

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, MAY 18, 2026.

**1. CALL TO ORDER**

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

**2. OPENING PRAYER - Pastor Andrew Brown - Full Gospel Tabernacle of Deliverance.**

**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 May 4, 2026 Regular Meeting.

Motion was made by Commissioner Chris Dzadoovsky, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the May 4, 2026 regular meeting.

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

Passed

**6. PROCLAMATIONS**

- A. Trauma Survivor Day, HCA Florida Lawnwood Hospital
- B. Lupus Awareness Month, Lupus Foundation of America's Southeast Region
- C. Platts Backus House's 130th Anniversary, Main Street Fort Pierce

**7. LETTERS TO COMMISSION**

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

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to remove item 11H at the request of Staff and approve the agenda as amended.

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.

Rick Reed  
Michelle Longarzo

**10. MISCELLANEOUS REPORTS**

**A. Second Quarter Financial Report**

Johnna Morris, Finance Director, gave a brief presentation covering the City's revenue and expenditures for the second quarter of the 2026 Fiscal Year. Mayor Linda Hudson inquired if the actual revenue of the general fund will meet the budgeted revenue of \$67,787,211; Ms. Morris provided that the City is on target to meet the projected revenue. Commissioner Curtis Johnson Jr. inquired if the third quarter report would show the increased expenditure for the Solid Waste Division reflecting the increase in the landfill fee costs; Ms. Morris confirmed. Commissioner Johnson questioned if there were any major concerns. Ms. Morris stated there are no major concerns, the budget is on track to meet the projections and any areas that are lagging are being monitored for improvement. Commissioner Chris Dzadozsky questioned if the recent freeze that led to many citizens cutting down trees created an increase in expenditures for the Solid Waste Division; Ms. Morris provided that the Public Works Interim Director would be better suited to provide an answer if there is a correlation. Commissioner Johnson raised concern regarding the Animal Shelter's expenditures and requested it be discussed in a workshop to review the possible revenue generators and rectify their expenditure. Commissioner Arnold Gaines seconded Commissioner Johnson's concern regarding the Animal Shelter and suggested the workshop be placed on a future Day meeting agenda.

**11. CONSENT AGENDA**

- A. Approval of expenditure for Solid Waste Annual Purchase Order with Elpex Tires for refuse truck tires, service, and warranty repairs in an amount not to exceed \$200,000.00, utilizing Florida Sheriffs Association Contract FSA25-TRS27.0.
- B. Approval of Culpepper & Terpening's Specific Authorization No. 3 in an amount not to exceed \$112,340.00 for the associated professional engineering services of the S. Depot Drive Corridor improvements.
- C. Approval of Culpepper and Terpening, Inc., Specific Authorization No. 5 for the Jetty Park Pier Survey at an amount of \$6,200
- D. Approval to increase Purchase Order No. 260503 with The Peterbuilt Store, Fort Pierce, FL, to provide parts and repairs for Solid Waste refuse trucks from \$50,000 to \$100,000.
- E. Approval to increase purchase order 260364 from \$46,410.00 to \$71,910.00 (an additional \$25,500.00) with RDK Truck Sales, Tampa, FL to cover the cost of refuse truck rentals.
- F. Approval of an additional expense of \$9,775 to complete the Sunrise Theatre AC Chiller Replacement Project.

- G. Approve and execute the Supplemental Agreement No. 1 to FDOT Contract G-2X21 for a time extension to December 31, 2027.
- H. PULLED AT THE REQUEST OF STAFF. Approval of Specific Authorization No. 1 for Consor North America, Inc. under RFQ 2025-022 for Construction Engineering and Inspection Services for the Nebraska Avenue Sidewalk project from Lawnwood Circle to S 13th Street in the amount of \$96,633.80.
- I. Approval of expenditure to increase Purchase Order No. 260699 with Burch Construction to provide residential rehabilitation services for a resident on Avenue H from \$60,255.00 to \$73,780.00; total change order amount of \$13,525.00 due to unforeseen site conditions and necessary plumbing repairs identified during rehabilitation construction activities.

Commissioner Curtis Johnson Jr requested to pull items 11D and 11E of the Consent Agenda.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve items 11A through 11C and 11F, 11G, and 11I of the Consent Agenda.

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

Passed

As to item 11D, Commissioner Curtis Johnson Jr. opened the discussion regarding the trash collection concerns and the expenditures for the Solid Waste Division. Devoshay Johnson, Deputy City Manager and Public Works Interim Director, discussed the turn-over the Solid Waste Division has experienced. Mr. Johnson shared they are implementing a routing system to optimize the routes and implementing route maps which will assist in cutting down training time and ensuring that all stops are collected. Mr. Johnson shared that the shortage in staff has had an impact on the trash collection further impacting the current delays the City is facing. Mr. Johnson stated the Solid Waste Division is being restructured to add in field operators, dispatchers, and administrative staff to make operations work flow more efficient. Commissioner Johnson commented on the increase in illegal dumping which has generated a greater expense for the Solid Waste Division. Mr. Johnson stated the illegal dumping often are items not meant to be picked up, such as concrete and rebar which then damages the fleet trucks. Commissioner Arnold Gaines commented on the hazards of dumping on sidewalks and the streets, which creates safety hazards for children walking to school and brings pests into the community. Mr. Johnson stated that the Solid Waste Division and the Code Enforcement Department will be coordinating to cite citizens who are not following the regulations for garbage and recycling pick-up. Commissioner Chris Dzadovsky suggested the City and St. Lucie County coordinate to work on improving the efficiency of the collection routes and possibly contracting work with the County to catch up on the Solid Waste collection. Mayor Linda Hudson asked how the residents of Fort Pierce will be aware of what is being collected and when. Mr. Johnson stated that the Communications Department will be preparing media packages that will notify the residents of the dates, times, and the size limit of trash and recyclables that are being collected.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve item 11D of the Consent Agenda.

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

Passed

As to item 11E, Commissioner Curtis Johnson Jr. had no comments.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve item 11E of the Consent Agenda.

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. Quasi-Judicial Hearing - Application for Major Site Plan Amendment to existing Conditional Use has been submitted by property owner, Bishop of Diocese Palm Beach and Representative McCarty & Associates Land Planning, to add an additional 45,159 sq. ft building on John Carroll High School, located at 407 S. 33rd St. and 3402 Delaware Ave., Fort Pierce, FL. The property is zoned Medium Density Residential, R-4.

City Clerk Linda Cox introduced the application for Major Site Plan Amendment to an existing Conditional Use submitted by property owner, Bishop of Diocese Palm Beach and Representative McCarty & Associates Land Planning, to add an addition to John Carroll High School, located at 407 S. 33rd St. and 3402 Delaware Ave., Fort Pierce, FL.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings. City Attorney Sara Hedges 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 – Yes, met with the developers and the planning group.

Commissioner Dzadovsky – Yes, met with the developers and the planning group and received emails regarding the development.

Commissioner Gaines – Yes, met with the developers and the planning group.

Commissioner Johnson – Yes, met with the developers and the planning group and received emails regarding the development.

Mayor Hudson – Yes, watched the Planning Board meeting, received emails, and phone calls regarding the development.

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

Staff presentation: Kerry Driver, Senior Planner, presented the Major Site Plan Amendment to John Carroll High School located at 407 S. 33rd Street and 3402 Delaware Avenue. This project is to include the construction of a 45,159 sq. ft. building to the existing Conditional Use. The additional building to be added to John Carroll High School is to be used for academic, administrative, and chapel use. Ms. Driver shared that there will be 259 parking spaces on site: 251 regular spaces, 4 ADA-compliant spaces, and 4 bus spaces. Ms. Driver highlighted the two retention ponds and the architectural design of the addition to be constructed. At the April 13th, 2026, Planning Board meeting, it was recommended for approval with the following six (6) conditions:

1. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement, provided by the COFP must be notarized and submitted.
2. A Site Development Permit is required with St. Lucie County Public Works Department.
3. A land clearing permit must be submitted and approved prior to the submission of the development permit with COFP.
4. A tree removal permit with mitigation is required prior to the development permit.

5. All sign permits shall be filed separately of development permit.
6. Demolition permits are required prior to submission of site development permits.

Commission questions to Staff: Commissioner Michael Broderick questioned if the applicant had been unwilling to provide anything for this development. Kev Freeman, Planning Director, stated that the applicants have been very cooperative. Mr. Freeman and Ms. Driver expressed satisfaction with the developers. Mr. Freeman stated that the developers utilized good architects to enhance the design elements of this project. Commissioner Chris Dzadovsky questioned if there are remaining concerns or issues with the County regarding drainage for the site. Ms. Driver shared that the County had a condition for approval that the applicant had to submit a site development permit with the County prior to development to map out any concerns and addressed the drainage for the site. Mayor Linda Hudson questioned if the entrance and exit have been changed; Ms. Driver provided that no changes to the layout of the site plan have been made, the entrance and exit remain the same.

Applicant presentation: Mike McCarty with the McCarty & Associates planning group representing John Carroll High School gave a brief presentation of the development. Mr. McCarty shared that the additional building to be constructed will be a 3 storey building to replacing outdated classroom and 8 portables on site. Mr. McCarty stated approximately 12,000 sq. ft. of the existing building will be demolished along with 8 portables removed from the site to make room for the new construction. Mr. McCarty stated the development will include the improvement to the stormwater treatment system, paved parking lots, pedestrian crossing throughout the campus, and realigning the access point on Delaware Avenue. Commissioner Dzadovsky questioned if the fire district had any concerns regarding emergency access to the site; Mr. McCarty provided that the fire district reviewed and approved the site plan with no concerns regarding access. Commissioner Gaines questioned if there were any community concerns brought to the developers; Mr. McCarty stated there were concerns with traffic that the developers are addressing. Mr. McCarty stated that they are implementing practices to relieve traffic congestion. Commissioner Johnson questioned if the traffic study was completed with the maximum number of students enrolled in John Carroll; Mr. McCarty confirmed. Corey Heroux, John Carroll President, gave a brief history of John Carroll and stated that this development is an opportunity to invest in their community and better the education provided to its students.

Public Comments:

Christopher Sevine  
Joey Trefelner  
Jennifer Melville Trefelner  
Natalie Westerhaver  
Glynn Secorsky  
Karen Emerson  
James Clasby

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

Mayor Hudson requested that Mr. McCarty address some of the concerns brought forward during the Public Comments. Mr. McCarty addressed the traffic concerns. Mr. McCarty shared that only a portion of the entire site is being developed and if there are any future developments to the rest of the site, the public will be notified prior to the commencement of any future work. Commissioner Broderick shared his sentiment that this renovation is a great thing for John Carroll High School and is a great improvement for the City of Fort Pierce. Commissioner Gaines voiced concern that some residents of Dark Hammocks stated they were not notified and requested the developers meet with those residents to address their concerns. Commissioner Gaines suggested the developer coordinate with the County to work on improvements to the road of 36th Street for John Carroll students' safety.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12A with the 6 staff conditions.

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

Passed

- B. Quasi-Judicial Hearing - Ordinance 26-010 - An Ordinance by the City Commission of the City of Fort Pierce, Florida; Amending the Pulte Cornerstone Planned Development Zone in respect of two (2) parcels containing approximately 49.92 acres, more or less, and being located at or near 2721 South Jenkins Road in Fort Pierce, Florida; To approve the Pulte Cornerstone Final Site Plan; Approving the first amendment to the Planned Development Zoning Agreement; Providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; providing for an effective date. Subject Property: Parcel (IDs): 2324-413-0000-000-9 and 2324-431-0001-000-2. FIRST READING

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

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING THE PULTE CORNERSTONE PLANNED DEVELOPMENT ZONE IN RESPECT OF TWO (2) PARCELS CONTAINING APPROXIMATELY 49.92 ACRES, MORE OR LESS, AND BEING LOCATED AT OR NEAR 2721 SOUTH JENKINS ROAD IN FORT PIERCE, FLORIDA; TO APPROVE THE PULTE CORNERSTONE FINAL SITE PLAN; APPROVING THE FIRST AMENDMENT TO THE PLANNED DEVELOPMENT ZONING DEVELOPMENT AGREEMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Mayor Linda Hudson reminded everyone 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 the development team.

Commissioner Dzadovsky – Yes, met with the development team.

Commissioner Gaines – Yes, met with the development team.

Commissioner Johnson – Yes, met with the development team.

Mayor Hudson – Yes, met with part of the development team regarding the art piece and watched the Planning Board meeting.

