchinson Island Committee is promoting Hutchinson Island, however, it is important to maintain the history of Fort Pierce while promoting communities within the City. Mayor Linda Hudson echoed Commissioner Gaines comment regarding the opening of the Police Sub-station on Avenue D and stated she is glad that there will be a Police presence established in the central part of Lincoln Park. Mayor Hudson congratulated Camille Wallace and Caleb Gillette on their new roles.

**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 7:20pm.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER