

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, JULY 6, 2026.

1. **CALL TO ORDER**

Mayor Linda Hudson called this 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: Richard Chess, City Manager
 Sara Hedges, City Attorney
 Linda Cox, City Clerk

5. **APPROVAL OF MINUTES**

A. Approval of minutes from the June 15, 2026 Regular Meeting

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes from the June 15, 2026 regular meeting.

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

6. **PROCLAMATIONS**

- A. 100th Anniversary, Benevolent Protective Order of Elks Lodge #1520
- B. Mangrove Day, Marine Resources Council & Fort Pierce Utilities Authority

7. **LETTERS TO COMMISSION**

- A. Email from Frank Renshaw recognizing the exceptional support provided to Jesse Rojas by Fort Pierce Police Officer Kelvin Ramirez and Treasure Coast Homeless Services staff. The correspondence highlights the positive impact of their collaborative efforts.

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

City Clerk Linda Cox informed the Commission that Staff has requested items 11E, 13E, 13F, and 13G be pulled from the agenda. City Manager Richard Chess requested to add the approval of an additional 60 days for Winking Starfish LLC to submit a proposed assignee in accordance with Lease Agreement to lease and improve Fort Pierce City Marina as item 13J.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Chris Dzadovsky to remove items 11E, 13E, 13F, and 13G and to add item 13J.

AYE: Commissioner Michael Broderick, Commissioner Chris Dzadovsky, 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.

Michael Jenkins
Pinkie Hendley
Kevin Keene
Christa Stone

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

- A. Approval of Specific Authorization No. 2, RFQ 2025-022, with Culpepper and Terpening for surveying and engineering design services for the construction of the Jetty West parking lot in an amount not to exceed \$100,000.00.
- B. Approval to award a piggyback contract to Playmore West, Inc. (Fort Myers, FL) for the Moore’s Creek Fit Park Project. Community Development Block Grant (CDBG) funds will be utilized for the installation of adult and children’s exercise equipment and a playground structure at a total cost not to exceed \$629,711.08.
- C. Approval of expenditure for an Increase of \$25,349.50 in the Purchase Order (PO 260135) Amount for the Completion of Improvements to the JC Penney Parking Lot.
- D. Approval of the award of Bid 2026-024, the Aquatic Vegetative Control and Lake Maintenance, to Rockhopper Services, Inc., Duette, FL in an amount not to exceed \$29,400.00 annually and authorize staff to enter into contract negotiations.
- E. PULLED AT STAFF’S REQUEST. Approval of Specific Authorization No. 1 for Consor North America, Inc. under their Continuing Contract for RFQ 2025-022 - Professional Engineering Services to perform Construction Contract Administration and Construction Engineering and Inspection services for the Nebraska Avenue Sidewalk project.
- F. Approval to piggyback Sourcewell Master Agreement #010825-PII from Petersen Industries, LLC., Lake Wales, FL for the purchase of (2) Grapple Trucks viain accordance with the attached quote, for the amount not to exceed \$469,282.21.
- G. Approval to piggyback Sourcewell Agreement #110223-LEG, from Environmental Products Group, Pompano Beach, FL, for the purchase of 2 Labrie Front Loaders and 2 Labrie Side Loaders in accordance with the attached quote, for an amount not to exceed \$1,500,000.00.
- H. Approval of letter of support on behalf of Mainstreet Fort Pierce in their submission of a small matching grant application to complete a comprehensive historic building survey.

Commissioner Chris Dzadovsky requested to pull item 11D of the Consent Agenda.
Commissioner Curtis Johnson requested to pull item 11B of the Consent Agenda.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve items 11A, 11C, and 11E through 11H of the Consent Agenda.

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

Passed

As to 11B, Commissioner Curtis Johnson shared that the Moore's Creek Fit Park Project will help to revitalize the area between Lincoln Park District and the Peacock Art District and will help bind the two communities. Commissioner Johnson requested that the Fort Pierce Police Department and Public Works Department ensure this park, and all parks in Fort Pierce, remains well-maintained and safe for the City's residents. Commissioner Johnson shared that the equipment in Moore's Creek Fit Park will be ADA-accessible.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve item 11B of the Consent Agenda.

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

Passed

As to 11D, Commissioner Chris Dzadovsky expressed his concern with the Aquatic Vegetative Control's impact on stormwater and its impact on Indian River Lagoon's water quality. Commissioner Dzadovsky stated the Indian River Lagoon is one of the City's greatest assets that must be protected and suggested that a member of the Commission should be appointed to sit on the Indian River National Estuary Program board. Commissioner Arnold Gaines provided the proposed company seems reputable and requested that Staff ensures that the concerns raised by Commissioner Dzadovsky are addressed.

Motion was made 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

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 26-011 — Review and approval of a Voluntary Annexation by owner HEC Selvitz LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include two (2) parcels 2431-113-0002-000-1 and 2431-505-0000-200-2, generally located at or near Selvitz Road and Glades Cut-Off Road, within the City of Fort Pierce, Florida, and representing approximately 10.53 acres of land more or less . SECOND READING

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

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES, GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT-OFF ROAD, AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2027; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; 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 Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve Ordinance 26-011.

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

Passed

- B. Legislative Hearing - Ordinance 26-012: An Ordinance by the City Commission of the City of Fort Pierce, Florida; amending the Future Land Use Map of the Comprehensive Plan to change the designation of two (2) parcels generally located at or near Selvitz Road and Glades Cut-Off Road from St. Lucie County Future Land Use of IND (Industrial) to City of Fort Pierce Future Land Use of HI (Heavy Industrial). SECOND READING

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

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT-OFF ROAD, SHOWN ON EXHIBIT A, FROM ST LUCIE COUNTY FUTURE LAND USE DESIGNATION OF INDUSTRIAL (IND) TO CITY OF FORT PIERCE FUTURE LAND USE DESIGNATION OF HEAVY INDUSTRIAL (HI); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; 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 Curtis Johnson, Jr. to approve Ordinance 26-012.

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

Passed

- C. Legislative Hearing - Ordinance 26-013: An Ordinance by the City Commission of the City of Fort Pierce amending the City's Zoning Atlas, rezoning two (2) parcels consisting of approximately 10.53 acres combined, and being generally located at or near Selvitz Road and Glades Cut-Off Rd, Fort Pierce, Florida, from St. Lucie County Zoning of IH (Industrial Heavy) to City of Fort Pierce Zoning of I-3 (Heavy Industrial). SECOND READING

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

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING THE CITY'S ZONING ATLAS AND REZONING TWO (2) PARCELS CONTAINING APPROXIMATELY 10.53 ACRES, GENERALLY LOCATED AT OR NEAR SELVITZ ROAD AND GLADES CUT-OFF ROAD, SHOWN ON EXHIBIT A, FROM ST LUCIE COUNTY ZONING DESIGNATION OF HEAVY INDUSTRIAL (IH) TO CITY OF FORT PIERCE ZONING DESIGNATION OF HEAVY INDUSTRIAL (I-3); PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HERewith; 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 Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-013.

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

Passed

- D. Legislative Hearing – Ordinance 26-004 Repealing and Replacing Chapter 2, Article VI (Purchasing) of the Code of Ordinances and Creating a New Procurement Code. FIRST 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, REPEALING AND REPLACING CHAPTER 2 – ADMINISTRATION, ARTICLE VI – PURCHASING OF THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE WITH A NEWLY CREATED CHAPTER 2 – ADMINISTRATION, ARTICLE VI – PROCUREMENT CODE REGARDING CITY PROCUREMENT; MAKING RELATED FINDINGS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy City Manager Camille Wallace gave a brief presentation of the new provisions and revised language of the Chapter 2 Code. Ms. Wallace shared the updates to the Procurement chapter of the City's Code are to improve the City's procurement process as the procuring entity and for the procurement applicants.