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

Staff presentation: Vennis Gilmore, Senior Planner/Historic Preservation Officer, presented the amendment to the Pulte Cornerstone Planned Development Zone Final Development Plan for the subject property located at 2721 South Jenkins Road. The application proposes a 239 single-family residential community including a park area providing an additional buffer for the new neighborhood from I-95. An art installation will be visible to the traveling public on I-95 and is intended to create a beautiful and unique sense of arrival in the City of Fort Pierce. The proposed art identity feature was rejected by the Planning Board; Mr. Gilmore presented the Planning Board's suggestion for unique identity features. At the April 13th, 2026, Planning Board meeting, it was recommended for approval with the following eight (8) conditions:

1. The Final PD plan shall conform to the requirements of the City Code of Ordinances unless alternate standards are approved through the Planned Development Agreement.
2. A Gopher Tortoise Survey shall be submitted within ninety (90) days of land clearing.
3. After approval of the Final PD Site Plan a detailed stormwater and drainage plan and statement shall be submitted at the time of Building Permit.
4. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
5. The property may not be subdivided into single-family lots unless the applicant obtains a subdivision plat approval in accordance with the applicable City Code

requirements.

6. Prior to plat approval, developer shall obtain a sound study to determine if the noise within the property from the I-95 off-ramp exceeds FDOT Noise Abatement Criteria for residential properties (which is 66db(A), as set forth in Figure 18-1 of Part 2, Chapter 18, Highway Traffic Noise, from the FDOT PD&E Manual) and shall deliver a copy of the study to the City. If the foregoing FDOT Noise Abatement Criteria is exceeded at the location of any proposed homes within the development, then the developer shall commit to implement noise reduction measures for such homes calculated to meet the HUD interior noise goal set forth in 24 CFR Subpart B, 51.101(a)(9) (i.e. not to exceed a day-night average sound level of 45 db(A)). Such noise reduction measures may include the measures set forth in the FDOT PD&E Manual, Part 2, Chapter 18, Figure 18-3 Building Noise Reduction Factors, and the City will accept FDOT's calculations of noise reduction as set forth in Figure 18-3. Prior to plat approval, the City shall review the sound study and developer's proposed noise reduction measures (if such measures are required), to confirm this condition has been satisfied.

7. The project site is party to an access easement (recorded at ORB 3093, PG 2587) in favor of the owner of the 1.51-acre parcel located 2627 S. Jenkins Road (Parcel ID 2324-800-0001-000-4), immediately adjacent to the north. At the time of Final Plat application submittal for any phase contemplated under the Final Development Plan, the applicant will provide staff with a copy of a recorded easement negotiated between the applicant and the adjacent property owner for their mutual benefit, preserving the adjacent owner's right of access through the project site.

8. The applicant shall receive final Identity Feature/Monument Sign design approval by the Planning Board and City Commission prior to final certificate of occupancy of phase 1.

Commission questions to Staff: Mayor Linda Hudson inquired when the applicant was notified of the kind of identity feature that the Planning Board was looking for. Mr. Gilmore provided that the suggestions were provided after the Planning Board meeting on April 13th, 2026. Commissioner Arnold Gaines asked if the City requested the art feature; Mr. Gilmore provided the developer gave the suggestion of the art feature. Kev Freeman, Planning Director, shared that due to the City's discussions of creating an identity feature welcoming individuals entering the City of Fort Pierce on Gateway, the developers suggested adding an art feature viewable from I-95. Mr. Freeman stated that the identity feature they are looking for is to benefit the City as a whole rather than being a landmark for the development. Commissioner Gaines raised concern that the identity feature being viewable from I-95 will increase distracted drivers and traffic accidents. Commissioner Johnson shared that he is in favor of the art feature but requested examples of what the Planning Board would expect for future developers. Commissioner Chris Dzadovsky questioned if the Planning Board requesting the developers to add an art feature is to Code; Mr. Freeman shared that it is permissible since it is classified as a public benefit. Commissioner Michael Broderick questioned if the applicant had been unwilling to provide anything for this development; Mr. Gilmore shared that the developers have been very cooperative. Commissioner Broderick stated that the signage would benefit both the City and the developers and questioned what the timeline is for the signage based on staff conditions. Mr. Gilmore stated that the signage is to be presented prior to Phase 1.

Applicant presentation: Leslie Olson, District Planning Group, gave a brief presentation of the site development project. Aimee Carlson, Pulte-Cornerstone, presented the newly proposed identity features. Ms. Olson submitted a document show two new options for the identify features to be considered by the Commission. Lee Dobbins, Attorney for Pulte-Cornerstone, was available for questions. Commissioner Dzadovsky asked Mr. Dobbins for his opinion on what may push outside investors from coming to the City of Fort Pierce; Mr. Dobbins provided that costs, time constraints, and consultants are all challenges. Commissioner Broderick questioned what is the purpose of the site's easement and what problems must be resolved with the easement. Mr. Dobbins stated the easement has been resolved, and the purpose was to provide a previous project access to an adjacent property.

Public Comments: No 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 Arnold Gaines to approve item 12B with the 8 staff conditions with condition #8 being modified to reflect the selection of Identity feature #1 and no further action is required by the Planning Board or City Commission.

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

Passed

### 13. CITY COMMISSION

- A. Resolution 26-R31 - Entering an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Depot Drive Parking Lot Project

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

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, ENTERING INTO AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF FORT PIERCE REDEVELOPMENT AGENCY WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE DEPOT DRIVE PARKING LOT IMPROVEMENT PROJECT, AND THE CITY OF FORT PIERCE WILL BE RESPONSIBLE FOR PROJECT MANAGEMENT; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Michael Broderick inquired if the agreement with St. Lucie County is still in place where the County will be paying for half of the improvement costs. Shyanne Harnage, Community and Economic Director, confirmed that this interlocal agreement is for the design of the improvement. FPRA will then present the design to the County. Commissioner Broderick recommended that FPRA should get the County's involvement in the design aspect to remind the County of their involvement in funding the improvement costs. Commissioner Arnold Gaines voiced concern if the agreement with the County was not set in place. Commissioner Gaines suggested that the City and FPRA should confirm the agreement with the County before moving forward with the thought that the County will be funding half of the improvement costs. Commissioner Chris Dzadovsky shared his recollection of the agreement from when he was a County Commissioner. Commissioner Dzadovsky shared his sentiments that the agreement would be favorable since the Courthouse is in need of more parking.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Arnold Gaines to approve Resolution 26-R31.

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

Passed

- B. Resolution 26-R32 - Entering an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Jetty Park West Improvements Project

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, ENTERING AN INTERLOCAL FUNDING AGREEMENT BETWEEN THE CITY OF FORT PIERCE AND THE FORT PIERCE REDEVELOPMENT AGENCY FOR THE JETTY PARK WEST IMPROVEMENTS PROJECT, WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE PROJECT, AND THE CITY OF FORT PIERCE WILL BE RESPONSIBLE FOR

PROJECT MANAGEMENT; AND 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 26-R32.

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

Passed

C. Discussion regarding renewal of City Attorney Sara Hedges contract.

Mayor Linda Hudson highlighted that all three Charter Officers' contracts have the 90-day renewal clause. Commissioner Chris Dzadovsky opened the discussion with an overview of the Charter Officers' contracts and provided commentary that the contracts should provide clear operational boundaries.

Mayor Hudson also clarified that the Commission has until June 12 to address the renewal of the contract.

Mayor Hudson encouraged the entire Commission to address any concerns they may have regarding the City Attorney's behavior or actions with her prior to her review.

Commissioner Dzadovsky made a brief statement that he recommends the discussion remain focused on the governance issues. Commissioner Dzadovsky indicated that this is a governance discussion involving systemic, foundation and core issues under the charter and the authority granted thereby. He indicated the need for a calendaring process for the charter officer contract renewal deadlines and recommended the Commission establish a formal policy. He indicated that his concern is not about personalities, but rather preserving the integrity of the charter structure.

Commissioner Broderick indicated his disagreement with Commissioner Dzadovsky's conclusions and that this is not a personal issue targeting Ms. Hedges. He indicated that he believes that Ms. Hedges is tough, with aggressive legal perspectives, and that is what is needed in the role of City Attorney.

Motion was made by Commissioner Broderick to renew City Attorney Sara Hedges' contract for 1 year. Mayor Hudson passed the gavel to Mayor Pro Tem Arnold Gaines to second the motion.

Commissioner Curtis Johnson Jr. called point of order and requested that the rest of the Commission have an opportunity to provide commentary in the discussion. Commissioner Johnson agreed with Mayor Hudson's commentary that the Commission must meet with each Charter Officer to review and discuss any concerns in their roles and that they have until June 12 to get that done. Commissioner Johnson provided it is also important for the Commission to meet and come to an agreement on each Charter Officers' roles and have that discussion with each of the three charter officers, including their leadership role in the organization.

Commissioner/Mayor Pro Tem Gaines indicated that he has talked with several employees regarding Ms. Hedges, and they expressed a desire to not deal with her. He has not had an opportunity to sit down with Ms. Hedges.

Commissioner Dzadovsky expressed that he does not have a personal issue nor has he brought forward anything about work product; he is not making any allegations of misconduct. He is only discussing the institutional structure and authority under the charter, the 90-day contract language in the contract; its auto renewal and that there has been no discussion about performance reviews.

Commissioner Dzadovsky indicated that he is trying to point out things that the Commission could be doing better to be a better Commission.

Mayor Hudson clarified that the Commission holds performance reviews for each Charter Officer annually during the June Day meeting. She also clarified that the Commission and Mr. Chess are working on the contracts and the terms comprehensively and have been. She also indicated that the Charter is clear that the Commission is to stay out of managerial duties and that individual commissioners cannot give orders to city employees, nor can they individually give orders to the Charter offices as it takes a vote of three; she suggested all of the Commission needs a refresher on the City Charter and read our actual charter. Mayor Hudson stated that there is a natural tension between the City Manager and City Attorney.

Commissioner Johnson indicated the need for objectionable evaluation criteria and conversations.

Commissioner Gaines stated there is a motion on the floor and asked for the roll to be called.

Motion was made by Commissioner Michael Broderick, seconded by Mayor Linda Hudson to renew City Attorney Sara Hedges' contract for one year.

AYE: Commissioner Michael Broderick, Mayor Linda Hudson

NAY: Commissioner Chris Dzadoovsky, Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr.

Failed

Mayor Pro Tem Gaines returned the gavel. Mayor Hudson asked if City Attorney Sara Hedges had any comments. Ms. Hedges stated she is restricted from making commentary based on Bar Ethics Rules and attorney-client privileges and confidentiality issues.

Commissioner Broderick shared that there is no clear path forward.

Mayor Hudson indicated that this vote has sent a clear signal to Ms. Hedges that her employment is in jeopardy. The City needs stability in the City Attorney's office.

Commissioner Dzadoovsky indicated that the city could benefit from a clarity of roles. Notice of non-renewal does not bar future contractual considerations. We now have the time to deliberate, review and evaluate the long-term needs of the position.

Motion was made by Commissioner Chris Dzadoovsky, to not renew City Attorney Sara Hedges' contract; contract moves forward for the next 90-days; and gives this Commission the opportunity to seek out another attorney; and have the opportunity for a performance review prior to the renewal of a contract well in advance of the 90-day renewal period. Motion died with lack of second.

Commissioner Johnson expressed frustration that decisions regarding the Charter Officers' contracts are being made without the Commission having the opportunity to have discussions with each Officer and without the performance reviews on June 8. He really didn't want to make the vote, but this is the tough part of One Fort Pierce.

Commissioner Broderick shared that based upon the vote of no confidence, he fears that Ms. Hedges may not be in the Chambers for the June 8 review.

Commissioner Gaines was disappointed that the vote proceeded without the opportunity to speak with Ms. Hedges.

Ms. Hedges made it clear that she has a contract and if she intends to give notice, it requires 90-days; she will be at the meeting on June 8. She recommended that the matter be set again for June 8 following the review in the interest of time.

**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.

Charles Wilson  
Michelle Longarzo  
Rick Reed  
George Collins  
Howard Dunn Jr.

**15. COMMENTS FROM THE CITY MANAGER**

A. PO Report

No comments.

**16. COMMENTS FROM THE COMMISSION**

Commissioner Arnold Gaines showed a Francis K. Sweet Elementary School student's Haiti Flag to commemorate Haitian-American Flag Day. No further comments from the Commission.

**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 this meeting at 9:35pm.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER