

MINUTES OF A SPECIAL JOINT MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE AND THE PORT ST. LUCIE CITY COUNCIL, HELD IN THE FORT PIERCE CITY HALL, 2ND FLOOR CONFERENCE ROOM, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 10:00 A.M. ON FEBRUARY 12, 2009.

Mayor Benton called the meeting of the Fort Pierce City Commission to order at 10:10 a.m.

Mayor Christensen called the meeting of the Port St. Lucie City Council to order.

Upon Roll Call, those present for the Fort Pierce City Commission were: Mayor Robert Benton; Commissioners Rufus Alexander and Christine Coke; City Manager David Recor; City Attorney Rob Schwerer; and City Clerk Cassandra Steele. Those absent: Commissioners Edward Becht and Reginald Sessions. (Commissioner Sessions arrived at the meeting at 10:40 a.m.)

Upon Roll Call, those present for the Port St. Lucie City Council were: Mayor Patricia Christensen; Vice Mayor Jack Kelly; Councilwoman Linda Bartz and Councilman Christopher Cooper; City Manager Don Cooper; and City Attorney Roger Orr. Those absent: Councilwoman Michelle Berger.

Fort Pierce Staff present: Jack Andrews, City Engineer, Jon Ward, FPRA Director; Anne Satterlee, Communications & Marketing Manager; Marc Meyers, Building Official; Erica Ehly, Comprehensive Planner; Paul Williams, Urban Forester; and Bill Thiess, FPUA Director.

Port St. Lucie Staff present: Assistant City Manager Greg Orabec; Assistant City Manager Gerry Bentrott; Daniel Holbrook, Planning & Zoning Director; and Jesus Merejo, Director of Utilities.

The purpose of the Special Joint Meeting was Discussion regarding Annexation of The Provinces Development located in the northwest quadrant of I-95 and north of Midway Road and Discussion on issues of mutual concern - Annexation, Utilities, Roads, etc.

Mayor Benton said he wants to thank the Port St. Lucie City Council for coming up here and joining them today. Mayor Christensen and he have discussed for a couple of months this annexation of The Provinces that is in front of the Port St. Lucie City Council and their Planning & Zoning Board. Some of them have been around a long time remember they had a Gentleman's Agreement for many years when it comes to utilities and annexations, with Midway Road being the dividing line. The City of Fort Pierce had some concerns when they saw The Provinces on Port St. Lucie's agenda. This is the first chance they have had to get everybody to the table to discuss it. He thinks they are really here today to try to reaffirm this Gentleman's Agreement they have had in the past. He will open it up to everyone. But he knows that was the City of Fort Pierce's concern, that it was on their agenda, and they are very concerned about the area north of Midway Road.

Mayor Christensen said she is not sure if Staff is prepared to give any presentations or anything. But she was aware of the fact that this goes back to probably the early to mid 1990's. Was there any discussion at any time of a formalized agreement to determine where the boundary lines would eventually end up?

City Manager Cooper said the only discussion he ever had was with Bo Powell (former Fort Pierce City Manager) concerning the utilities at that time, not a discussion about annexations. They have the Joint Planning Agreement with St. Lucie County - which is much to do about nothing - which Port St. Lucie signed off, but the County didn't. That is really all that is out there.

Mayor Christensen said that Joint Planning Agreement was the one several years ago that they asked them to formalize.

City Manager Cooper said Port St. Lucie did and the County didn't.

Mayor Benton said he knows there was some discussion years ago about the Alzheimer's facility down there when Fort Pierce Utilities Authority provided water on the south side of Midway Road. He thinks that is what brought everybody to the table. Fort Pierce has agreed since then to stay on their side. So everyone knows, the City of Fort Pierce and the City of Port St. Lucie always got along very well. It has just been many years since they have sat down at the table and discussed issues.

Commissioner Coke said she was thinking this was a rather informal kind of meeting, so she is surprised to see everybody here. Part of the reason that she wanted to get together as the two bodies here and have a discussion was not only this project in particular. She knows that six or seven years ago when there were some concerns about Indian River Estates and all kinds of other things, there were three entities and everybody was getting pitted against each other. The ten of them sat down and they agreed what they felt was beneficial to both the City of Fort Pierce and the City of Port St. Lucie. Having that understanding took the third party "he said, she said" kind of thing out of the mix. They did that six or seven years ago and she walked out of that meeting with the understanding that they had kind of agreed on Midway Road and that they would go from there. She thinks Jack Kelly and she pushed to have that meeting back then. She felt from that meeting forward there was much better communication between the two entities, and there was no middle person involved trying to let them know what was going on, they could just communicate directly with each other. So she had concerns when she saw this, because she knew when they had that meeting down in Port St. Lucie, that they had kind of agreed that Midway Road was the line. She thought before they get their noses out of joint, they should sit down and talk to them about it.

Vice Mayor Kelly said part of his concern - speaking for himself, but he knows others expressed the same feelings - the Provinces Annexation is not an issue for him. It is north of Midway Road. He doesn't know how long the Gentleman's Agreement has been there, but he wouldn't want to go north of Midway Road anyway. He thinks the issue is really a utility issue. He has

heard others on his Council say the same thing. But he is speaking for himself. If he is incorrect, the others can tell them. As far as they are concerned, here is Midway Road - north of Midway Road, Fort Pierce takes care of the utilities; south of Midway Road, Port St. Lucie takes care of the utilities. They do everything to help each other. If they need a Bulk Water Agreement for awhile, he doesn't want to do it forever, but that is fine with him if they just cooperate. Make it a regional deal, north and south regional, and just cooperate. That is what he always thought it should be, and he has heard others on his Council say the same thing and he heard Fort Pierce say it. Port St. Lucie's utility is way ahead. They have arguably one of the best utilities in the State of Florida. Fort Pierce Utilities Authority could be better than Port St. Lucie's some day, they are in the electric business, they are experienced. The County doesn't really have a utility - a very small or no utility. He knows there are County Commissioners who don't want to be in the utility business and some do. But that is neither here nor there. He thinks the annexation is a non-issue. He knows it is coming before the Planning & Zoning Board and it is premature; but he has already expressed his feelings about it.

Commissioner Coke asked they should yell at the developer?

Vice Mayor Kelly said no, the developer is doing the best they can. It is a non issue for him. He thinks it is all about the utilities. It is pretty simple. The reason he doesn't want to do a long-term Bulk Water Agreements is, it is about the wells. Fortunately they have thought ahead, because their city is going to become 250,000 people. Those wells are going to be important because the water wars are coming. If Fort Pierce wants to go ahead and take care of the north and the County agrees, that is what they do. But they have to get their own well permits. He doesn't want to give up those wells they have now for the future of the city to be used for long-term Bulk Water Agreements. That is how he feels about it. The Provinces Annexation is a non-issue for him.

Mayor Christensen said she would agree that utilities obviously is the issue; but she thinks they also have to look at the impacts that any development on the north side of Midway Road has on the total infrastructure of the City of Port St. Lucie on the south side of Midway Road. The Provinces is a big development. There are going to be other developments that are going to come along in the future. Her biggest concern is whether it stays in the County or it is in the City of Fort Pierce or even in the City of Port St. Luce, what those impacts are going to be to the already existing infrastructure, not just utilities. The developers that have annexed into the City of Port St. Lucie have obligated to pay for the road infrastructure. But now they have this development that is going to come in - what is their contribution going to be? Because they are going to have impacts. They are going to have impacts on their parks system, because this is right on their border. They are eventually going to have parks in that area and a number of other things. They are going to be right on their border. How is police protection going to serviced? So

there are many issues that need to be determined, utilities being the major one. But still, any of those developments on the north side of Midway Road, how are they going to impact and how will they contribute toward those impacts they will have on Port St. Lucie's services?

Vice Mayor Kelly said their Staff's recommendation, on Page 5 of 5 (Memorandum from Planning & Zoning dated January 7, 2009) it says: "Objective 9.1.2 of the Capital Improvements Element requires new development to bear 100 percent of the costs of facility improvements necessitated by the development. Until the departments responsible for maintaining level of service requirements have completed their review and made recommendations as to the conditions that should be included in the annexation agreement, the Planning and Zoning Department staff finds it premature to support this proposal." But they have to pay 100%.

Mayor Christensen said but that would be if they annex into the City of Port St. Lucie. If they develop in the County or they develop in the City of Fort Pierce, Port St. Lucie doesn't have those assurances, and that is where her concerns come in.

Vice Mayor Kelly said he is sure the Capital Improvements Element requires 100%.

Mayor Benton said Fort Pierce would want to do the same, as they do now with annexations and stuff that affects the County, they bring them to the first meetings when the developer comes in because they want to work along with the County. In this case it would be Port St. Lucie. They would want Port St. Lucie to sign off on the site plans, etc. before it even hits their Planning Board. They want to agree to these things. It is like the utilities, they don't have the ability to spend the capital to put the infrastructure in place for this, the developer would be required to pay for that.

Vice Mayor Kelly said he is taking it for granted that all the impacts to the cities would be... The thing is, if they are going to annex it, it has got to have future advantages and benefits, or don't annex it. He is just not worried because it is a utility issue. If anybody wants to annex into their city, most of the time they want to annex because of the utilities and they come right out and say it. That is his feeling, it is a utility issue, not an annexation issue.

Mayor Benton said he asked Bill Thiess (Fort Pierce Utilities Authority Director) to be here today because he knows FPUA would not have the ability right now to furnish utilities. It would be something that he is sure they could work out with Port St. Lucie to furnish utilities, as they did with Tropicana, he thinks they were already there taking care of them. So that would not be an issue with Fort Pierce because they don't have the ability.

Commissioner Coke said her concern certainly was the fact that Fort Pierce needs to have a future. And if they all agree that Midway Road is the future, then she is a very happy person. She

didn't really want to sit here with however many of them showed up today and try to nitpick about utility agreements, how long, bulk water, and all those other things. Her theory would be that if they can all agree on that, then they can charge Staff and the Utilities Authority that this is what they want done, this is what needs to be done, and this is the time frame that it needs to be done in, so that Port St. Lucie feels comfortable and the City of Fort Pierce feels comfortable in order to enable them to expand to their full potential also. They don't want to do anything that is going to burden Port St. Lucie.

Mayor Christensen said she would suggest that their Staffs get together and work out an Interlocal Agreement that they can bring to both Boards to address these issues to both cities satisfaction. Again, that is providing that the Provinces is in Fort Pierce. Right now it is in the County. She is not sure what the process would be for it to become part of the City of Fort Pierce. They applied for annexation with the City of Port St. Lucie. They have to get through that process and then they will have to make a decision based on whatever the final decision is by the City and move forward. But she does agree there needs to be an Interlocal Agreement or a Joint Planning Agreement. She truly wishes the County had approved the Joint Planning Agreement that the County had asked for and they discussed many times.

Commissioner Coke said she doesn't think it would have helped, because Fort Pierce entered into one with the County and they haven't gotten any feedback on anything. Every time the City sends feedback to the County on something, it is completely disregarded anyway. The fact that Fort Pierce signed on the dotted line and the County signed on the dotted line, it hasn't been of any benefit really to either staff or more importantly the citizens that are affected by the developments that go into both areas.

Mayor Christensen said it is just the fact that the County Commissioners felt it was imperative that they have this; and when they finally come to an agreement, the County won't sign it.

Vice Mayor Kelly said the Midway Road demarcation idea, he wasn't the first one to say it, Councilman Cooper has been saying that for three or four years. He doesn't know how he still feels about that, but he said that a long time ago. It is not his idea, it was Councilman Cooper's. He just bought into it. Does he still feel that way?

Councilman Cooper said he is not sure if he does or doesn't feel that way right now either. Everything changes. His concern is, he doesn't know if Port St. Lucie has the ability to service them and he doesn't know if Fort Pierce has the ability to service them. To him, it is more than the utilities. Somebody is going to have to provide police, parks and recreation. Fort Pierce doesn't have a Parks & Recreation Department; so if the County ends up doing it, then that is Port St. Lucie, they are the ones contributing the majority of the money to the County. So now he is kind of back on the fence, because it seems to him

that somehow at some future point Port St. Lucie is going to be servicing part of this anyhow. They had the same problem down on St. James. The majority of the people using those parks there come from Fort Pierce, but Port St. Lucie paid for those parks. He is just throwing this out there. Does Fort Pierce have the ability to service that for other needs? It is not just a utilities issue to him. And who are they to tell the developer which city this is going to be a part of? It seems to him that is where they are at right now. They are going to annex into one or the other, and one or the other is going to take them, and that is a whole new problem. He agrees that splitting the County down the middle at that point just kind of opens up a whole new ball game for him.

Commissioner Coke said just for information, they are in the process right... The County, not by request, just decided to give Fort Pierce all of their parks within the City. The County with no notification gave them the St. Lucie County Community Center, which is now the City of Fort Pierce Community Center. Thank goodness Mr. Recor and Staff jumped up and they have already begun the preliminary groundwork for establishing a Recreation Department that will be operating through there. It has been his goal for seven years to have the City be in charge of their own recreation facilities. Commissioner Alexander had joined her and now Commissioner Sessions is right on board with that theory also. They are going to have to take baby steps, no doubt about it; but they will be moving forward to handle the recreation needs. As part of that they are renegotiating the Parks MSTU. Port St. Lucie got that \$29 million direct allocation from that and Fort Pierce got zero because the County was then taking care of their parks and the capital improvement that went with it.

Vice Mayor Kelly asked what \$29 million?

Commissioner Coke said that was a direct allocation over the life of the bond the County gave Port St. Lucie.

Mayor Christensen said not quite that much.

Commissioner Coke said that is the paperwork the County presented when they put the MSTU to a vote.

Mayor Christensen said keep in mind that the County keeps playing with the millage on this, so the amount fluctuates.

Commissioner Coke said but Fort Pierce got zero. The point she was trying to make was that the City of Fort Pierce got zero. However, in December 2008 they put the County on notice that they would either be withdrawing from that or they could renegotiate it with them, so Fort Pierce gets a fair percentage which would enable them to build more parks and make capital improvements in the existing parks.

Councilman Cooper said he has asked for Port St. Lucie to get out of that too or to renegotiate that, because he is not happy with the way that is being doled out either.

Mayor Benton said Port St. Lucie stepped up and took the lead and created impact fees and took that fight on with the County. Fort Pierce has followed, so their impact fees are slowly coming into effect. They are not putting it at 100% because of the economy. But as development does occur in these areas, at least the capital needed for items such as police substations is available, which they didn't have before. He wants to thank Port St. Lucie for taking that step with the County, because Fort Pierce isn't getting their fair share either.

Councilman Cooper asked have they gotten to the point with this, like they have with the southwest annexations, where they stepped up to designate future fire station sites and school sites? Or are they premature on that?

Mayor Benton said that is premature. Wouldn't that happen through the DRI (Development of Regional Impact) process?

Councilman Cooper said that is still another concern.

Mayor Christensen said she thinks they have actually already done that; because she knows when it went before Treasure Coast Regional Planning Council, it was already done. She knows there was some discussion in regards to the school site and where the school site was located. She is sure the fire station has been addressed too.

Councilman Cooper said he has seen the residential and the commercial in the paperwork, but he didn't see...

Mayor Christensen said it may be that they only have to contribute dollars toward the fire district rather than designate a fire station site. She can't recall. It has been some time since she saw it at the Treasure Coast Regional Planning Council. There is parks and open space. Everything is there, laid out.

Vice Mayor Kelly said he wants to comment on something Councilman Cooper said. He is right, it is not just a utility issue. But predominantly, it is a utility issue. No matter what happens, this will impact Port St. Lucie because it is on their border. Maybe they will use their parks and roads and things. But he wants to remind them, Port St. Lucie residents also use Fort Pierce's Beaches, their boat ramps, and the Sunrise Theatre. He eats at a lot of the restaurants up here. They are neighbors, so they are going to overlap in things. Mayor Christensen said but they pay County taxes for those services.

Vice Mayor Kelly said he knows they do. And they come up and use them. But they ride on their roads to use them.

Mayor Christensen said but these residents in the City of Fort Pierce would not be paying taxes to use the facilities in Port St. Lucie. She is not disagreeing with him. What she is saying is, there has got to be an agreement. Mayor Benton mentioned that they would be happy to sit down and come to an agreement with Port St. Lucie to address those impacts they are going to

have. The developer would have to contribute monetarily towards the impacts they are going to have. Why should the Port St. Lucie developments on the south side of Midway Road pay for all of that infrastructure, when the developments on the north side of Midway Road are going to benefit from that infrastructure? She is not talking just about utilities. She is talking about roads, she is talking about future roads that will be built at some time by those future developments.

Commissioner Coke asked couldn't they have a fair share contribution system they would work out?

Mayor Christensen said that is what she is saying.

Vice Mayor Kelly said the DRI process takes care of all that.

Mayor Christensen said right now she is not sure of how much they understand what the City of Port St. Lucie has done. But with all of the developers and the land owners on the south side of Midway Road within their utility service boundaries, they have laid out a road network. Right now those roads don't exist. But before any more development took place, they wanted to ensure there was going to be a road grid to move the traffic internally, but also to get it to the main arteries. Those developers at this point have agreed to pay for that infrastructure.

Commissioner Coke said Fort Pierce does that as a condition of approval.

Mayor Christensen said but what she is trying to say is, the developments on the north side are going to cross Midway Road and use all of those roads. Her concern is that there should be a fair share equity in the fact that the northern development will impact the southern traffic network that has been put in place. They want guarantees that there is going to be some fair share equity.

Commissioner Coke asked isn't that kind of like when they have somebody who wants to build in Fort Pierce, the County might say there is going to be an impact on a road that five or six miles away and charge them a fair share contribution toward that road? That is the same kind of thing they are talking about.

Mayor Christensen said she does not know if they have ever had to deal with that. Have they?

City Manager Cooper said they do it internally.

Mayor Christensen said they do it internally, but they have never had any relationship with the County on anything like that.

Mayor Benton said Fort Pierce has. They approved a development maybe a quarter of a mile north of Midway Road where the County told the developer they would have to put \$1 million up towards improvements to Midway Road. He thinks this discussion will bring them even more into when and how and doing their fair

share toward Midway Road, because he thinks they have been sort of out of the picture on that. He knows that has been a big concern for several years with the County and with Port St. Lucie. Fort Pierce has just been reaching out and annexing into the White City area, so he thinks they are at the table now.

Commissioner Alexander said they are sister cities, they are in the same County. For them to be discussing this one project, they should be discussing their entire east to west on that corridor. His concern is with the economy today, what is the surety that they are going to have this even come to fruition? The discussion they are having now is great and it should continue on for the future. This one project is the tip of the iceberg. It should be a collaborative effort from both Cities and the County, that is the way he looks at it. How many homes are they speaking of - 4,400? He doesn't see that. That is just his vision of what is going on here. This is something that is going to come in and put a wedge between the two cities? He doesn't see it, because it is going to be development one day anyway. So it should not be a wedge, it should be a collaborative effort to go forth on this.

Councilman Cooper said he is looking at the backup and it says 4,443 homes.

Mayor Christensen said that is a combination of single and multi-family.

Mr. Dennis Murphy, Culpepper & Terpening Inc., said that is the old number. The new number is 3,500 residential.

Commissioner Alexander asked when does he see that becoming actuality?

Mr. Murphy said residentially, not for a number of years. Non-residential, they are actively marketing it.

Commissioner Alexander said again he is just putting emphasis on Port St. Lucie and Fort Pierce, they should be sharing facilities. He welcomes Port St. Lucie residents to come up here and look at the string of pearls Fort Pierce has, and everything is in place already.

(Commissioner Sessions arrived at the meeting at 10:40 a.m.)

Mayor Christensen said don't get her wrong, she is not saying she doesn't want Fort Pierce residents to use their facilities. She is looking at the impacts for future development. She doesn't want her residents paying for infrastructure that is going to be used by Fort Pierce and the County. And she doesn't think Fort Pierce would want Port St. Lucie residents using their infrastructure without them contributing to it.

Commissioner Coke said they are always going to overlap though.

Commissioner Alexander said he is just again saying they welcome Port St. Lucie residents. Whether it is Fort Pierce or whether it is Port St. Lucie, they are all St. Lucie County residents.

Everyone pays taxes in St. Lucie County regardless. But this demarcation here on Midway Road should be null and void between the cities because there should be an overlap to make some type of cohesiveness there.

Mayor Benton said the presentation being made in the last few months at the Tourist Development Council with the Bahamas, the approach is that they are St. Lucie County. Port St. Lucie and Fort Pierce make up the majority of the County. To sell themselves, Port St. Lucie has golf courses and Fort Pierce has the beaches. But they both have what people want and it is just working together to provide it.

Councilwoman Bartz said Commissioner Alexander brings some valuable comments to the table. The fact is, they are touching the tip of the iceberg by looking at one development. There is a demarcation line. And she thinks they need to start working now on what their needs are and future planning, as they impact each other. Right, they are all one County - residents of Fort Pierce and Port St. Lucie and the County. But they need to start working together now because of the impact on all of those residents. She does agree that what they are talking about now is just the tip. They really need to start talking about the future and what is going to happen, because there is a lot of land on Midway Road. There is a lot of development that will be going on long after their times. So if they can place some of those plans and those agreements together now for future development, she thinks they are ahead of the game.

Mayor Benton said especially now, while they have a lull in the economy and the push. It was only a couple of years ago when they had so much on their plates. So now is a perfect time. He thinks amending their Comprehensive Plans, they are looking after each other.

City Manager Recor said he thinks a good way to characterize the discussion they are having today is, this is nothing more than growing pains. For the longest time the City's annexation strategy has been fairly compact. But in the last year since they have aggressively stepped up their annexations, they have started to stretch out their arms a bit and now they are touching on areas that they traditionally have not. He thinks it is good to hear that there is a general consensus for Midway Road being the boundary. He thinks both City Attorneys would agree that the Florida annexation laws encourage boundaries along major geographical boundaries - roads, rivers, water bodies, and what not - and that seems to be a logical transition. They have demonstrated through Interlocal Agreement and Joint Planning Agreement with the County where developments have impact on each other's service area, particularly in transportation and concurrency management, the willingness and reciprocation of a fair share contribution for roads. He is hearing the same thing today. It is these growing pains that are necessitating these discussions. He thinks that is what they should be focusing on as they move forward, because the issue is much larger than just this one development. Fort Pierce is currently annexing in the area. They are but a stone's throw away from being contiguous with Provinces as they

speaking. They have an Annexation Agreement with Wal-Mart, a deferred property tax schedule that goes into effect in 2014. The St. Lucie County Landfill property is eligible for annexation in February of this year. So they eventually will be contiguous with Provinces. But he thinks the issue is, as Councilwoman Bartz pointed out, a larger issue than just this one project.

Vice Mayor Kelly said what they have here now, the Provinces, there is really nothing to discuss and he thinks it is out of order. They are going to have it on their Agenda next week; so after that, they will know whether Port St. Lucie plans to annex it or not. Do they know what the status of that...? They had a letter two months ago from their City Manager who recommended against the annexation, pretty strongly. It is a bigger issue, everybody knows that. They are pretty experienced on these annexations. Port St. Lucie annexed 15 square miles on the Martin County line. They got upset and they voiced the same concerns that the Mayor just did. And they were straightened out in the DRI process. He has no doubt they will be straightened out even better and address their concerns because Fort Pierce is to their neighbor. So any concerns they have, they will straighten out the same way at the table, the DRI process. He thinks the Mayor already hit the nail on the head, she already asked that Staffs get together and work out something on the demarcation of Midway Road. And if they need a consensus on that... He thinks that is the issue. He is all for that, if that is what they want the Staffs to do. That will start to address the impact it is going to have on Midway Road. The utility issue has to get resolved before they can move forward with anything else. He thinks that is a big thing. The County is going to have to be involved, because they do have a utility. Most of it is north of Midway Road, right? That is the issue. If they need a consensus, he thinks their Staff's should get together, let's see what happens next week with the Provinces, and then move forward with all the other annexations. It will all be straightened out by the DRI process. They are very familiar with the DRI process.

Mayor Benton said that is why both Mayors decided to call everybody to the table. They felt this could be handled by Staff; but Staff decided they wanted to hear from all of the elected officials, so that is why they are all here. Send both Staffs to the table to bring something back to them that they all can agree on and get moving in the right direction.

Vice Mayor Kelly said political will turns the wheels.

Councilman Cooper said they are fortunate enough in the County that they only have two cities, unlike others to the south of them that have 20-plus municipalities. He thinks at some point the County will be divided and Fort Pierce and Port St. Lucie will take over and the County will be pretty much put out of business except for government items they have to take care of like the jail and courthouse and things like that. That is a good thing though, because it gets rid of duplication of services. He forgets the numbers, but Jesus Merejo says Port St. Lucie produces more water in an hour than the County does in a week or something like that. It is almost ridiculous for the

County to be in some of these businesses. It is good that Fort Pierce is working towards taking over their parks system, because there should only be two parks systems - Port St. Lucie and Fort Pierce. So it is good to have conversation, trying to work things back and forth. Midway Road has been what they have unofficially agreed on to be the dividing line and he is still good with that. He has said from day one that Fort Pierce should be north of Midway Road and Port St. Lucie should be south of Midway Road. Staffs should go back and do what they need to do to make it happen. At some point if they can make it official, then the developers will know; and they won't need to come to Port St. Lucie if they are north of Midway Road.

Mayor Christensen asked is there consensus on the Port St. Lucie City Council that they have Staff work with the City of Fort Pierce? (The Council agreed.)

Mayor Benton asked does Fort Pierce feel the same? (The Commissioners agreed.)

Councilman Cooper said everybody says they want all of these developments to stop. There probably is a different way to do it. But if it comes into the City of Port St. Lucie, it will happen. If it goes to Fort Pierce, it will happen. If it stays in the County, it is going to happen. As much as they claim they are anti-growth and they don't want things to happen, from what he sees it is not okay for it to happen in their cities; but when they stay in the County, they allow it to happen. So they are not walking the walk, because if they were against it, then they would toe the line. But as long as they are getting a piece of the pie, it doesn't seem to matter.

Commissioner Coke said she has always been a firm believer that if an area reaches a certain population density, it should become part of one of the two cities that are in the County. She really in her heart believes that benefits the County. The County should never be considering a development of this type, it is diametrically opposed to the definition of County. A development like this is in a city. Big housing developments with all that density should be in a city. If any development of this size or with a certain density level were part of either City, it would free up County Staff and County time and County money most importantly from planning and reviewing all these things that really shouldn't be in the County. Give the City the responsibility of what is going to be in their City eventually anyway. That gives the County the money and the time to concentrate on the areas that are defined typically as County government such as the Sheriff's Department, the County roads, and the Court system.

Mayor Benton asked do they have anything else they would like to bring to the table while they are here?

Mayor Christensen asked do they want to touch on the utilities?

Mayor Benton said he is the only Commissioner who sits on the Fort Pierce Utilities Authority Board, whereas the Port St. Lucie Council is their Utilities Board. So he thinks that is

something their utility staffs could work out and come back to them.

Mayor Christensen asked does Staff have anything else?

Mayor Benton asked does Staff have anything they would like to add? They haven't heard anything from the City Attorneys, but he thinks they know each other well and get along. He thanks everyone who showed up today.

There being no further business, Mayor Benton declared the meeting of the Fort Pierce City Commission adjourned at 10:55 a.m.

Adjournment.

ATTEST:

CITY CLERK

MAYOR COMMISSIONER

