

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, SEPTEMBER 21, 2026.

1. **CALL TO ORDER**

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

2. **OPENING PRAYER - Jordan Good - Assistant Pastor - Bible Baptist Church**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

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

Staff Present: Richard Chess, City Manager
 Camille Wallace, Interim City Attorney
 Linda Cox, City Clerk

5. **APPROVAL OF MINUTES**

- A. Approval of minutes from the September 8, 2026 regular meeting.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Arnold Gaines to approve the minutes from the September 8, 2026 regular meeting.

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

Passed

6. **PROCLAMATIONS**

- A. Taiwan Day, Taipei Economic and Cultural Office in Miami
- B. National Remembrance Day of Murdered Victims, Survivors of Murdered Victims Support Group, Inc.
- C. H.E.R. Day, Reach with Love, Inc.

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 approve the agenda as set.

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.

No comments.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

- A. Approval of Infill Lien Reduction Program Development Agreement with Franco Prado, owner of 1118 N 16th Ct.
- B. Approval of expenditure for Tyler Technologies for the annual software maintenance renewal in the amount not to exceed \$345,014.23..
- C. Approval of a \$199,139.91 expenditure to purchase traffic signal parts and equipment from Econolite Systems, Inc. for City-owned inventory associated with Contract No. C25-11-1055.
- D. Approval of Hold Harmless Agreement between the City of Fort Pierce and United for Animals Inc. regarding the donation of a decommissioned vehicle.
- E. Approval of the Amended Agreement for RFP No. 2026-007 Floodplain Services and Inspection Services Software, with Forerunner, Inc., of San Francisco, California, for a three (3)-year term in the amount of \$153,108.00, with two (2) one-year renewal options at \$51,036.00 per year.
- F. Approval for Commissioner Arnold Gaines to attend the 2026 Florida League of Cities Policy Committee October Meeting in Orlando, Florida from October 8 to October 9, 2026, at a cost of \$345.31.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve items 11A through 11F 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 26-019 providing for the levying and collecting of taxes for the City of Fort Pierce for Fiscal year beginning October 1, 2026 and ending September 30, 2027 and adopting the final millage rate of 6.9. **SECOND READING**

Assistant City Clerk Tina Rel introduced Ordinance 26-019, read in its entirety, into the record.

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR THE LEVYING AND COLLECTING OF TAXES FOR THE CITY OF FORT PIERCE, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, FOR THE PURPOSE OF RAISING SUCH AMOUNT AS MAY BE NECESSARY TO CARRY ON THE GOVERNMENT OF SAID CITY DURING SAID FISCAL YEAR AND TO PAY FUNDS SO COLLECTED INTO THE ACCOUNTS PROVIDED THEREFOR; ADOPTING THE CITY OF FORT PIERCE 2026-27 FISCAL YEAR FINAL MILLAGE RATE; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The final millage rate of the City of Fort Pierce, Florida, for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 is hereby levied at the rate of 6.9000 per thousand-dollar valuation for general City purposes, which is greater than the roll-back rate of 6.5461 mills by 5.41%.

SECTION 2. The City Commission of the City of Fort Pierce, Florida hereby levies a tax of 6.9000 per thousand-dollar valuation on all real and personal property within the corporate limits of said City, subject to tax on the first day of January 2026, provided however that such 6.9000 shall not be levied upon property in the City of Fort Pierce exempt under state statute or federal constitution.

SECTION 3. That the City Manager is hereby instructed and directed to certify to the St. Lucie County Property Appraiser the above and forgoing enumerated Millage to be levied for all purposes, for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 in the said City of Fort Pierce, Florida, pursuant to the provision of the laws of the State of Florida and the Charter of the City of Fort Pierce.

SECTION 4. This ordinance shall be and become effective October 1, 2026.

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 26-019.

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

Passed

- B. Legislative Hearing - Ordinance 26-020 adopting the final budget for the City of Fort Pierce for fiscal year beginning October 1, 2026 and ending September 30, 2027.
SECOND READING

Assistant City Clerk Tina Rel introduced Ordinance 26-020.

AN ORDINANCE OF THE CITY OF FORT PIERCE, FLORIDA; ADOPTING A FINAL BUDGET FOR THE CITY OF FORT PIERCE, FLORIDA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The City Commission of Fort Pierce, Florida after having held a public hearing, hereby adopts as its final budget for the operation of the government of said City for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the estimates made by the City Manager of said City presented to the City Commission on September 15, 2026, which detailed amended estimates are now on file with the City Clerk and the Director of Finance.

SECTION 2. That it shall be the duty of the City Manager to set up the aforesaid appropriation of revenues and expenses on the account records of said City, to keep such accounts thereof, as required by the Charter of said

City, as may be directed from time to time by the City Commission.
SECTION 3. This ordinance shall be and become effective October 1, 2026.

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 Michael Broderick to approve Ordinance 26-020.

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

Passed

- C. Legislative Hearing - Ordinance No. 26-016: An Ordinance by the City Commission of the City of Fort Pierce, Florida, extending the territorial limits of the City to include one (1) parcel containing approximately 0.19 acres, generally located on Juanita Avenue and immediately west of 2211 N. 19th Street, Fort Pierce, Florida. SECOND READING

Assistant City Clerk Tina Rel introduced Ordinance 26-016, read by title only, into the record.

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE PARCEL CONTAINING APPROXIMATELY 0.19 ACRES, GENERALLY LOCATED ON JUANITA AVE AND IMMEDIATELY TO THE WEST OF 2211 N 19th STREET, FORT PIERCE 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 Chris Dzadovsky, seconded by Commissioner Arnold Gaines to approve Ordinance 26-016.

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

Passed

- D. Legislative Hearing - Ordinance No. 26-017: 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 one (1) parcel containing approximately 0.19 acres, generally located on Juanita Avenue and immediately west of 2211 N. 19th Street, from St. Lucie County Future Land Use designation of Residential Urban (RU) to City of Fort Pierce Future Land Use designation of Low Density Residential (RL). SECOND READING

Assistant City Clerk Tina Rel introduced Ordinance 26-017, read by title only, into the record.

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE DESIGNATION OF ONE PARCEL CONTAINING APPROXIMATELY 0.19 ACRES, GENERALLY LOCATED ON JUANITA AVE AND IMMEDIATELY TO THE WEST OF 2211 N 19th STREET, FORT PIERCE AND SHOWN ON EXHIBIT A; FROM ST LUCIE COUNTY FUTURE LAND USE DESIGNATION OF RESIDENTIAL URBAN (RU) TO CITY OF FORT PIERCE FUTURE LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL (RL); 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 Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-017.

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

Passed

- E. Legislative Hearing - Ordinance No. 26-018: An Ordinance by the City Commission of the City of Fort Pierce amending the City's Zoning Atlas, rezoning one (1) parcel consisting of approximately 0.19 acres, and being generally located on Juanita Avenue and immediately west of 2211 N. 19th Street, Fort Pierce, Florida, from St. Lucie County Zoning of Residential, Single-Family - 4 (RS-4) to City of Fort Pierce Zoning of Single-Family Low Density Residential (R-1). SECOND READING

Assistant City Clerk Tina Rel introduced Ordinance 26-018, read by title only, into the record.

AN ORDINANCE AMENDING THE ZONING ATLAS OF THE CITY OF FORT PIERCE TO REZONE ONE PARCEL CONTAINING APPROXIMATELY 0.19 ACRES, GENERALLY LOCATED ON JUANITA AVE AND IMMEDIATELY TO THE WEST OF 2211 N 19th STREET, FORT PIERCE AND SHOWN ON EXHIBIT A; FROM ST LUCIE COUNTY ZONING DESIGNATION OF RESIDENTIAL, SINGLE-FAMILY - 4 (RS-4), TO CITY OF FORT PIERCE ZONING DESIGNATION OF SINGLE-FAMILY LOW DENSITY RESIDENTIAL (R-1); 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 Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 26-018.

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

Passed

13. CITY COMMISSION

- A. Review and discussion of City Clerk Employment Contract which is scheduled to auto renew on January 6, 2027.

Commissioner Arnold Gaines shared, for the record, City Clerk Linda Cox was not in attendance due to a family emergency. Mayor Linda Hudson expressed she is ready to renew Ms. Cox's contract. Commissioner Michael Broderick expressed content with Ms. Cox's work and echoed Mayor Hudson's sentiment that he is also ready to renew Ms. Cox's contract.

Commissioner Chris Dzadovsky read a statement into the record expressing concern that the Charter Officers' contracts do not truly reflect the Charter. Commissioner Dzadovsky raised concern that the Charter does not distinguish the Charter Officers as independent and co-equal as is detailed in their employment contracts. Commissioner Dzadovsky suggested allowing Ms. Cox's employment contract to expire on January 26, 2026 and presenting a new employment contract that accurately reflects the Charter.

Mayor Hudson shared her disagreement with Commissioner Dzadovsky's statement and provided the autonomy detailed in the employment contracts was done so with full acknowledgment of the Commission. Mayor Hudson provided the City Clerk needs full autonomy as she oversees elections. Commissioner Broderick stated the Charter expressly calls for the independence of the City Clerk's office and shared that he does not believe the Charter needs to be modified as it is critically important to keep the Charter offices separate. Commissioner Curtis Johnson, Jr. expressed confusion about how the employment contract may conflict with the Charter.

Commissioner Johnson expressed his satisfaction with Ms. Cox. Commissioner Dzadovsky shared the City Charter should be the guiding document that the City follows for the employment contracts. Commissioner Johnson suggested the Charter should be reviewed and possibly updated. Commissioner Gaines echoed the sentiment of having a discussion to review and modify the Charter. Commissioner Gaines provided that the three Charter Officers work together constantly.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve City Clerk Linda Cox's Employment Contract renewal.

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

NAY: Commissioner Chris Dzadovsky

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.

Howard Dunn, Jr.

15. COMMENTS FROM THE CITY MANAGER

City Manager Richard Chess shared that the City's Emergency Preemption System has been installed along the main corridors and is active. Mr. Chess provided the Emergency Preemption System will allow the Fire Department to change traffic lights for emergency vehicles to increase response time.

Assistant City Clerk Tina Rel had no comments.

Interim City Attorney Camille Wallace had no comments.

16. COMMENTS FROM THE COMMISSION

Commissioner Curtis Johnson, Jr. shared that the Emergency Preemption System will be very beneficial with heavier flows of traffic to allow emergency vehicles to respond quicker. Commissioner Johnson shared the Commission will be having Community Workshops to help educate the Public about Amendment 3 and expressed concern about Amendment 3 passing and how that will affect the City financially and their ability to partner and support local businesses and non-profits.

Commissioner Michael Broderick shared that there was polling completed for how citizens are voting for Amendment 3 which showed less than the required 60% voted yes. Commissioner Broderick echoed Commissioner Johnson's concerns about Amendment 3 and urged citizens to vote no on Amendment 3.

Commissioner Arnold Gaines encouraged high school students to join the City's Youth Council. Commissioner Gaines recognized Hispanic Heritage Month.

Commissioner Chris Dzadovsky commented that healthy debate is important between the Commission. Commissioner Dzadovsky shared an update about his experience at the Florida League of Cities training session and shared that he continues to learn a lot about the management of the City's Charter.

Commissioner Gaines requested that the discussion about the Charter be added to an upcoming agenda. Mayor Linda Hudson suggested speaking about the Charter in the Commission's individual meetings with staff first because the original Charter was voted on by the citizens of Fort Pierce.

Mayor Linda Hudson shared that the Florida Tax Watch has shared that they are against Amendment 3 which is an important signal of concern for the Florida Sheriffs Association, Florida Association of Counties, Florida League of Cities, and other Law Enforcement agencies, since there is no carve out for law enforcement in Amendment 3.

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 6:16pm.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER