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, OCTOBER 19, 2026.

1. CALL TO ORDER

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

2. OPENING PRAYER - Pastor Chris Fogal - Treasure Coast Christian Alliance

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: Commissioner Michael Broderick

Staff Present: City Manager Richard Chess

Interim City Attorney Camille Wallace

City Clerk Linda Cox

Commissioner Michael Broderick made the Commission aware that he would be late to the meeting and entered the chambers at 5:15pm.

5. APPROVAL OF MINUTES

A. Approval of minutes from the October 5, 2026 regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Chris Dzadovsky to approve the minutes from the October 5, 2026 regular meeting.

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

Passed

6. **PROCLAMATIONS**

A. Careers in Construction Month, Treasure Coast Builders Association

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 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 Letter of Agreement with Thorn Run Partners for Federal Advocacy (Lobbying) Services in the amount of $66,000.00.

B. Approval of a Consent Order regarding alleged violations by FDEP for the Little Jim property.

C. Approval of Reimbursement and Cooperation Agreement with the Lessee of Little Jim, Salty3 Baitshack, LLC, regarding the FDEP Consent Order.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines to approve items 11A through 11C of the Consent Agenda.

AYE: 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.

13. CITY COMMISSION

A. Resolution 26-R64 approving an Interlocal Agreement between St. Lucie County and the City of Fort Pierce for use of Khalil Mack Football Field, located at 1112 Avenue M, Fort Pierce, Florida.

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, AUTHORIZING THE CITY OF FORT PIERCE, FLORIDA, TO ENTER INTO AN INTERLOCAL AGREEMENT WITH ST. LUCIE COUNTY, FLORIDA, FOR THE USE AND OPERATION OF THE KHALIL MACK FOOTBALL FIELD AND RELATED FACILITIES LOCATED AT 1112 AVENUE M, FORT PIERCE, FLORIDA; PROVIDING FINDINGS; PROVIDING AUTHORIZATION; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Motion was made by Commissioner Chris Dzadovsky, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 26-R64.

AYE: 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.

Michael Kessler
Ron Lyman

15. COMMENTS FROM THE CITY MANAGER

City Manager Richard Chess shared the Public Works Job Fair is being held on October 20, 2026 at the Riverwalk Center from 3:30 pm to 6:30 pm. Jared Sorensen, Director of Human Resources and Risk Management, gave an update on the search for the next City Attorney. Mr. Sorensen provided that Renee Narloch asked for a 30-day extension for the recruitment and outreach period to widen the pool of candidates. Mr. Sorensen shared Ms. Narloch has provided an updated timeline.

City Clerk Linda Cox had no comments.

Interim City Attorney Camille Wallace shared updates regarding the Causeway Cove project. At the September 14, 2026 City Commission meeting, the Board voted to send the Planning Director's memo on the Causeway Cove project to outside council for an estimate of cost for a review to bring before the Board for approval before proceeding. The City Attorney's office sent a Notice of Development Approval to 3 law firms and received a response from GrayRobinson. GrayRobinson advised that an opinion letter evaluating the legality of a project already approved by the City would not be in the City's best interest. GrayRobinson was of the opinion that several of the determinations underlining the approval, turning on the Planning Analysis and Professional Land-Use Judgment, should be conducted by a Certified Planner not a lawyer.

Ms. Wallace provided an update that the project applicant has requested that the development timeline be tolled or extended pursuant to Florida Statute 232.363, which is legally permissible as the request falls under one of the four categories of permits and authorizations eligible for tolling or extension when a state of emergency has been declared for a natural emergency. The applicant's request was based on the Governor's emergency declaration for Hurricane Milton and the winter weather that was declared in February 2026. As a result of Florida Statute 232.363 and Condition Two (2) of the Notice of Development Approval, the Planning Department administratively approved a timeline which has now been extended for Phase One, the fourth quarter of 2030 and four years thereafter for each successive phase with phase six–the final phase–tolled or extended until the first quarter of 2039. Mayor Linda Hudson requested clarification that the extension can be requested after the emergency declaration; Ms. Wallace provided that the Governor's office has continually updated or extended the language of the Executive Order so it is still in place. Commissioner Chris Dzadovsky questioned if legislation changes the language of the Live Local Act in the future, would the applicant's extension fall under the new language; Ms. Wallace provided that, based on the land-use language, the law that is in place at the time of the agreement would be the law the project will have to be subjected to.

16. COMMENTS FROM THE COMMISSION

Commissioner Arnold Gaines reminded everyone the third Amendment 3 Workshop will take place October 21, 2026 at 13th Street Church of God beginning at 6:00pm. Commissioner Gaines thanked Staff for their work and commitment to the City.

Commissioner Chris Dzadovsky shared information regarding half-cent sales tax and Amendment 3. Commissioner Dzadovsky reminded everyone that Early Voting began October 19, 2026 and encouraged residents to go vote and complete their research before heading to the polls.

Commissioner Curtis Johnson, Jr. thanked residents who attended the Amendment 3 Workshop on October 14, 2026. Commissioner Johnson echoed Commissioner Dzadovsky's sentiment encouraging residents to vote. Commissioner Johnson thanked Staff for their involvement covering the proclamation for Mr. Earl Little's 100th Birthday and shared the project recollecting Mr. Earl Little and Mr. Sam Gaines' early childhood experiences should hopefully be ready by Black History Month.

Commissioner Michael Broderick discussed the ongoing waste issues that were raised during the Public Comments. Commissioner Broderick shared that he recently met with Waste Management and Florida East Coast Railway along with St Lucie County Commissioner Jamie Fowler, Congressman Brian Mast, and Representative Dana Trabulsy where they discussed potential solutions to the waste issues. One solution that was brought forward was sealed containers on the trash trains; Commissioner Broderick shared that Waste Management and Florida East Coast Railway were given 30 days to provide a response if they will move forward with the sealed containers. Commissioner Broderick shared another solution, is for the City to collect soil and stormwater runoff samples along the perimeter of the Waste Management site to test for toxins. If the site is determined to be dirty, then the Environmental Protection Agency (EPA) and the Department of Environmental Protection (DEP) can be called in to assist with the matter at hand. Commissioner Gaines suggested calling EPA and DEP right away. The Board expressed support in calling EPA and DEP and collecting the needed soil and stormwater samples.

Mayor Linda Hudson thanked the Commissioners for their work on Amendment 3. Mayor Hudson shared her experience at a recent Florida League of Mayors Meeting and the importance of fun events in the Community. Mayor Hudson shared the Ghost Tours to be held on October 21 and 22, 2026.

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 5:46pm.

ATTEST:

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CITY CLERK MAYOR COMMISSIONER