

MINUTES OF A JOINT MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS, AND THE FORT PIERCE UTILITIES AUTHORITY BOARD, HELD IN THE ST. LUCIE COUNTY COMMISSION CHAMBERS, 2300 VIRGINIA AVENUE, FORT PIERCE, FLORIDA, BEGINNING AT 2:00 P.M. ON FRIDAY, JANUARY 14, 2005.

County Chairperson Frannie Hutchinson called the meeting to order.

Upon Roll Call, those present for the St. Lucie County Board of County Commissioners were: Chairperson Frannie Hutchinson; County Commissioners Doug Coward, Christopher Craft, Paula Lewis, and Joseph Smith; County Administrator Doug Anderson; Assistant County Administrator Ray Wazny, Growth Management Director Randy Stevenson; and County Attorney Dan McIntyre. Those absent: None.

Upon Roll Call, those present for the Fort Pierce City Commission were: Mayor Robert Benton; City Commissioners Rufus Alexander, Edward Becht, Christine Coke, and R. Duke Nelson; City Manager Dennis Beach; City Attorney Robert Schwerer; and City Clerk Cassandra Steele. Those absent: None.

Upon Roll Call, those present for the Fort Pierce Utilities Authority Board were: Chairman Darrell J. Drummond; Vice Chairman Robert W. Summerhays, Jr.; Secretary Louis Haynes; Deputy Secretary Thomas Perona; and Mayor Robert J. Benton; and Executive Director Elie J. Boudreaux. Those absent: None.

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The first item on the Agenda was Presentation by South Florida Water Management District on future regionalization of Water and Wastewater Facilities.

County Administrator Anderson said back in October, County Commissioner Hutchinson and he attended a conference in Orlando of the various water and wastewater utility districts around the State of Florida. There was a presentation put on by the various districts such as South Florida Water Management District (SFWMD) and at that meeting there was a lot of discussion on the future of water and wastewater utilities within the State of Florida and where it is headed. Where that discussion was leading was toward the regionalization of such systems. It seemed to be getting away from individually run municipal systems, individually run County government systems and what have you, and more into a regional type program. At that meeting Mr. Len Lindahl, who is on the Board of Directors of the South Florida Water Management District, expressed his views and shared his views with them. It was enlightening. It was very easy to understand. Commissioner Hutchinson and he asked him to come before them today to them his thoughts where water and wastewater utilities are headed in the State of Florida.

**Mr. Len Lindahl** said he serves as the Government Board Member of South Florida Water Management District. They all serve the 16 counties, but he lives in Martin County and covers the areas of Martin County, St. Lucie County, Okeechobee County, and Palm Beach County as an At-Large Member. Henry Dean was also going to accompany him here today, but the weather has taken that opportunity away from them, the aircraft was grounded; he sends his apologies, but he very much is interested in discussing with any of them all at any time his concepts and ideas and also to make available the resources of the staff at the South Florida Water Management District. The panel at the conference of Water Management Districts dealt with the subject of the newly passed legislation dealing with linkage and/or between resource availability - water resources in that instance - and the acceptance and preparation of their local comprehensive land use plans. That legislation now says that in order for the

comprehensive land use plan to be accepted, they have to include a portion that identifies where their resources are going to come from in order to accommodate the growth over the period that it is being contemplated in the plan. Those resources and the identification of those resources get to be complex when they are talking about a 20 year plan. What they observed in their discussions and what they observed in the reaction from communities, counties, cities, and utilities, is that to predict and deal with resource issues... Now this is not service delivery issues. He clearly wants to distinguish between service delivery issues and resource issues. Service delivery issues are those that involve the mechanical treatment of water supply, for instance, or wastewater - the distribution systems, the meters, the collection systems and things of that nature in water and wastewater - those areas where their utilities in their communities are in contact one on one with the citizens in the delivery. What he is talking about is the complexities in how they answer this question in their comprehensive land use plan dealing with the raw water resource and in some degree in the wastewater area how they are dealing with their effluent, because wastewater effluent has been identified as a very viable alternative water supply by recycling it back into the system. So if they look at identifying some of the issues associated with this in the water supply business, it is understanding what alternative water supplies are available to an area such as St. Lucie County, which of those alternative water supplies might be acceptable in terms of use in their future planning? What do they do about the capital associated with development of those alternative water supplies? Because cheap water is going away. And when they are planning for a 20 year period and they have the growth that has been experienced in this County and other areas of the State, they are going to pass beyond the envelope of cheap water that they can just put into the shallow aquifer and withdraw and treat conventional style and methods and deliver that water to the customers. So there are capital issues. There are implementation issues on how they take what might be available as alternative water supplies and integrate it into their system. And then they run into the big issue that SFWMD sees; and that is, existing and competing entities to get a hold of that resource. Existing and competing users. And therein lies the huge dilemma, because as they project into the 20 year horizon they may be projecting utilizing "x, y, and z", and out of "x, y, and z", "x and y" is also projected to be utilized by another entity that may be their neighbor, because as the urban area around the perimeter of coastal regions of Florida grow, these lines where you move from city to county and county to county and city to city seem to evaporate because it all just gets built in as in-fill. So their observation was this - they have some big issues, they have some big dollars at stake, and they have some big items associated with the solution of those issues. The thought was, and what is being discussed more and more is, that the resource issues might best be done in partnerships on a regional basis. Again, this is not a discussion where he is talking about any invasion or diminution of the sovereignty of an existing utility associated with a county or municipality, that he has over there in this category called service delivery. Again, he is talking about a broader aspect of the raw resources that have to be dealt with. There are some candidates here that they might want to look at in terms of this whole issue in water resource development within the district. Examples are the water reuse systems associated with water resource development and reverse osmosis systems. The IRL (Indian River Lagoon), if it gets implemented, has a reservoir out in the western portion of St. Lucie County. And the Upper East Coast Water Supply Plan shows that when those reservoirs are in place, they may be in a very good position with regard to future water supplies for several decades. The question then comes, how is that water that might be available in those reservoirs going to be distributed?

They put one straw in that reservoir? Or they put six straws in the reservoir? If they put six straws in the reservoir, then how do they deal with the competing uses for the individual straws going to the various utilities? Again the thought, as an example, is that the partnership and the regionalization of the various entities that operate service delivery utilities might come together and deal with managing that raw water resource in conjunction with the Water Management District to where there are two entities - the Water Management District and this partnership of shareholders, if he can put it that way, of the existing utilities that would operate together as a single entity. They have one straw going in that reservoir and bringing raw water out and then it is distributed based on the agreements of the corporate entity that is made up of today's utilities. Their RO (Reverse Osmosis) systems likewise are being contemplated and actually implemented in the states where numerous existing utilities come together like a public corporation and they have the interest in it and they are building a regional facility and with that they enjoy a number of things that sort of share in the common denominator as they go through it. These things are capital intensive. The capital available through several utilities, granted if these come together, is going to be a lot easier to raise than individually for individual systems. When they have numerous utilities coming together, they have much more political impact with the Legislature to get directed funds or appropriated funds for specific use. They have a greater impact and they have a greater recognition with the agency that he sits on board of, because they can have a combination of entities that are coming together expressing a common goal, a common objective, and they have worked out how it is that the resource will be divided up and managed. And that is a big plus. They eliminate the duplication of infrastructure as a potential. They have operational efficiencies. They have economy of scale efficiencies. Efficiencies in construction. They can easily address this issue of existing and competing users because their existing and competing users are part of this public partnership. And they are going to be dealing with that with the resources through that public partnership, as opposed to being disconnected and competing individually going head to head. It makes for a much better forum. And again, there are examples in the State right now that are being put in place and that exist where these kinds of relationships have demonstrated successful. Of course, the partnership has a common objective for the whole area covered by multiple comprehensive land use plans and it facilitates the capability of doing much better projections in that 20 year horizon for their comprehensive land use plan in a much better ability to manage this very valuable resource. The days of thinking that just turn on the faucet and water is going to come out, that is not going to happen any more. The resource, when they consider all the allocations for natural systems as well as for agriculture and business and industry and the growing population, it is finite. And they are seriously having to move into alternative water supplies. Again, they think that the coming together to apply energies for that particular exercise, staying out of the sovereign nature of the individual utilities, makes a lot of sense. He offers those up as comments that they might think about. SFWMD is selling anything. They are discussing issues on this linkage in order for comprehensive land use plans and future planning to do the best job at projecting the impacts and the needs for resources. This whole subject last year was really brought forward in the media and was given a lot of attention, because at first the Council of One Hundred's report on future water resources and proposed legislation and things of that nature, which created a lot of controversy because it forwarded the idea that they can go to other basins and transport water. So the first thing that happened is that the people in the Weeki Wachee area and up in the area where they have the springs and rivers were saying places like

Tampa and some of the larger communities were going to come up and take their water and bring it down for urban use. Whether it was understood correctly or misunderstood, it really created a lot of controversy. But here is a group of one hundred senior corporate representatives in the State of Florida and they spent their time on investigating and preparing this report to the Governor. Why in the world would these very busy, very successful people set up a special committee to deal with this water resource development? Similarly, they can ask the same question about the Water Supply Task Force that the State Chamber of Commerce put together which spends an equal or more amount of time in going through a study statewide, not just the South Florida Water Management District, on this whole subject of water resource availability? And the answer he believes, if they take all the gobbledegook out of those reports, is one thing - it is certainty. Agriculture wants certainty. The Commissioners want certainty for their citizens. Those advocates of the natural systems want certainty for their purposes. Business and industry can't generate jobs, can't generate products, if they don't have certainty of this resource. What they are saying is, there are ways and means to achieve that certainty in a form that is not necessarily so competing. Utilities and interests can come together. The Water Management District can facilitate and participate. There is legislative availability for funding and appropriations to where this certainty aspect doesn't become the kind of challenge or misunderstood commodity that occurred last year and the end of the year before. That is where their thoughts are coming from. He hopes he covered the kind of material that they were looking for him to cover. He would be happy to try to answer any questions. He has two staff members here - Mark Elsner, who was the senior drafter of the Upper East Coast Water Supply Plan, and Karen Smith, Director of Martin/St. Lucie Service Center. If they can respond to any questions in detail, they would be happy to do so.

County Chairperson Hutchinson said she would like to give a special thanks to Mr. Lindahl, who has put off his family vacation in order to be here today and make this presentation at their request. The information he has given is extremely detailed and she doesn't know if there are any questions right now. She and Commissioner Coward had attended a conference and when it was over with and they were sitting and absorbing all the information and the questions started coming up. She and Mr. Lindahl talked after that on account of it. If there are any questions from anyone, please feel free to ask.

County Commissioner Chris Craft said not a question, but a statement. He believes this is the future - regionalization. He believes they can protect their resources as well as provide the highest quality product to their citizens. He would really like to work with the City of Fort Pierce so they could establish a true regional facility at least for the north county area and hopefully one day to be able to incorporate that into south county.

City Commissioner Nelson asked how does Mr. Lindahl answer critics when they say that SFWMD is only proposing a regional concept and serving as a facilitator, that they are only trying to facilitate really the perpetuation of his organization?

Mr. Lindahl said that is an interesting criticism. He will offer this explanation. As a governing board member, he stays very focused on policy and direction of the Water Management District. The Water Management District is not a general purpose government. It is a special district that has specific enabling legislation. He focuses on that. He believes that the other eight members, as governing board members, have taken on the challenge that focuses on specifically what he said; and that is, to do the things that is in that is in that enabling legislation, do them and do them well,

and not go outside and press the envelope of that enabling legislation and stick their nose in business where it doesn't belong. Now with that in mind, the Water Management District through its enabling legislation is charged specifically for water resource development. That is, the resource made available for that certainty that he just described. They don't need to be in what is defined in the legislation as "water supply". And people and the media get those two terms mixed up and it can get very confusing. From the legislative definition of water supply, it is the functions associated with the treatment and distribution by delivery of water. Water supply is not water resource development. Water resource development has been designated to the regional Water Management Districts in the State of Florida. There is a boundary obviously where water resource in its form is going to be made available to and becomes part of their deliverable and the receivable for utility systems. Therein they have to co-mingle. That is, the South Florida Water Management District needs to know what the local government's expectations are. The local government needs to know what expectations the Water Management District can achieve. The counties and cities need to know where they are going to go in the future. The Water Management District needs to understand that; and if it can be achieved, they as the supplier and the water resource developer need to put their heads together and come up with a solution so that certainty is the constant denominator. So the ones that might offer that criticism may think the Water Management District is going outside their boundaries and doing things they should not do. He would trust that they would not. He thinks the direction of the governing board and senior staff is clear on this issue. Their expenditure of time and dollars is to facilitate that water resource development, bulk supply of water, so that there is certainty within the systems so that they can achieve their expectations.

Mayor Benton said last year this City and the County entered into a water agreement and in that agreement they talked about jointly working together to relocate the wastewater treatment facility out on South Hutchinson Island in Fort Pierce. They were looking at a joint facility in the northern part of the County. He thinks about two months ago the Utilities Authority was looking to add 2,600 homes to the facility they have now and the pipeline to these homes is west of the City of Fort Pierce in St. Lucie County. He thinks at that point, at least in his eyes, it was time to get the ball rolling for this joint facility. With the two hurricanes they had in September, one of them came very close to probably taking out that facility on the island. It took out the trailer park adjacent to it. He has been told in Tallahassee that there is mitigation money. Is there grant money maybe through South Florida Water Management District to help them get the plans rolling and get something in line to move that facility off the island?

Mr. Lindahl said he would certainly be stepping out of his boundaries if he told them yes or no. The allocation of financial resources from a Water Management District involves more than what he has to say. And he can also tell them that as a result of the things the Mayor just mentioned, their resources are stretched and allocated just like their's are. This agency, the Water Management District, works for their local partners. They work for people in the public entities in the 16 county area. And from a Board policy standpoint, that has been re-established, guaranteed in the last three years for sure, what they do is to work for and with the entities in helping them achieve what it is they want to achieve in. So the answer is, they would work with them. If the SFWMD has resources they can identify, they would make those available if they can work with them on solidifying grant resources from mitigation funds or other Federal funds that might be flowing into the State. They will work with them on that. They have always

every year a substantial legislative agenda; and their legislative liaison staff works with the House, the Senate, and the Governor's office on all those agenda items. Directed funds and special appropriations can always be considered. So there is a kaleidoscope of opportunities that the SFWMD would be pleased to assist and work with all of the entities involved in utilities in St. Lucie County.

Mayor Benton said that is what he was looking for, because he thinks today is the next step. The City and the County have this agreement and he thinks they know it needs to be done, moving this facility or creating a new facility. He doesn't think the City or the Utilities Authority can do it on their own. It is going to take a partnership with the County and hopefully South Florida Water Management District can help them with this. But it is something that has to be done. They have talked about it for years and now it is time to take the next step and plan it.

Mr. Lindahl said they really look for the local entities to come together and decide what it is they are going to do. SFWMD can be a sounding board, they can make staff and information available to assist. When the local governments come to a conclusion and it includes and addresses the kinds of things that falls into SFWMD legislative authority, they are here.

City Commissioner Becht said he likes the concept and he actually has been approached by some County Commissioners and they have a dialogue going back and forth. He has confidence in the engineers that they can design systems that will regionalize this. He is troubled by their ability as politicians to come up with a model for governing this new entity or entities. Does SFWMD have any models they can give them that would show them how to create a governing board for a regionalization concept?

Mr. Lindahl said there are several. And the loss for this particular session is not having Henry Dean here, because he had asked Mr. Dean to specifically comment on the coming together of local partners that took some time and had a lot of bristling associated with it. But it is maturing because they have gotten past some hurdles that involves water systems dealing with raw water supplies for resource development in Volusia County, Orange County, Flagler County - the counties up in that neck of the woods.

City Commissioner Becht asked how do they get those models? Can Mr. Dean get those for them?

Mr. Lindahl said they can get that information to them. He thinks he sees some people here in the audience that are probably going to get it to them faster than he can get it to them simply because they just heard the request. But he can make sure that information in that regard comes from the agency so they will know to the extent possible that it has the official agency transmittal. Mr. Dean prior to coming to the South Florida Water Management District, being the Executive Director for St. John's, was very much involved in that. There are also some activities going on in the southwest coast within the South Florida Water Management District under their agency's purview that could be discussed. Again, Mr. Dean would really like to come up and give them a short course on this. This is Mr. Dean's appetite, he likes this kind of thing and has been immersed in it, so he might be able to give them some counseling.

County Chairperson Hutchinson said she thanks Mr. Lindahl. She has a general feel for what is being asked of him today and his information is very helpful as they move forward with their decision. She thinks the reassurance that South Florida Water

Management District is available is going to be extremely helpful to her.

County Commissioner Craft asked can they get a consensus of the three different boards as far as who is in favor of regionalizing the water as well as wastewater, who thinks that would be of benefit?

Mayor Benton said as far as the City, he agrees. He thinks it is the only way they are going to move forward in the future.

City Commissioner Alexander said he agrees.

City Commissioner Becht said he is in favor of going the next step, trying to figure out how to do it.

County Commissioner Coward said he also strongly supports the vision that Mr. Lindahl has laid out for them today and agrees with all the comments from everyone. This is really the next step in following through on that landmark water deal that the County and the City struck last February. They envisioned working in a cooperative fashion and partnership. This regionalization approach is definitely the next step. How exactly they do it, he thinks it is still open for further information and debate. But from a conceptual level, he thinks they are all in favor of trying to move forward. He thinks the other aspect of that joint agreement is also on their agenda here and he thinks they will be able to finalize that today as well with the joint planning agreement. He is very interested in having that next meeting with Mr. Dean and to discuss the various models that Commissioner Becht mentioned.

County Chairperson Hutchinson asked would anyone from the Fort Pierce Utilities Authority like to chime in?

Chairman Darrell Drummond, Fort Pierce Utilities Authority, said he doesn't know that they can add anything to that above and beyond that they will always be very much inspired and happy to look in terms of expanding their regionalization with regard to services the Utilities Authority provides. Of course, they take a lot of their direction from the City Commission itself. And so to the extent that they are able to say yes, they will say yes. To the extent that they will follow direction of the City, they will follow direction of the City.

County Chairperson Hutchinson asked would it be appropriate, since there seems to be a consensus across the boards, that they basically ask both their staffs to start working together for the next steps? Would that be agreeable?

Mayor Benton said he thinks so.

County Commissioner Coward asked could they set a date certain so they don't have to prolong this too long? Is 60 days too much or too little as a starting point? They will try to have that next meeting in 60 days?

Mayor Benton said he thinks with their joint meetings, now that these hurricanes are out of the way, hopefully they will get back on track where three folks, one from each Commission, gets together every three months. So he thinks that should be a topic of discussion at those meetings so they can keep up with progress, especially with the importance of a wastewater treatment facility in the north County. He would like to see some progress and he hopes everybody here feels that way. It was his understanding when he was in Tallahassee that there is grant money and mitigation money up there right now for the asking, because of these

hurricanes and because of the threat to that wastewater facility on the island, to help them take the next step. So he doesn't want to lose that window of opportunity due to these storms.

City Commissioner Nelson said the Mayor mentioned something about the Utilities Authority's Wastewater Treatment Plant over there on Seaway Drive. May they get information at this time from either the U.A. or City staff, their efforts where they are and status with respect to plans for relocating that facility?

Mr. Bud Boudreaux, Director of the Fort Pierce Utilities Authority, said the Utilities Authority is not in the process of relocating the facility. They have plans to build an additional facility on the mainland just southwest of the City between Glades Cut Off Road and Selvitz Road; but at this point it is not envisioned that plant is going to replace the island plant any time soon. This is expected to be in addition to their treatment facilities. In the future - and he is thinking in the 8 to 10 year time frame - that might be a possibility; but for the instant, they are not making plans to relocate that plant.

City Commissioner Nelson asked if they were to get some cooperation from the South Florida Water Management District and the County, would it be cost prohibitive for them to do that, or is it cost feasible to do that, relocate it? He thinks at one time they were talking about it, when they were doing the Harbour Isle project over there, figuring out a way they could get effluents pumped back this way. They were filling up over there. Is it cost feasible for the FPUA to in fact solicit some type of effort from the Water Management District and the County and the City of course, to move forward and work together and come up with monies to completely do away with that plant and put it inland?

Mr. Boudreaux said let him clarify something. Mr. Lindahl probably was too much of a gentleman to answer no to a question about funds from the Water Management District. But the Water Management District is only concerned with water supply and not wastewater treatment. So he really would not anticipate any assistance from the Water Management District in terms of moving a wastewater treatment facility. It is possible that the plant could be moved. He recalls that several years ago, probably five years ago, they did a couple of studies on the cost of relocating that plant following a sewer spill they had in October 1999. At the time, the best cost estimate they could come up with for totally relocating a treatment facility to the mainland was in the neighborhood of \$60 million. At that time the FPUA looked for grants for it and any financial assistance to help with that endeavor; and of course, there were none. He says that after having reviewed those documents within the last three to four months at Mayor Benton's request. The future of that plant is such that the only feasible way to truly accelerate moving that plant is to build a big - and he doesn't know how big, but maybe 25 million gallon a day capacity plant - to absorb the treatment capacity from the island plant into that. It would still be very expensive, but that would probably be the least painful way to do it. But they are still talking quite a few years and tens of millions of dollars.

City Manager Beach said his question is one for clarification. What is the direction the two boards are giving to staff in regards to the various staffs sitting down and working up some regionalization concept for either water or wastewater? Mr. Lindahl talked extensively about water supply issues and the concept of setting up a regional process for distributing the water to various independent water providers. The discussion went from there to the agreement that it was a good concept. And then the idea that staffs should get together to work up some type of

proposal to the boards. He just needs some clarification of what that proposal is and what that desire is from the two Boards.

Mayor Benton said when the City and the County discussed the water agreement last year, that was one of the conditions - looking at a joint facility to take the pressure off the island plant - and that is what he is looking for progress in. Because he thinks if government doesn't take the step, the Utilities Authority is not going to do it unless the government finds a way to make it happen.

City Manager Beach asked that is wastewater, is that correct?

Mayor Benton said right.

City Manager Beach asked what they are directing staff to do is to look at the concept, review the concept of a regional wastewater treatment facility for both?

Mayor Benton said right. And to him, he thinks they should start in the north County. He thinks that is where the critical area is and that is what was put in as a condition in this water agreement.

City Commissioner Coke said she thinks they actually need to look at both issues and she thinks they need to be looked at separately. They talk about relocating the wastewater treatment plant. It was \$60 million five years ago and it would have taken them 10 years to move forward on the plan. She is sure it is way more than \$60 million now. And if they don't start at least putting a plan of action in place, it could be double that price and it could be 20 years down the road before they get to it. So she thinks they need to not react when there is a problem such as a sewer leakage on the island or into the Lagoon, but they need to start acting proactively and start formulating a definitive plan with a time frame, and then they can start researching how they are going to fund that.

County Chairperson Hutchinson said she agrees and she thinks both issues are just as equally important, not one versus the other. She thinks they could be paralleled actually.

County Commissioner Craft said he looked at it as well. He thinks Mr. Lindahl touched on it, it is a point of leverage. If they have a regional utility authority for the area with two governments behind it - the County as well as the City - he thinks it gives them a lot more leverage as far as getting the funding they need to make that out there happen. And that is the importance of this whole issue. It is the people sitting up here that are going to make it happen. He doesn't want to look at this in piecemeal. He wants to look at this in a holistic fashion to make sure they are able to move forward to do things the proper way so they are able to move forward to do things the proper way so that they can provide the best quality product at the lowest possible price to the citizens of St. Lucie County.

FPUA Chairman Drummond said he just wants to say from the utility standpoint everyone recognizes that it sounds fantastic. They are all about the business of providing the greatest amount of service at the least amount of cost. The FPUA is in that business and they will continue to do that; and so most certainly they don't want to do anything that is going to take away from the process of getting it done. Again from the FPUA's perspective, it is going to be a question of whether or not they are able to do that and at the same time meet the mandates that have been set out by the City Commission. That is the only thing that will hinder them. Above and beyond that, they are here to make money.

County Chairperson Hutchinson said she thinks that is what they are all wanting to hear, not that he wants to make money, but...

City Commissioner Nelson said he likes that part.

FPUA Secretary Haynes said he thinks the Utilities Authority Board would certainly be in favor of regionalization to come together. He thinks they are all in favor of moving the wastewater treatment plant off the island. But it is beyond their ability to do it alone. So he thinks if they all join together, then possibly or hopefully they can get this done.

County Chairperson Hutchinson said they are still back to the question of date certain. Is it 60 days, 90 days? What are they looking at?

County Commissioner Coward said the City Manager had asked someone to clarify what their motion was.

County Chairperson Hutchinson said she thinks the direction, at least her sense of it, was for the two staffs to move forward with putting together a conceptual plan of regionalization of both water and wastewater, and more or less an emphasis - as far as the wastewater - on moving the island plant specifically.

City Commissioner Coke said she would certainly think that if they are looking to get an answer from staff they can say 60 days. If something comes up and they need more time, they can always ask for more time. But if they give staff six months, then she will guarantee it will take six months. So she would suggest they go with the shorter time frame, see how much progress they can make in the 60 days, and then have staff come back to them with whatever they have. If they need more time, then go from there.

Mayor Benton said he thinks one of the handouts shows possible sites in the north County area. That is something that can be put on that agenda for 60 days, maybe fine-tuning this in looking at a site, because he is sure there is going to have to be some public discussion.

County Chairperson Hutchinson said right.

County Administrator Anderson said he thinks there are at least three things that need to be accomplished within the next 60 days; and if there are additional, please tell them. First of all, he thinks they need to come back with examples of governing boards. Secondly they need another joint meeting to ask Henry Dean to discuss his areas of expertise regarding governing boards and how these are established. Then the third thing is, he thinks they need to run some financial models of how they can get that wastewater treatment plant off the island - what is it going to cost and how do they think they can fund it. He thinks they can do all three of those within the next 60 days. If there are some additional things, please tell him and he will put it on the list.

County Commissioner Coward said just one brief addition. Could they also instruct their grant writers to look at available funds from various entities - whether that is State, Water Management District, or wherever. It sounds like Mr. Boudreaux had begun that process; but if they can look again and see what dollars may be available to assist them.

County Administrator Anderson said they will work in conjunction with the FPUA in running those financial models.

Mayor Benton said he thinks if the grant writer was to maybe

contact Senator Pruitt's office, they could find out where there is mitigation money because of these storms and because of the location of that plant. That was initiated by Senator Pruitt.

City Commissioner Becht said one of his concerns is that politics not enter into this. He had a conversation with Mr. Boudreaux and Mr. Boudreaux told him as an engineer the time is right for the regionalization. He started off when he asked Mr. Lindahl the question, he said he has confidence in the engineers. They have made comments today. They have a handout here on the table (St. Lucie County Utilities Department North County Wastewater Treatment Plant Facility Siting Analysis - August 2004 Report Summary) that talks about a facility in the north County. He for one doesn't want to play politics with whether it is in the north county area, the center of the county, or in the Fort Pierce service area. He wants the engineers - hopefully between the FPUA and the County's Utilities - to tell them where it makes the most sense to have a combined system, to have them come back to the boards and tell them where it needs to be. He really doesn't want politically the governments telling them where it is supposed to go.

County Commissioner Coward said that is actually what this map is. This hasn't been driven by politics. This has been driven by the engineers who looked at where the plant needs to be located in order to provide that service in a cost effective way. He doesn't think they have a pre-determined agenda. They certainly know they have service demands in the north County. But he thinks their options are open as to whether they have one plant, two plants, or whether there is one in the north and the south or both, they don't know. Don't get the sense that this is a politically driven map. They have actually hired consultants to help them look specifically at providing utilities up there. It hasn't even gotten into the political arena for them to decide on this map.

City Commissioner Becht said his response to that is, did FPUA have any input into the creation of this document?

County Commissioner Coward said he can tell them his gut answer. He is sure they must have had some coordination since they are tied into their lines, but he doesn't know...

Mr. Boudreaux said he doesn't know the answer to that either. Someone on his staff may have been contacted, but he is not aware of any conversations regarding these sites and he hasn't been involved in any.

Mayor Benton said that is why they are here today, communication. If they are going to get there, they have to talk.

County Commissioner Coward said just one last comment. Like City Commissioner Becht has said, from the engineering standpoint the time is right. He thinks politically this time is right. Look what they have here. He was very proud to be a part of that previous landmark water deal that was struck in February 2004. That was a very big moment to be able to resolve the first of a set of really complicated long standing problems. That laid the foundation for them to continue this partnership. And to have all three of these entities together again trying to take it to the next level is a very positive thing in his opinion. So he thinks the time is right politically as well.

City Commissioner Nelson asked are they going to adopt the proposal submitted by Mr. Anderson with respect to staff's action? If so, he is prepared to make that motion.

Motion was made by City Commissioner Nelson, seconded by City

Commissioner Alexander, to adopt the proposal submitted by County Administrator Doug Anderson with respect to staff's actions in the next 60 days: (1) Come back with examples of governing boards; (2) A joint meeting and ask Henry Dean to discuss his areas of expertise regarding governing boards and how these are established; and (3) Run some financial models of how to get the wastewater treatment plant off Hutchinson Island - what it is going to cost and how do they think they can fund it.

Those voting in favor of the motion were: City Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

County Chairperson Hutchinson asked following along those same guidelines, would someone from the County make a motion?

Motion was made by County Commissioner Craft, seconded by County Commissioner Smith, and unanimously carried, to adopt the proposal submitted by County Administrator Doug Anderson with respect to staff's actions in the next 60 days. (See previous motion.)

FPUA Chairman Drummond said he is lost. Do they need to follow through?

County Chairperson Hutchinson said let's do it together.

Motion was made by FPUA Secretary Haynes, seconded by FPUA Deputy Secretary Perona, and unanimously carried, that the Fort Pierce Utilities Authority participate in this venture.

FPUA Chairman Drummond said they are in agreement.

County Chairperson Hutchinson said they will be hearing back in less than 60 days.

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The next item on the Agenda was Annexation Issues.

County Administrator Anderson said in previous discussions with the City, and this is a follow up also from the meeting they had last January, there are some annexation issues. He doesn't know how in depth they all want to get with that today. But when it does come to annexations, there are things that affect the County such as road impact fees, stormwater impact fees, who is going to handle the stormwater, and who is going to assume maintenance responsibility for stormwater and also for the roads. It is just an issue that they really don't need to resolve today, but it is something they just want to keep on the table.

County Chairperson Hutchinson said before they move on, she thinks there is a question.

City Commissioner Becht said they have accomplished something positive today and he doesn't want to drift into a negative area. But last week he had asked Mr. Anderson if he could come up with a list of the roads that are troublesome to the County that have not been taken over by the City. And he doesn't know when they will be able to get that list.

County Administrator Anderson said he just received a list prior to the meeting. He just got his hands on it. He wants to review it and go over it with staff; and then he will be submitting it to the County Commission and the City Commission.

City Commissioner Becht said okay.

City Manager Beach said he would ask the Fort Pierce City Commission if there are issues that they want staff to present to

this Board for discussion today as it relates to the annexation goals of the City and their attempts toward the legislative annexation that they had discussed for some time. Staff is prepared to go into that discussion if the City Commission and the County Commission are willing to entertain that discussion.

City Commissioner Coke said she would suggest that while they are on a positive note, perhaps they could move the discussion of annexation to after the JPA (Joint Planning Agreement).

County Commissioner Coward said or at another meeting.

Mayor Benton said he thinks the JPA is going to help them solve the annexation issue, so let's get on with that.

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The next item considered was Request from St. Lucie County to the Fort Pierce Utilities Authority for \$100,000 toward the **South 26th Street MSBU**.

County Chairperson Hutchinson said this is a request from St. Lucie County to the Fort Pierce Utilities Authority for a funding arrangement of \$100,000 toward the 26th Street MSBU. Before they move into that, she would just like to personally thank the City Commissioners for their help and their willingness to partner in this MSBU and the creation of it. She is hoping that the Fort Pierce Utilities Authority will also be a partner in this. This is an area that desperately needs wastewater utilities.

City Commissioner Becht said for purpose of clarification, he thinks the request is also from the City Commission. It is not just from St. Lucie County. He thinks the City Commission already voted on this and the City Commission as a whole also is desirous of FPUA revisiting that matter.

Mayor Benton said he would agree. He thinks the reason why it was tabled at the U.A. meeting was so they could get some further discussion with the County.

FPUA Chairman Drummond said he agrees. He just wants to be clear with regard to this. When it came before them as the Utilities Authority, it was with regard to their policy which requires a four year payback when they look in terms of these kinds of contributions for MSBU's. This one exceeded that. It was tabled, asking that both the County and the City look in terms of their contributions to get it back to that level versus the U.A.'s contribution. That is where it was left. But most certainly he is very happy that they are all here together today. They can certainly talk about it from that standpoint.

City Commissioner Nelson said he recalls their having addressed this at a City Commission level and he thinks they authorized some \$250,000 for this project. But they did that not really taking into consideration the uniformity of what they were doing in this effort. They had witnessed in prior months some monies to be spent by the U.A. down at the south county area south of Midway Road, that subdivision down there. He forgets the name of it.

City Commissioner Coke said Indian River Estates.

City Commissioner Nelson said Indian River Estates. He thinks at the time they wanted to put up a certain amount of money for that project because they were in sort of a state of competition with other sources. They were ready to put that money up. This particular project in and around 26th Street parallels a project out around the airport off St. Lucie Boulevard, wherein there were two former dumps in years past where they have real serious water

problems out there, and they are not doing a similar thing in that area. Within the City of Fort Pierce's borders, 27th Street to 33rd Street along Avenue Q, they have a lack of sewage lines running in that area and it is within the City limits; and they are asking people to pay in the neighborhood of \$8,000 to \$10,000 to get sewage in the area. He is wondering in essence here whether or not they are being consistent and uniform with respect to in one case having to put up monies for one area and require people to pay out of their pockets in another area. Can they in fact be more equitable and uniform in their deliberations and their delegation of authority to do these types of ventures? MSBU's are in fact "pay as you go" situations. And here they are subsidizing in a sense in one area. That worries him somewhat.

City Commissioner Coke said she can certainly sympathize with any other neighborhoods that are having a similar problem to this. Reading the history of this, it has been going on for many years now. County Commissioner Hutchinson and she discussed six or seven months ago proposing this to both Commissions. They have done that. It is past. She would suggest Commissioner Nelson at this point in time, it has become a health and safety issue to those people out there. And both Commissions have moved forward. They need the Utilities Authority to move forward. And she would suggest that if there is another neighborhood that has a similar problem, she is sure all the boards involved would be more than willing to consider setting up another MSBU right in that neighborhood to solve the problem. But she doesn't think they can live with their citizens, whether they are in the City or the County, having raw sewage in their yards. It has been going on for 15 or 20 years and it needs to be addressed.

City Commissioner Nelson said historically, he doesn't know whether they know, but he served as Chair of the County CDBG Program some 10 or 15 years ago and addressed this same issue. So he is fully aware of both projects in both areas. The health and safety of all the citizens of this County are his concern. But when they come down to being different to one segment of the citizenry as opposed to another, that poses problems with him. They have a State law that says if they are in a certain proximity to a sewage treatment facility, they are required to connect on. He can show them where they have on the edge of the City limits of Fort Pierce within the City limits of Fort Pierce areas that are not connected to their sewage line are in proximity to the lines. He can show them that empirical data that they have two formerly closed dumps in and around the St. Lucie Boulevard near the airport where the health department has in fact said they have seepage from those former garbage dumps going into the ground and people have a serious health problem out there. He thinks it incumbent upon the County to do something about it, as opposed to just picking out one section that is in a fairly affluent area in and around the college who has some sewage, some lights, some streets, some water, some paved roads, and these people have none.

Mayor Benton said it isn't an affluent section they are talking about here. He thinks what Commissioner Nelson needs to do, if he could put on paper this area so they can look at this also in the near future. But what they are looking for today is a decision from the Fort Pierce Utilities Authority, because the City and the County Commissions have made a decision. But because this would be a special exception for the FPUA, this hasn't been done before; but because it is a health issue, he thinks maybe that gives them the ability to make it a special exception.

County Commissioner Coward asked could he ask a related question? He thinks this is partially what Commissioner Nelson was asking is, are there other examples where the four year payback was exempted

for one reason or another; or is that a standard that has never been modified by the U.A.?

Mr. Elie Boudreaux, Director of Fort Pierce Utilities Authority, said on one other occasion they made an exception; and that was in their proposal to be the retail provider of water in Indian River Estates.

County Commissioner Coward said that is really the issue. Do they have the ability to modify their rule to help move forward with a needed project? And the answer is, yes. The County Commission has done the same thing. Because typically their MSBU programs did not provide subsidies. If it wasn't paid entirely by the neighborhoods, they did not move forward. They recognize that in economically disadvantaged areas, particularly those with severe health-related problems, that they could no longer sit back and just say doing nothing is acceptable. They had to take an additional step and that is exactly what they did in this case. It is his understanding that the City and the County combined and put somewhere in the neighborhood of \$700,000 additional into this that would not have been done based on their past policy. They had to step up to the plate. So they are asking the FPUA to join them in that effort with a \$100,000 contribution.

FPUA Chairman Drummond said he has no problems with that. He was glad that the action that was taken by the Utilities Authority Board was to table it and not just reject it out of hand. Essentially what they were suggesting is that by having this dialogue what they are saying is that in the future are they going to as a Board, as these issues come forward, be willing to look outside of their policy in terms of how they approach the expenditures when these requests come forward. If the majority of the Utilities Board suggests, as it relates to this one, that is fine. But clearly he just want it to be an issue that everyone understood that this was outside the general policy that they have done in the past.

City Commissioner Alexander said just to put a table top or cap on this, he is surely thinking that the City staff and the County staff and the FPUA are surely aware of the areas they are speaking of, that they address this. That way they won't have to be beat a dead horse. That they get it addressed and bring something back to the Commissioners, because they could sit here and discuss this County all day. Just don't say leave it alone, just let them go back and bring something to them. Because he was appalled when he found out they didn't have sewage on Avenue Q. He just thought they didn't have none of those areas of no paved roads in the City limits and sewage and septic tanks. He thought that was in the days of the past. But he finds out every day they do have these things still lingering. The Commissioners might not be aware of it, but surely the entity of the FPUA and their staffs, someone knows about it.

City Commissioner Coke said she would agree with Commissioner Alexander that they should ask staff for reports on any other troubled areas. But she does not want to see them postpone moving forward on this one. She thinks the City staff has moved forward on it, the County staff has, both Commissions have, and the ball is in the Utilities Authority's court whether or not they are going to assist them in helping these citizens.

FPUA Chairman Drummond said at this point if he could, he would like to come back to the Utilities Authority Board and see if there is a motion with regard to their position.

Motion was made by Mayor Benton, seconded by FPUA Deputy Secretary

Perona, that the Utilities Authority contribute \$100,000 toward the South 26th Street MSBU to move forward with sewerage in this neighborhood for health reasons.

FPUA Deputy Secretary Perona said he understands that the Fort Pierce Utilities Authority is trying not to get into the political arena. They basically have all their responsibilities to their ratepayers. They stepped over the line with this particular issue. They have all read the newspaper articles. He has been very familiar with this area for a long time and he is thrilled to death that something is getting done about it because people are in dire need. But as Utilities Authority Board members, they are very cautioned about stepping over that line and getting into the political arena of what they are doing in setting precedence that they may not be able to uphold in the future. They do not want to hold future Boards to their actions in that particular situation. This is an unusual situation as County Commissioner Coward came forward and said. They have all the different entities willing to belly up to the bar here. They identified the problem and they are all willing to participate in the problem. And as far as he is concerned, that has identified this situation as something unusual, something that can qualify them stepping over that line and supporting this type of an issue.

FPUA Secretary Haynes said he would like to say a word about this too. He tries to be consistent in his decisions on the Utilities Authority Board and he doesn't like to make exceptions without good reason. His concern about this motion is that if they make an exception in this case, what about the area Commissioner Nelson was discussing on Avenue Q. Are they going to be invited to participate more heavily in that MSBU if that comes about? He would certainly not want to have this decision contribute toward his decision in the future to contribute more than the four year pay back. Based on that, he would go along with the motion in this case. In fact, he made the motion against it to begin with because of his fear of setting a precedent. But he will vote for the motion.

Mayor Benton said the areas Commissioner Nelson is talking about, he thinks the right way to go about it is to have the U.A. look at these areas, because the U.A. probably knows what areas might be in the City that don't have sewer, more so than their City staff. So he thinks it is one of those where this discussion should take place with FPUA staff, City staff, and the County staff if it is in the County. He thinks the U.A. was brought on board with this after the fact. He thinks the City and the County talked about and the U.A. was just asked to be a partner. He thinks this time the U.A. should be included from day one.

Those on the Utilities Authority Board voting in favor of the motion were: Mr. Haynes, Mr. Perona, Mr. Summerhays, and Mayor Benton, Those opposed: Mr. Drummond.

County Commissioner Lewis said she is very pleased with the decision. She does not know if it helps anybody after the fact, but she doesn't see this as being politically motivated. In creating the MSBU, perhaps FPUA was not brought on board because the County doesn't usually bring them on board, this was just their usual process. And she doesn't recall of all the MSBU's they have set up in the years she has been on board that they have ever had one where the Health Department urged them to proceed for health reasons. So she thinks aside from being an administrative issue, it certainly is not a political issue at all. She doesn't see it being a political exception. The Health Department is very cautious about getting involved in these things. She doesn't know if any of them know the Environmental Health Manager, but he is

certainly cautious about entering the political fray and he has waded into this on more than one occasion. So she is very comfortable with the fact this is exceptionally hazardous to the health and welfare of those residents. And on that basis, she thinks it is a worthy exception.

County Commissioner Smith said he would agree with the statements of Ms. Lewis. He thinks it is very important that they realize that in this situation of South 26th Street that things are actually in a grave and very serious condition. He also agrees with City Commissioner Nelson and would look forward to working with him and his staff as well as the staff here at the County to find those other areas of their County and of their City where they need to move about and get this done. Because when it comes to health and safety, he thinks the fact that some people can't pay should not prevent them from enjoying the same services as the rest of them enjoy. That also goes to their friends over at the U.A. The County may come back to them again in some serious and grave situations where this is the only way to get the job done. Because they are a public entity and their job is to take care of their residents and citizens.

County Chairperson Hutchinson said she would like to thank the FPUA for cooperating with this. They would not have gone to this extreme by no means unless they had tried every avenue in the past 15 years with federal grants and state grants and SHIP Programs and anything before they did this. This was the last resort and it is exceptionally needed. So she does thank the Fort Pierce Utilities Authority.

City Commissioner Alexander said he just wants to add one last thing on this. His concern is within the City limits of the City of Fort Pierce they have laws and by-laws and new laws every year. Now they are telling him over this period of years that he knows some of these residents live there and there was not a requirement that they no longer have septic tanks versus City sewage? If it is so, then that means they dropped the ball. Because surely 15 years ago people may have been able to pay those hookups, but now the cost and everything has gone through the roof. So why do they punish individuals with something they overlooked? He is not trying to point fingers at anyone because it is all of them. They have to take this all together. He just didn't want so anyone be thinking they are taking advantage of any entity. They just need to work together with all these entities.

County Chairperson Hutchinson said she is right there with him and she agrees with some of the comments today as far as if there are other areas that they are unaware of, it is not purposely done by no means, and it needs to be brought to the forefront. And if there are other ways of helping out neighborhoods that can't afford to do it on their own, she doesn't think the County has ever said no to issues like that.

City Commissioner Nelson said he thinks the U.A. will attest to the fact that there are certain laws and statutes that dictate when and under what circumstances people have to connect on to the sewer system if it is in that proximity of the area. But they have known for quite some time that this area along Avenue Q which has about three or four houses that are not connected to the City sewer system. And he would at this forum try to prevail on the U.A. or whomever is appropriate to use their due diligence and try to in fact find a way by which they could run the sewage lines and connect those houses in that area. The last estimate he got was about \$8,000 to \$10,000, he doesn't know if that is three households or just one. He doesn't think that is something that would break the bank if it were to do it. And it would satisfy

some of the things that Commissioner Alexander was talking about and it would show the citizens that they are doing some good positive things where they know there is a need for connecting in this area. He puts it out for consideration by the U.A. and their Board to see what they could do. His thought is that they are here to serve their constituents. Just as he is sure the issue of 26th Street came up out in the County to political channels and it ultimately got to the City Commission and the U.A. and ultimately to this Board here, those types of things happen to the City Commissioners every day, people in the County coming to him asking for services that are not within his jurisdiction, but he certainly think it is his fiduciary responsibility to try to do what he can to make it happen. Here they have a forum where they can in fact make things happen for the citizenry along the Avenue Q and 27th Street corridor and he is asking that they do something about it.

County Commissioner Coward said with all due respect, the difference is that issue is not specifically on the agenda with all the backup material. And at the same time, they have other hugely important issues that are on the agenda which they need to address today. So without belittling the point and the importance of the issue Mr. Nelson is making, he thinks it would make a lot more sense to give direction back to the respective staffs to further investigate this and bring it back to these bodies to consider. But to ask for specific action today in lieu of moving forward with the Joint Planning Agreement, he thinks they need to get back on the agenda here and he would hope they would do so soon.

FPUA Chairman Drummond said he would just ask is there a motion to adjourn the Utilities Authority Board.

Motion was made by Mr. Haynes, seconded by Mr. Summerhays, and unanimously carried, to adjourn the Utilities Authority Board from the Joint Meeting.

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The next item on the Agenda was Construction of two additional floors to the County's Downtown Parking Garage - CRA financing request.

County Administrator Anderson said St. Lucie County is getting ready to enter into a major downtown construction program in Downtown Fort Pierce totaling \$11 million. That \$11 million consists of approximately \$7 million for a new Clerk of Court building on the corner of 2nd Street and Atlantic Avenue. It will feature what they call a monumental staircase; and that is a name that architects refer to for a staircase on the existing courthouse which will enable a much easier access into the courthouse and should help alleviate some of the long lines they have with people trying to get in and out of the courthouse. And at the same time they are going to be building a district cooling system downtown for the County-owned buildings. What they are going to do is actually send chilled water through their buildings rather than having individual air conditioning units in each building. It is much more cost effective. Their payment is lower using less electricity and so on. So the total of these projects is \$11 million. At the same time they have been working with the City staff. They need to add two floors to the downtown parking garage and put a new attractive facade on it. The Board of County Commissioners entered into a contract with an architect to do some preliminary design work. They also entered into a contract with an engineering firm to determine that they can put the two more floors on that garage. They looked at three and it would not support it; but with certain new types of fortified supports they can put two floors on it. Currently they have 177 spaces in the downtown parking garage. These two floors it would add another 128 spaces. He believes this parking is desperately needed in Downtown Fort

Pierce. The County has been asking the CRA (Fort Pierce Redevelopment Agency) to fund this project in the ballpark of \$2.5 million. They need to better refine those numbers. At this point it has not been made clear to County staff or the Board of County Commissioners whether or not the CRA would be interested in funding this \$2.5 million. There has been a lot of discussion on it, but they want to move forward.

City Commissioner Coke said it was her understanding not only did the CRA already budget that, but they approved that within the CRA budget. Did they not?

City Manager Beach said the CRA Board and the City Commission have discussed this project on a number of occasions in a conceptual format. They have agreed to it conceptually; but all of their agreements were tied to the availability of funding, which has not been identified. It would be potentially a CRA project, but it would have to be worked into the existing funding schedule. It has not been funded.

City Commissioner Coke said she thought when Mr. Beach showed them all those fancy pie charts and graphs of where they are going to borrow this \$10 million and this \$6 million, that the parking garage was on that graph.

City Manager Beach said it may have been on that graph, but it would have been shown as unfunded. If they will recall, several of the projects that are listed on that capital plan are shown as unfunded. Again, it is simply a matter of identifying that source of funds and moving it forward. But as she indicated, the previous CRA Board - before the Commission became the CRA Board - had conceptually agreed to this and so had the City Commission.

City Commissioner Coke said it is her understanding they have not borrowed to the maximum level that the CRA Board has been approved to borrow it to.

City Manager Beach said the CRA has not specifically authorized the borrowing of additional resources. What they looked at last year was an additional \$20 million bond issue. Because of the hurricanes and the line of credit that the City was required to take out, that bond issue for this fiscal year was reduced to a \$10 million bond issue simply because of the City's debt capacity. However, once they get revenue figures from the agency, which they usually get some time in January of each year, they will have a better idea of what their funding capabilities are for this upcoming year.

City Commissioner Coke asked so he has relative confidence they could find a way, if the CRA Board were to say okay, to find the funding for this so they can move forward? He could do that for them?

City Manager Beach said he believes they can do that. But he doesn't have any confidence in anything they have discussed up to this time, due to the severity of damage that they received during two hurricanes and the amount of money they have had to borrow to accommodate that and exactly what the Federal Emergency Management Agency is going to do, in terms of all the expenditures they have. His suggestion to them today would be to acknowledge to St. Lucie County that they believe this is an important project not only for St. Lucie County but also for the City of Fort Pierce and that they will through their processes do everything they can to see that it takes place. That is the best direction he can give at this time.

City Commissioner Becht said he would like to put this in context.

Maybe they are exchanging information back and forth, maybe they are not. The last figures he got for the parking garage that the City is taking on on its own are in the neighborhood of \$4.5 million. And the little bit of experience he has had with government, he believes it is going to pop over \$5 million before they are done, but they are not there yet. They are able to fund that. As he understands the funding, it is because they know they have money coming in different years. As Mr. Beach pointed out to them, they are uncertain of this year's funding, as the County is. At this point he compliments Mr. Anderson on how he handled the hurricane crisis, he will do that publicly now, thank you. But the City Commissioners don't know where they are and he doesn't think the County Commissioners knows where they are, particularly with the FEMA reimbursement and what it will be and when it will occur. He did capture the FEMA representative as he was going down in the elevator yesterday and he turned his badge around to hide that he was a FEMA representative. But they have that dilemma. So they can move forward productively, he wonders if this two floor addition has been put through the process of permitting through the Planning Department in Fort Pierce yet?

County Administrator Anderson said they are getting to the point now where they need to either continue on spending money to carry it forward to permitting; or stop it until they know the funding is in place. The County is going to be putting \$11 million in the downtown very shortly.

City Commissioner Becht said they are appreciative of that. But he wonders if they have as best a commitment today. The CRA has already allocated \$2.5 million for it, they just don't know where they are going to have it from. But from his perspective when he takes that final step, it will be because this is what the County proposes to build. When they are looking for that commitment he is wondering - they are looking for the commitment today - but he is wondering if the commitment would be more appropriate when they show him this is what they are planning to build. He doesn't know how the other City Commissioners feel.

County Chairperson Hutchinson said she understands what he is saying, but the County doesn't work that way. Once they get to a certain point, if the funding is not there, it stops.

City Commissioner Becht said he is not saying not to build it. What he is saying is, they already have the money into the design phase, correct?

County Administrator Anderson said that is correct.

City Commissioner Becht said bring the design phase through the Planning Board and the CRA Board so they know what it is they are going to build before they ask him for the money. The County is saying they want to put two floors on it and they need \$2.5 million, but he doesn't have in front of him even today what it is they are going to build.

County Administrator Anderson said it is going to take them additional money to get through the design phase. That is what he is trying to say. Right now they have the artist rendering. They have done their engineering analysis to make certain they can put more floors on. The County Commission has spent quite a bit of money already; and before they spend additional money, they need to know whether or not they are going to be able to receive the funding to build the project. What Commissioner Hutchinson is saying is, whenever the County embarks upon a project, at the git-go they know they have the money in place to follow the project all the way through. This is one instance where they don't. The \$11

million they are going to spend really taps them out. They don't have any additional money to do this project. They would like to do this project too. They don't need this project to make their project work, but they were trying to do this in conjunction with the Sunrise Theater. It is their understanding that they are going to need the parking.

City Commissioner Becht said he disagrees with him. They need this for the Courthouse too. Just to come downtown any time there is a jury called or the tickets come and they know they need this for the Courthouse. It is needed for more than the Sunrise Theater.

County Administrator Anderson said it is going to help the Sunrise Theater.

City Commissioner Becht said yes, it will.

County Commissioner Coward said based on the comments they have heard, particularly Mr. Beach's comments about timing, he thinks they made it clear they would like to finalize the partnership with the City on this deal, but let's give them some additional time to get the financial numbers, and maybe even get back with them in a 30 day time frame. They are not able to get the answer today. The City understands what the County is trying to do and can see it is multiple benefits, not just Sunrise Theater but the entire downtown redevelopment process. They want to make this happen. And as soon as the City can give them an answer, it will help them move forward.

City Commissioner Nelson said he wants it clear with respect to what Mr. Anderson thinks this total cost is going to be. He talked about \$11 million in downtown to include the Court Clerk's office. What is the Court Clerk's office going to cost?

County Administrator Anderson said \$6.9 million to \$7 million. With the design it is \$7 million they have committed. It is \$2 million for the district cooling system and \$2 million for the monumental staircase.

County Chairperson Hutchinson said too, there is the renovation of the old courthouse.

County Administrator Anderson said of which they have not identified the cost on yet, what that is going to be; but that is going to be a considerable amount of money.

City Commissioner Nelson said the City Manager mentioned doing a spread sheet with the capital improvements they have somewhere perhaps unfunded \$2.5 million. Why can't they go ahead and say they will look and try to find a minimum of \$2.5 million for this project and it is going to be a mutual benefit to all of them and go from there. It is not available right now, but it could be available later on down the line. If they can address that and it is acceptable to the rest of the Board, he thinks that is the way they ought to go.

Mayor Benton said he thinks what they can do is, at their next CRA meeting they could look for funding. They went out for a bond several years ago and there are projects they didn't follow through with, see what the balance is there. He thinks from there, maybe at this next meeting they are having in 60 days, they can have those figures and hopefully be able to give the County a definite answer. He wants to thank the County for keeping the court system in Downtown Fort Pierce and making these improvements to these buildings. The commitment is there. He thinks the partnership should continue. He for one would have rather seen these plans a

year and a half ago so they could have partnered with this and it might have been finished, because they have been waiting now for a long time for a parking garage that still hasn't been approved with the plans yet.

City Commissioner Becht asked could they see the plans? Are the plans in a format where they could be submitted to the CRA for its next meeting?

County Administrator Anderson said whatever they have, he is not sure about the plans, but whatever they have they will submit it to the CRA. When is their next meeting?

City Commissioner Becht asked Mr. Beach. He sees Mr. Franke in the back.

City Manager Beach said he believes it is January 26th.

County Administrator Anderson said they will get it out right away.

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The next item on the Agenda was **Joint Planning Agreement**.

County Chairperson Hutchinson said they are moving on to the Joint Planning Agreement. Mayor Benton was a Commissioner when they first started talking about this, so they were joking back here prior to the meeting that they were just going to sit back and listen.

Mayor Benton said they have been talking about this for years. He knows the County had sent a draft agreement over and he believes the City sent a copy back with some minor changes. He thinks they have to start there and maybe they should let the attorneys...

City Commissioner Coke said don't let the attorneys talk. No offense, but don't let the attorneys get into it or they will be here all night.

County Chairperson Hutchinson asked what would be the pleasure of the Commissioners? Do they want to just point out anything and everything that may be of concern; or just go page by page?

Mayor Benton said let's go page by page. That way they can attack any item as it comes up and get through it.

City Commissioner Coke asked do they have an Exhibit A? Because everything in it refers to Exhibit A and she doesn't have one.

City Attorney Schwerer said from a practical standpoint, if the two Commissions would discuss any conceptual issues relative to the two drafts. He has spoken with Mr. McIntyre concerning the draft he sent over and the proposed changes, which are probably not significant from a legal standpoint; however, those are probably somewhat significant from a policy standpoint or how the agreement functions. It would be his recommendation that the two boards discuss any conceptual differences they may have concerning the two proposed drafts and the language that is contained in there; and he is sure Mr. McIntyre and he could then exchange the relative language, rather than the Commissioners having to go through it line by line. That is only a suggestion. They certainly are welcome to do that if they want to. He doesn't know if Mr. McIntyre has any comments concerning the draft he forwarded to him.

County Attorney McIntyre said they did get the draft. It is in black line form. As Mr. Schwerer indicated, he thinks most of the technical issues are not that significant and can be addressed. He thinks the only substantive issues are really under Article 4,

where he thinks it is a philosophy thing. He agrees to some extent with the idea of future discussion on Sections 4.3, 4.4, and 4.5. The idea of the economic development area, the research park, and the White City historical district are all important items, but perhaps can be discussed in a future agreement. The Board may want to talk about how that process should go forward and the timing of it and provide any guidance to staff that it wants to. But he thinks the intent of the Joint Planning Agreement is really to improve communications between the County and the City on development approvals and annexation issues with the idea that would help eliminate any conflicts or at least reduce them from going forward. He thinks the proposal even as modified by the City accomplishes that. So as Mr. Schwerer indicated, certainly it is up to the Board how they want to proceed. He will say this, that if they are going to approve this in some form or fashion, it needs to be at a Public Hearing. So any approval today should be just conceptual and maybe with direction to schedule it for a formal Public Hearing.

County Chairperson Hutchinson said when Mr. McIntyre is saying Public Hearing, do they each need to hold separate Public Hearings or do they come back and do it jointly?

County Attorney McIntyre said it really should be separately he thinks. They could do it jointly, but he thinks it contemplates a separate Public Hearing.

City Commissioner Coke said in theory she likes the idea to take Sections 4.3, 4.4, and 4.5 out for future discussions so they don't bog themselves down and don't accomplish what they set out to do which is enter into a JPA. One suggestion which she thought was good, she doesn't remember whose it was and it certainly wasn't hers, so she doesn't want to take credit for it. They keep talking about sending copies of everything over for staff to review and she thinks they are going to murder several hundred trees back and forth when 90% of these plans are going to be things that are of little or no interest to the County if it is in the City and vice versa. She is wondering if it wouldn't be better if they did a staff exchange, where a staff member from the County attended the City Planning meeting and a member from the City attended the County Planning meeting; and then if there were a project that was of particular concern, it would be a couple of hours in a meeting and ask for any paperwork on that project, rather than everybody sitting around for hours and hours reviewing all the paperwork.

County Chairperson Hutchinson said when she is saying planning meetings, is she saying internal staff planning meetings or the P & Z (Planning and Zoning) meetings?

City Manager Beach said actually Commissioner Coke is referring to the site plan review meetings that each of entity has. The City has, he thinks, one meeting a month. He doesn't know how many St. Lucie County does. The item Commissioner Coke is referring to is Section 4.1.2. In their staff discussions about this subject, the concern was expressed that - if they use St. Lucie County staff as an example - they have three or four people that spend time, that is what they do is review submittals and proposals and report to the City Commission. And if all that information is sent to their staff, they may be duplicating that same function to report to the County Commission. That would have a serious impact on staff levels. Depending on the level of activity that takes place in the area of the agreement, if all of that is sent to the City staff, then they are looking at staffing changes to accommodate that. They had hoped to address that by simply assigning a staff member to deal with the Site Plan Review Committees for both the City and the County. Whether that would accomplish what both of these

Commissions are attempting to accomplish remains to be seen.

City Commissioner Alexander said reading and seeing these good ideas, placing certain individuals at certain places. But he thinks it should be not only staff bringing it back to them, but at the time they are going to set up a 90 day joint meeting for the Commissioners, that could be an item that would be sure not to be left out on the agenda, that they address these types of items so everybody be on the same page at that time. It is a good idea for him and he is in favor of it. He is just saying, instead of letting everyone just be a paper chaser, just let staff bring it back to them again.

City Commissioner Nelson said this idea of their staffing, in trying to address Section 4.1.2, he concurs with Commissioner Coke and Mr. Beach on this. But could they possibly have it such that their respective staffs can have members from each entity sit in on the boards that reviews these plans on a routine basis opposed to having to shuffle paper back and forth? Can't they just sit down there and if he sees something that is going to affect the County...?

County Chairperson Hutchinson said that is what Commissioner Coke was saying.

City Commissioner Nelson said he never hears her down here. She doesn't speak loud enough. He can't hear her.

Mayor Benton said on the agreement so far, he thinks he agrees with the attorneys. In concept he would be willing to approve it the way it is, if they eliminate Sections 4.3, 4.4, and 4.5 for further discussion and they deal with these in the very near future. As far as the rest of Section 4.1, to him somebody who sat on the Planning & Zoning Boards, if it just means making 10 copies of every annexation, and it means making 11 copies and passing one on to the County staff, he doesn't think that is a problem. That way they would get it early enough before it even came to the City Commission, so they would probably get at least 30 days before the City Commission sees the first reading.

County Chairperson Hutchinson said the agreement says 15 days.

Mayor Benton said he knows, but that is what he means. He had a discussion with staff yesterday. Instead of it coming when it is put on the City Commission Agenda, the County gets a copy of it when it is put on the Planning Board agenda. Usually that is 30 days prior to the City Commission. Like he said, that is just one more copy to be made at that point. To him, he thinks the big issue is Sections 4.3, 4.4, and 4.5. He thinks they could send it back to their attorneys with what they have talked about now and bring it back to them within 30 days probably for each Board for approval.

County Commissioner Lewis said Commissioner Alexander has just provided her a letter here that was written on August 25th and copied out to the County Commissioners on August 30th. Obviously it was a casualty of the hurricanes. Commissioner Coke is right. It was Mr. Trias who sent a letter to Mr. Anderson, which says "In order to provide better coordination on planning issues between the City and the County, I have instructed Wendy Clark, Planning Coordinator, to invite County Planning staff to the City's Site Plan Technical Review meetings." Has that been done? Has that been proceeding? Or did it just kind of get lost because of the confusion?

Mr. Ramon Trias, City Director of Development, said it has been

done.

County Commissioner Lewis said so they have had some sort of interchange going on at some point in time.

Mr. Trias said the County has not followed up on it, but the invitation is there.

County Commissioner Lewis said so Mr. Trias did send someone. It is just kind of in the County's court at this point?

Mr. Trias said they send the County a package, yes.

County Commissioner Lewis said she is just looking at the dates. She doesn't recall having seen this and she dares say none of the rest of the County Commissioners recalls seeing it either, because Mr. Trias wrote it a week before things started getting weird. She is just wondering if the County could participate?

Mr. Randy Stevenson, County Director of Growth Management, said yes.

County Commissioner Lewis said so there is agreement on staff's part anyway to continue the exchange. She doesn't know if they might want to direct staff to instruct someone from the County's side to follow through. If the City is sending someone to the County, the County needs to send someone over to the City she believes. Is that being done already? Is she missing something?

County Chairperson Hutchinson said she sees mixed messages coming back and forth.

County Commissioner Lewis said she is trying to understand head shakes, but someone needs to say something.

Mr. Stevenson said staff is more than willing to participate. He was unaware of this invitation; and to his knowledge none of their staff have been to the City's Site Plan Review or Planning Board, but they would certainly be willing to do that. He can assign a staff member. And obviously anyone from the City staff is more than welcome to the County's on a weekly basis. As a matter of fact, they have recently extended that invitation, as they have to the Water Management District as well. Those are every week and they would love to have them there.

County Commissioner Lewis said they can kind of formalize that between the two staffs. She thinks that would probably be a good thing.

Mr. Stevenson said they will do that.

County Commissioner Coward said he is in strong support of moving forward with the JPA. If they take out policy-related issues like Section 4.3, which deals with economic development issues and cooperation therein, and Section 4.4, which is the Research Park, and Section 4.5, which is the request for cooperation in the White City area, if they eliminate those, he hopes they can at least keep that on their radar screen and follow through on what Mayor Benton said about the near future, since that is critical. One observation, and he had this discussion with Mr. Trias beforehand, is that the JPA as written is a really important starting point for them to open lines of communication at both the political level and the staff level, share information and cooperate. But beyond that paper shuffling and the review of individual projects, there is a broader need; and that is, to have cooperation in terms of master planning at the neighborhood level. If they look at a map of

pretty much any area of the City and its border with the County, it is a hodge-podge. And if they are only looking at one parcel and not looking at the broader area, they are going to be falling well short of where they need to be in terms of their cooperation. So that is why Section 4.5, which is the White City historical district, is in his view an important project for the City to be involved with immediately. The reason is because the City is annexing in that area. It is his strong belief that they need to have one plan that both entities are working on and that plan is generated by the local citizens through the charrette process. So they want the City to be involved with that so they are aware of what the local community wants. And on top of that they also have a contact sensitive concept for the road enhancement. So they have a lot of activity going on right now with White City and he thinks it is important for the City of Fort Pierce to be involved in that process. And ultimately if they can have a Historic Preservation District and a Charrette that the community wants, they could potentially adopt it into both of their respective Comprehensive Plans and they are both on the same page as development moves forward on an individual parcel basis.

County Chairperson Hutchinson said Commissioner Coward has brought up a very good point, because that has been her dilemma. She thinks the JPA, they are all there on it, it is just down to those three issues. If she had a better comfort level unfortunately that they were coming back to the table to discuss those, she would go for every bit of it today. But that is her dilemma. They have been a year just getting to the JPA. And she would just love to have some kind of reassurance from both Commissions that if it is the 60 days they are getting back, then come back and get these discussed because all three are critical to the way the County and/or the City as they annex those areas in, how they are going to develop, and the residents deserve to know what is going to happen. She has had phone calls from White City in regards to the Charrette. They invited Fort Pierce staff and Fort Pierce Commissioners to be there and no one showed and that was very embarrassing.

County Administrator Anderson said he thinks Mr. Trias was there. Did he get to the Charrette?

Mr. Trias said no.

County Chairperson Hutchinson said but that was a question coming out of the residents mouths - where is the City? And she didn't know how to defend them. Those three issues in her eyes are the critical issues that really still need to be discussed. She is all in favor of moving forward with the JPA only if there is a date certain that they will discuss and decide on those three issues.

City Commissioner Coke said at a meeting in March.

City Manager Beach said one of the things they have been discussing at the staff level as it relates to both this Joint Planning Agreement and to the annexation issue. The City Commission directed staff at a recent workshop to either re-write or update the City's Comprehensive Plan. What they are going to propose to St. Lucie County is that the Comprehensive Plan update or re-write, whatever it is, include the water service district area that the City anticipates annexing in the future. And that the plan be a joint agreed-to plan that deals with land use and planning and all of those issues that the County Commission has brought up in regards to concern about what is going to happen in those unincorporated areas. They would actually be part of the City Comprehensive Plan and part of the County's Comprehensive Plan. Clearly that process is a time-consuming process and there may be

issues that need to be addressed in a quicker time frame than that. But that is where they are going with this and they hope that discussion is included in this Joint Planning Agreement as an objective or goal.

City Commissioner Becht said as a follow-up to that, he was going to mention as well that the City's Comp Plan certainly within their City limits needs to be addressed, amended, or maybe completely rewritten. They are now broaching a subject with the County of preparing a Comp Plan in an area that currently has not been annexed but which would be defined by the service area. The goal, as lofty as it might be, would be to come into harmony with the County and the County with the City on what they jointly see the reasonable development to be for that service area. So as the County approves developments that the City is ultimately going to annex, they have an idea of what the City expects for that area. And as the City does things in their current area, the City doesn't do anything that would make less productive what the County is trying to achieve. For instance, the Research Park that so many people have worked so hard on, they need to talk about that and they need to talk about that in the next 90 days. In his opinion they don't have all the players at the table today to talk about the Research Park. Commissioner Hutchinson probably knows better than he does who needs to be there. But he thinks the University of Florida at minimum needs to be at that discussion and perhaps Senator Pruitt. As they go through the Comp Plan in the service area, they need to talk about the Airport, which has always been the highly contested issue; and they also need to talk about the Port and they need to talk about White City. If they are going to talk about Section 4.3 again, they are going to need the FPUA here, because anything that regards provision of utilities, they are going to have to have the Utilities Authority back at the table. When they talk about Section 4.4, as he mentioned, they at least need the University of Florida here. When they talk about the White City Historical District, Section 4.5, he has not, unless it was just handed to him, seen any geographical description of what is meant by the White City area. All of these are topics that do need to be talked about, but he would suggest they don't have all the players with them today to talk about those very important issues and he would commit to rescheduling within a reasonable time period. He mentioned six months to Commissioner Coward earlier and he felt like they could do it faster than that. If they can do it faster than that, he would commit to that.

County Chairperson Hutchinson said she would definitely push for faster than that because they are moving and growing so rapidly and there is a lot of things coming through the pipeline that six months is actually too late.

Mayor Benton said he thinks with what they covered today, if they can put these three items on their next meeting which they are talking about, there would be a lot less there than they covered today.

City Commissioner Becht asked what about the Port and the Airport?

Mayor Benton said as far as the Port and the Airport, the County just updated their master plan for the Port just a little over a year ago, he believes.

County Commissioner Coward said in conjunction with the City at a workshop at which it was unanimously supported. He doesn't have a problem with the White City issue being discussed in 90 days. He wants it to be clear to the City Commission that the County is moving forward right now and that may come before the 90 days. And the comment that they are moving into a new venue that is currently

not an annexed area, he understands the boundary has not been specifically defined; and in fact, it came up at the first public workshop, what do they mean when they say the White City area is broadly defined? He can assure them that it includes lands that are already annexed and that have agreements with the U.A. and the City to be annexed as soon as it becomes contiguous. And so the annexation issue is a real one, it is already happening there, and they need to make sure they are all involved in this process. He doesn't care if it comes up later, he just would like the City Commission to give direction to City staff to be involved and hopefully the City Commission as well to be involved directly in the planning effort that is on-going.

City Commissioner Nelson said he keeps getting confused as to what they are doing here. Back in February 2004 they signed an agreement saying that they are declaring certain areas as the service area. In that declaration it is inherent to the fact that one day everything and everybody in that area might be annexed into the City of Fort Pierce. There are areas out there now that are definitely in the County and they need to coordinate that with the County and the County coordinate with the City. But the City has a clearly defined area, i.e. the service area, that all they have to do now is make some agreements that are going to allow them to operate in that area and adjacent to that area by both the County and the City. He doesn't see what their problem is.

County Commissioner Coward said they don't have a problem. He thinks they are a moment away from approving this Joint Planning Agreement. He thinks they are trying to craft this in a fashion that allows them to move forward, but keeps the important issues on the table with a time specific as to when they come back and address these. That is all they are doing. He doesn't think they heard opposition to the JPA. It is the details of the things that are being pulled out of the JPA, how do they properly deal with those issues.

City Commissioner Nelson said let's move forward then.

Motion was made by Commissioner Coke, seconded by Commissioner Nelson, to move forward and approve the JPA in concept with the omission of Sections 4.3, 4.4, and 4.5; and that staff look into changing Section 4.1.2 to have a staff exchange rather than paper exchange; and that the other issues that were on here be brought back to another joint meeting of these two Commissions some time in March.

Mayor Benton said he would like the maker of the motion and seconder to consider amending it. Under Section 4.1.1 where it says they have 30 days, and it was crossed out and changed to 15 days. He would like to see that stay in as 30 days, because he thinks if it is given out at the same time it goes the Planning Board. Nothing can be done by a government in 15 days.

Motion was amended by Commissioner Coke, seconded by Commissioner Nelson, to move forward and approve the JPA in concept with the omission of Sections 4.3, 4.4, and 4.5; and that staff look into changing Section 4.1.2 to have a staff exchange rather than paper exchange; that the other issues that were on here be brought back to another joint meeting of these two Commissions some time in March; and that under Section 4.1.1, it will remain 30 days prior notice, not 15 days.

City Commissioner Becht asked can Ms. Satterlee do that? She is kind of in charge of that. They can do that 30 days notice?

Ms. Anne Satterlee, Administrative Assistant to the City Manager,

said yes.

City Commissioner Becht said he would like for the City Commission, before and during the next 90 days, to come up with issues that are important to them. There are areas that are important to the City that were not included in the JPA. Their City staff was very busy dealing with some hurricane issues, but he would like to see some issues that are very important to the City on this list. Two areas of concern to him are the Airport and the Port. When he says the Port, actually he is very interested in the 20 acres that the County owns and whether they could stimulate something to happen with that 20 acres. He hopes he lives long enough to see something out there. But the County and the City have the ability to do something with that 20 acres and he would like to see something to happen with it and quit waiting on other people to do something and take care of what they can control. He would like the City Commission to consider adding a couple of items of interest to what is supposed to be discussed and make sure they invite the proper parties to that discussion.

Mayor Benton said if they are lucky, maybe there will be some action before that with the Port.

Those voting in favor of the motion were: City Commissioners Alexander, Becht, Coke, Nelson, and Benton. Those opposed: None.

County Chairperson Hutchinson asked are there any changes or motions from the County Commissioners?

County Commissioner Craft said he will make his motion echoing what Commissioner Coke said.

Motion was made by County Commissioner Craft, seconded by County Commissioner Lewis, to move forward and approve the JPA in concept with the omission of Sections 4.3, 4.4, and 4.5; and that staff look into changing Section 4.1.2 to have a staff exchange rather than paper exchange; that the other issues that were on here be brought back to another joint meeting of these two Commissions some time in March; and that under Section 4.1.1, it will remain 30 days prior notice, not 15 days.

County Commissioner Lewis said she understands along with what Commissioner Coward said, as they are moving forward with these things, she thinks the fact that they will have a staff member on site to prevent any problems as they do move forward. If something should pop up before the 60 days, she figures staff on either side can alert the Boards and they can move pretty quickly to get on it if they need to.

County Chairperson Hutchinson asked just to make sure she understands correctly before she walks out of here, they will be discussing the other three issues at the next meeting in March?

County Administrator Anderson said that is what he understands.

County Chairperson Hutchinson said may she suggest, in light of the fact that the County is moving especially in regards to White City, could they go ahead and notify the City of anything upcoming if there are meetings and so forth, so the City can get on board as soon as possible?

County Administrator Anderson said absolutely.

County Commissioner Coward said one last comment and this goes way back. He doesn't know if Mr. Beach recalls this conversation, but at the strategic planning session of the County that he attended

several years ago, they talked about the benefits of this kind of joint planning agreement and working together. He thinks if they will look at their respective staffs, they realize they have different types of expertise; and the other benefit of the County working cooperatively with the City is that it brings additional resources to them. Mr. Trias is an example, who was involved in the White City Charrette in the past, he has design expertise and he has staff that the County doesn't necessarily have. So he thinks it is critically important, not only to have all of the Commissioners aware of what is going on, but the County will benefit from having the City staff involved in this process. So he would very much hope that happens.

Those voting in favor of the motion were: County Commissioners Smith, Coward, Lewis, Craft, and Hutchinson. Those opposed: None.

Mayor Benton said he thinks two hurricanes is one reason why they missed a couple of joint meetings between these two Boards. It really messed things up last year. Hopefully they are getting back on track and they won't have any more storms for a long time.

City Commissioner Alexander said he just wants to make a comment on that too. His observation is that it is the citizens in this community who are pushing them. But he thinks they have a great Board with the City and the County as well as their sister City to the south. And if they can work together on a day such as this, there is no stopping them now. Again, he sees all smiles today. But it doesn't necessarily mean that is going to be always smiles. They all have their ways and they just need to bless each other and go ahead.

City Commissioner Nelson said it looks like everybody is happy.

City Commissioner Becht said they are not going to talk about annexations today.

County Commissioner Coward said he thinks they should close on that happy note and he thinks they should move annexation related items to the 60 day meeting. He thinks they have had a great day today. They have moved on the regionalization of the utilities and also the JPA and other matters and he would like to close on those notes.

County Chairperson Hutchinson said she would like to thank the City of Fort Pierce for coming today.

Motion was made by County Commissioner Coward, seconded by County Commissioner Smith, and unanimously carried, to adjourn the meeting of the St. Lucie County Board of County Commissioners.

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There being no further business, Mayor Benton adjourned the meeting of the Fort Pierce City Commission at 4:10 p.m.

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Adjournment.

ATTEST:

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CITY CLERK

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MAYOR COMMISSIONER