Section 2-440, "Exemptions," is a new section to the Procurement chapter to mirror exemptions in Chapter 287 of Florida Statutes. Under this provision, agreements such as interlocal agreements, acquisitions of real property, and professional medical services would fall under the exemption provisions. Mayor Linda Hudson requested clarification, for the audience, on what these agreements are exempt from; Ms. Wallace provided they would be exempt from the competitive solicitation process.

Section 2-441, "Procurement Categories," is a revision to increase the threshold amount for direct purchases by Department Heads to \$2,500. The City Manager maintains the authority to approve purchases up to \$50,000 without Commission approval, and can now approve renewals or extensions of contracts as long as the threshold remains below \$50,000.

Section 2-446, "Source Selection and Waiver of Competition," is a revision

to authorize the use of competition sources as RFPs and RFQs to purchase goods and services. It will also authorize other sources of procurement competition such as sole brand purchases. Additionally, this section allows the Commission to waive competition upon recommendation and determination that waivers are in the best interest of the City.

Section 2-450, "Sole Source Procurement," is a revision to have Sole Source Procurement as a separate code section that will require the electronic posting of a description of the materials, goods, commodities, or services to be purchased for five (5) business days. Then, a written determination that only a single source is available.

Section 2-451, "Sole Brand Procurement," is a new section to be added for purchases if the purchasing official makes written determination that no other manufacturer can meet the City's needs, no substitution exists, and the purchase would be in the best interest of the City. The sole brand procurement must still adhere to the competition requirements.

Section 2-452, "Cooperative Procurement; Piggybacking," is a revision to the provision to authorize purchasing through piggybacking which would allow purchases under the same pricing and terms and conditions of a contract that was awarded by another governmental agency.

Section 2-455, "Unauthorized Purchases, Ethical Conduct, Sanctions," is a two-fold revision of the provision. This revision would enhance the sanctions against employees by authorizing the City Manager to forfeit any or all accrued leave balances. Secondly, any employee intending to bid must notify their Department Head, the procurement official, and the City Manager in writing within 10 calendar days of the solicitation release. The employee cannot be directly or indirectly involved with the procurement process.

Section 2-457, "Lobbying Limitations and Cone of Silence," is a new provision to be added that will prohibit any efforts to communicate with City employees and City officials during the competitive solicitation process. Violation will result in disqualification and possible suspension or debarment from future solicitations.

Section 2-458, "Prohibition Against Award to Certain Persons or Entities," is a new provision that will prohibit awarding a contract to certain persons or entities that have engaged in bad acts such as: failure to comply with terms and conditions of previous agreement with the city; failure to deliver materials, goods, commodities, or services as agreed; breach of contract terms; repeated performance deficiencies; or failure to meet regulatory or reporting requirements.

Section 2-459, "Protests," is a revision of the provision to provide a more multi-layered disposition of bid protests. The Notice of Intent to Protest is required, and the protest must be filed within five (5) days of the Notice of Intent. The revision restricts who is deemed an authorized officer on behalf of the protestor and the types of challenges that serve as the basis for the protest. The procurement official's decision to resolve the protest can be reviewed by the City Manager on request.

Section 2-460, "Authority to Suspend or Debar," is a revision to the provision to continue to authorize the procurement official to suspend or debar a person or entity from consideration for award of contracts for cause such as: conviction for commission of a criminal offense relating to the obtaining or attempt to obtain a public or private contract or subcontract, or in the performance of such contract or subcontract, or a civil or criminal final judgment of violation of state or federal whistleblower laws; deliberate failure without good cause to perform in accordance with specifications and/or budget or within the time limit provided in the contract; a recent record of failure to perform or of unsatisfactory performance in accordance with the terms of one or more contracts. For violation of all applicable ethics standards, including the ethical standards set forth in this article, F.S. Chapter 112, or in relevant grant funding requirements; a documented history of significant deviation from contract specifications, engineering standards, design or material requirements or safety regulations; or violation of the city's anti-lobbying rules set forth in § 2-457 of this article.

Section 2-461, "Procedures Related to Suspension, Debarment, and Reinstatement," is a new provision for the procedure detailing that the person or entity subject to suspension or debarment must submit a written response to the Notice of Intent and may be afforded a meeting if deemed appropriate by the procurement official. The procurement official must provide their final decision in writing. The person or entity can request a review of the suspension or debarment by submitting a written request to the City Manager.

Section 2-462, "Administrative Procedures," is a new provision to authorize the City Manager to establish a procedure manual that is consistent with the requirements of the City's Code.

Section 2-463, "Staff Training," is a new provision that requires the City Manager to regularly conduct training on the procurement rules. The City Manager will bring on a Procurement Director to provide a higher level of leadership and expectations for the City's procurement and purchasing procedures.

Section 2-464, "Public-Private Partnerships," is a new provision that follows Florida Statutes 225.065 to allow the City to accept unsolicited proposals for a fee.

Commission questions of Staff:

Commissioner Arnold Gaines questioned why the timeframe for the Notice to Protest was reduced to 5 days; Ms. Wallace provided this was done to follow best practices by other municipalities throughout Florida. Commissioner Gaines suggested the timeframe could be 7 calendar days; Ms. Wallace agreed and stated the language will include that if the seventh day falls on a Saturday or Sunday, it will roll over to the following Monday.

Commissioner Chris Dzadovsky recommended changes be made to the language for the requirements to protest so that it is easier to understand for those who may not have access to legal assistance. Commissioner Dzadovsky suggested that the protests should be allowed to be signed by the protestor's legal counsel. City Manager Richard Chess shared that it would be more appropriate to have both the protestor/vendor and their legal counsel sign the protest, as the City has witnessed conflict with prior protests that were signed solely by the protestor/vendor's legal counsel. Commissioner Dzadovsky stated the written Notice of Intent to Protest should be modernized to allow the protestor to submit the Notice electronically through email. Mr. Chess shared the requirement to physically file the Notice with the City Clerk's office is for the protection of the protestor to ensure that it is documented that the Notice was received. Mr. Chess stated he will look into the best avenue for modifying the requirement to allow for electronic submittals.

Commissioner Michael Broderick congratulated City Manager Richard Chess for getting the Procurement Code provisions and procedures updated; Mr. Chess stated it was a team effort with involvement of the Department Heads.

Commissioner Curtis Johnson, Jr. requested that Staff utilizes the Tyler system to assist with the tracking of electronic submittal of documents such as the Notice of Intent to Protest.

Mayor Linda Hudson expressed content to have the updates to the procurement provisions to follow closely with Florida Statutes and best practices throughout the State. Mayor Hudson stated it is important to protect taxpayers dollars and to treat everyone fairly.

Mayor Hudson opened the Public Hearing.

Public comment:

Howard Dunn, Jr.

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

Mayor Hudson asked if the pre-bid meeting requirements are within the procurement provisions; Mr. Chess shared it is part of the best practices and will be added to the

procurement provisions of the City's Code. Commissioner Dzadovsky questioned if the people or entities that have any violations with the City are able to participate with bids and, if so, how the violations are addressed; Ms. Wallace stated those scenarios would fall under Section 2-460. Commissioner Gaines stated individuals with violations should not be allowed to submit any bids with the City; Commissioner Johnson agreed with Commissioner Gaines sentiment.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Ordinance 26-004 to the Second Reading.

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

Passed

13. CITY COMMISSION

- A. Resolution 26-R39 approving FDOT Agreement 447399-1 for the management of the design and construction by the City of Fort Pierce for the SUN Trail Port of Fort Pierce Overpass 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, AUTHORIZING AND ENTERING INTO THE FLORIDA SHARED-USE NONMOTORIZED TRAIL NETWORK PROGRAM AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; AUTHORIZING THE MAYOR, CITY CLERK, AND CITY ATTORNEY TO EXECUTE SAID AGREEMENT AND ALL SUPPORTING DOCUMENTS ON THE PART OF THE CITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mark Zrallack, City Engineer, shared that this resolution allows the City to begin designing for the Sun Trail Overpass project based on the feasibility study completed in phase I. Mayor Linda Hudson requested confirmation that a final design has not been selected; Mr. Zrallack confirmed and stated there were multiple concepts created in the feasibility study. Commissioner Curtis Johnson commented that multiple government agencies are involved in this project.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R39.

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

Passed

- B. Resolution 26-R40 approving an Interlocal Funding Agreement Between the City of Fort Pierce and the Fort Pierce Redevelopment Agency for the Jaycee Park Improvement 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, FLORIDA AND THE FORT PIERCE REDEVELOPMENT AGENCY WHEREBY THE FORT PIERCE REDEVELOPMENT AGENCY WILL PROVIDE FUNDING FOR THE JAYCEE PARK 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 AN EFFECTIVE DATE

Shyanne Harnage, Community and Economic Development Director, gave a brief

presentation on the Jaycee Park Improvement Project. The improvements to Jaycee Park include the playground sail shade installation and the replacement of 5 small and 3 large pavilions in the park. Commissioner Arnold Gaines questioned if there are no further improvements for the large pavilions; Ms. Harnage shared that the roofs were the only improvements identified by Public Works, but there could be additional improvements for the large pavilions in a future agreement. Commissioner Gaines suggested the grills that are in Jaycee Park need to be looked at to ensure that they are in good condition to prevent any future incidents.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Michael Broderick to approve Resolution 26-R40.

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

Passed

- C. Resolution 26-R41 appointing a member to the Affordable Housing Advisory Committee (AHAC).

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 AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk Linda Cox distributed the ballots.

Commissioner Chris Dzadovsky voted for Ashlee Davis. Commissioner Arnold Gaines voted for Ashlee Davis. Commissioner Curtis Johnson voted for Ashlee Davis. Mayor Linda Hudson voted for Ashlee Davis. Commissioner Michael Broderick voted for Tayllor Watson.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R41, appointing Ashlee Davis to the Affordable Housing Advisory Committee (AHAC).

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

Passed

- D. Resolution No. 26-R42 designating Lincoln Park Plaza, located at North 13th Street and Avenue D, as a municipal park.

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, DESIGNATING THE PROPERTY KNOWN AS THE LINCOLN PARK PLAZA, LOCATED AT NORTH 13TH STREET AND AVENUE D, AS A MUNICIPAL PARK; PROVIDING FOR PURPOSE, MANAGEMENT, AND MAINTENANCE; PROVIDING FOR RECORDING; PROVIDING FOR SEVERABILITY; REPEALING ALL RESOLUTIONS IN CONFLICT HEREIWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager Richard Chess shared that the designation of the Lincoln Park Plaza as a municipal park will help bring forth the envisioned identity of an entertainment, art, and education area to go in hand with the Highwaymen Museum. Mayor Linda Hudson questioned if Lincoln Park Plaza would follow the park hours established for the other parks in the City; Mr. Chess confirmed it will follow all Ordinances for other parks in the City. Commissioner Arnold Gaines stated that Lincoln Park Plaza should not only be named as a park but should also be developed into a true park. Commissioner Gaines requested an update regarding the Pioneer Park plaques at a

future Commission Meeting. Commissioner Gaines suggested the unsheltered individuals in Lincoln Park Plaza be given enough notice and information for resources to help relocate them in a timely manner.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve Resolution 26-R42.

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

Passed

- E. PULLED AT STAFF'S REQUEST. Resolution 26-R43 accepting Community Development Block Grant (CDBG) Annual Action Plan 2026 – 2027.
- F. PULLED AT STAFF'S REQUEST. Resolution 26-R44 accepting Community Development Block Grant (CDBG) Citizen Participation Plan 2026 – 2030.
- G. PULLED AT STAFF'S REQUEST. Resolution 26-R45 approval and adoption of the 2026–2030 Consolidated Plan.
- H. Decision to accept, reject, or counter a settlement offer received from the Plaintiff in Case No. 562025CA002199: Keene v. City of Fort Pierce.

City Attorney Sara Hedges gave a brief review of the Settlement Offer received from the Plaintiff, Kevin Keene. Ms. Hedges shared that the Plaintiff has offered to voluntarily dismiss the case against the City if the City agrees on the two conditions:

1. The City shall not pursue any new leasing option, solicitation, or Request for Proposals concerning the Little Jim Bridge / Little Jim property until all infractions, violations, and compliance issues identified by the Florida Department of Environmental Protection in its Warning Letter and related inspection materials have been fully resolved and such resolution has been verified by an independent third-party investigator.
2. The City shall undertake and support an amendment to the City Charter requiring a countywide vote of the citizens, coordinated through the Supervisor of Elections, on all future land-use considerations involving publicly held waterfront lands specifically.

City Attorney Sara Hedges is seeking direction from the Commission to accept, reject, or propose a counter-settlement.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to reject the Settlement Offer as presented to the City.

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

Passed

- I. Selection of Florida League of Cities Voting Delegate for conference on August 13-15, 2026.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to select Commissioner Arnold Gaines as the Florida League of Cities Voting Delegate.

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

Passed

- J. **ADDED ITEM:** Approval of an Additional 60 days for Winking Starfish, LLC to Submit a Proposed Assignee in Accordance with the Lease Agreement to Lease and Improve the Waterfront Restaurant at the Fort Pierce City Marina.

Shyanne Harnage, Director of Community and Economic Development gave a brief update. Ms. Harnage shared that Winking Starfish, LLC has provided preliminary information for a proposed assignee and City Attorney Sara Hedges is in contact with their legal counsel. Staff has requested a 60-day extension for Winking Starfish, LLC to submit a proposed assignee so that the City has enough time to vet and review the proposed assignee.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the 60-day extension for Winking Starfish, LLC

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

Passed

14. COMMENTS FROM THE PUBLIC

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

Brad Scott
Jamerick Monroe
Felicia Franklin-Forbes

15. COMMENTS FROM THE CITY MANAGER

- A. May 2026 PO Report
- B. City Manager Report

City Manager Richard Chess thanked Deputy Chief Chan and shared Deputy Chief Chan's new ranking with the Commission. Mr. Chess thanked Special Projects Coordinator Audria Moore, Main Street Fort Pierce's Michelle Cavalcanti, and the Fort Pierce Police Department for their hard work in making the July 4th Celebration a fantastic event.

City Clerk Linda Cox shared Mr. Chess' sentiments that the July 4th Celebration was an incredible event. Ms. Cox thanked Ms. Moore, Main Street, and Fort Pierce's Police Department and Public Works Department for their hard work.

City Attorney Sara Hedges had no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Arnold Gaines thanked Jamerick Monroe for continuing to come out to speak out about the trash issues throughout the community and stated that all of Fort Pierce needs to be involved in resolving the trash issues. Commissioner Gaines requested that a discussion about Little Jim be added to an upcoming City Commission meeting agenda.

Commissioner Chris Dzadovsky shared positive remarks about the Building Department, specifically the great work done by the Building Inspectors.

Commissioner Curtis Johnson, Jr. provided that the City needs to find the best

possible solution to assist the unsheltered population in the City and to provide them with resources to ensure Public Health and Safety. Commissioner Johnson commented that the trash issues in the City will be addressed and that the community needs to be educated on the best practices to keep the City clean.

Commissioner Michael Broderick congratulated the City on a great July 4th celebration.

Commissioner Gaines stated signs need to be put up for the growing construction on Avenue D.

Mayor Linda Hudson echoed the sentiments about the July 4th celebration. Mayor Hudson asked for an update of the new ranking for the Police Department; Mr. Chess stated he has requested for Police Chief David Smith to come to a future City Commission meeting to provide the Commission with the updates.

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 7:24pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER