

City of Port St. Lucie

City Council Workshop

Meeting Minutes - Draft

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Sr., Councilman, District III

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Wednesday, February 26, 2025

8:30 AM

Port St. Lucie Community Center

Winter Workshop Day 1

1. Meeting Called to Order

A City Council Workshop of the City of Port St. Lucie City Council was called to order by Mayor Shannon Martin on February 26, 2025, at 9:00 AM, at the Port St. Lucie City Community Center, 2195 SE Airoso Blvd., Port St. Lucie, Florida.

2. Roll Call

Council Members Present:
Mayor Shannon Martin
Vice Mayor Jolien Caraballo
Councilwoman Stephanie Morgan
Councilman Dave Pickett
Councilman Anthony Bonna

3. Pledge of Allegiance

Mayor Martin led the assembly in reciting the Pledge of Allegiance.

4. Public to be Heard

Diane Goldberg praised the City for its development of McCarty Ranch. She pointed out the need to improve the City's Septic to Sewer Program.

Jack Ferland, President of the PSL RC Hobby Group, provided the Council with updates about their group and requested support for a permanent City facility for their group to meet.

Mayor Martin encouraged Mr. Ferland to continue to work with the Parks and

Recreation Department to find a location for their group.

Vice Mayor Caraballo responded to Ms. Goldberg's concern and stated she was supportive of Mr. Ferland finding a location within the City.

Councilman Pickett inquired about the PSL RC Hobby Group's footprint, what kind of facility they presently had, and what they were requiring in the future, to which Mr. Farland responded that they currently had a 10-acre marsh/lake and a 30-acre grass area. He stated McCarty Ranch would be a perfect property for their group.

Councilwoman Morgan thanked Mr. Ferland and encouraged the Parks and Recreation Department to work with Mr. Ferland.

Brad Keen, Director of Parks and Recreation, explained that the current home of the RC Hobby Group was on the south side of the Torino properties. He indicated that they were currently developing Phase 1 of the Torino area and stated the group's home was currently about 30 acres to the South of the canal.

Mayor Martin indicated keeping the group in mind when working on the Parks Master Plan.

Jesus Merejo, City Manager, reported that the City has averaged 400 Septic-to-Sewer conversions annually and highlighted the City's efforts in preventing the installation of over 1,500 septic systems.

5. Workshop Business

5.a Introduction: Preparing for 2025-26 [2025-194](#)

City Manager Merejo provided opening remarks for the 2025 City Council Winter Workshop. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

(Clerk's Note: A video of the 2025 #iampsl Citizen's Summit was shown at this time.)

5.b Hear a Port St. Lucie Economic Update [2025-195](#)

Deputy City Manager Kate Parmalee introduced Brad Hunter, Hunter Housing Economics.

Mr. Hunter provided the City's Economic Update. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Councilwoman Morgan asked if the Year-to-Date home sales were based on the Certificates of Occupancy issued, to which Mr. Hunter indicated it

was based on the number of closings.

Councilwoman Morgan indicated the numbers seemed a bit off but stated that was likely due to them being sold but not closed on properties.

Vice Mayor Caraballo inquired if the City's age demographic was becoming older based on an article she read, to which Mr. Hunter indicated that nationwide experts were seeing a record number of people reaching 60-65 based on the baby boom. He explained that it was driving a surge in retirement demand currently. Vice Mayor Caraballo mentioned the need to consider that information for the City's future planning. She asked if, in the event of a future recession, it would be a long or short recession, to which Mr. Hunter indicated it would be difficult to anticipate the length.

A recess was called at 9:56 am, the meeting resumed at 10:19 am.

5.c Hear an Update on Capital Projects

[2025-193](#)

Colt Schwerdt, Public Works Director, introduced Emily Seitter, Public Works CIP Administrator.

Ms. Seitter provided the update on Capital Projects. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin asked about the repaving project from Savona to Wampler.

Thomas Salvador, Public Works CIP & Sales Tax Project Group Manager, indicated that the intersection improvements only go up to Wellington. He explained that the re-pavement up to Wampler was part of this year's fiscal year resurfacing plan and noted that the next piece of Savona may be coming forward.

Mayor Martin indicated there would be an incomplete section and noted she would like the City to complete all of it at the same time.

The City Manager committed to evaluating the costs and would return to the City Council with a recommendation.

Councilman Pickett inquired if the costs shown were current or if they were the costs from when the project was first bid on, to which Ms. Seitter explained that they identified the original contracted costs and included the amended amount.

Ms. Seitter provided an update on PSL Blvd 3. Mayor Martin stated that all the underground work was supposed to be completed. She explained that

when driving on PSL Blvd., she observed a brand-new median past Aurelia was ripped out and underground work was happening. Mayor Martin asked for an explanation as to why that was happening and noted that this was further delaying the project. Ms. Seitter advised that there were portions of the roadway that were considered substantially complete so that the roadway could open, but now, as they neared the completion of work, they had to go back into the infrastructure to support the manholes. She clarified that it wasn't underground work, but rather the finishing of previous tasks and activities.

Mayor Martin asked if the work would usually be finished before the medians, and Director Schwerdt explained that the delay was due to adjustments to the drainage structure. He clarified that the adjustments were made to prevent safety hazards when opening the roadway, by raising the drainage structure to its final elevation to avoid vertical obstructions that could damage vehicles or cause accidents.

Mayor Martin stated that while she understood the situation, the optics of the situation made it look like there were issues. She explained that the Transportation Planning Organization (TPO) was in the process of scheduling a special meeting in March to obtain an update from the Department of Transportation (DOT) for this project. Ms. Seitter confirmed Mr. Buchwald was working on scheduling the matter and added that Public Works Staff could be present during the conversation to support the City Council.

Ms. Seitter provided an update on Tulip and College Park Boulevard.

Ms. Seitter gave an update on the St. Lucie West (SLW) at the intersection of Peacock. She explained that the construction start date would be no later than May per the funding agreement with St. Lucie County. Mayor Martin asked why the presentation read "November 24", to which Ms. Seitter stated that was the date the contract was executed. Mayor Martin noted that for future reference the start date can be construed as a construction start date and requested to correct that in the future so that it is clear to the public, to which Ms. Seitter agreed and stated they would adjust.

Ms. Seitter provided an update on the roundabouts for Paar and Savona and Paar and Darwin.

Mayor Martin indicated that there was a Planning and Zoning Application for a commercial piece on the west side of Paar and Savona. Ms. Seitter stated she understood there was a development on the northwest corner

and that they were working on collaborating with the Planning and Zoning Department to manage access, driveways, etc.

Ms. Seitter gave an update on the East Torino Parkway improvements. Councilman Pickett inquired when they could anticipate the opening of the turn lane and asked if there was any way to expedite the process, to which David Epperson, Project Manager for Public Works, advised that the contractor was currently trying to schedule the thermoplastic arrow installation and stripping. He stated the goal was to have it completed within the next four weeks.

Ms. Seitter gave an update of the St. Lucie West (SLW) Boulevard improvements and Southbend Boulevard Improvements.

Councilwoman Morgan commented on the deteriorating condition of Bayshore Boulevard. She noted that it was repaved in the last five years but commented that it was one of the worst projects she had seen. Councilwoman Morgan stated that aggressive driving occurred on this street and asked for police presence. City Manager Merejo noted that certain arterials are getting more use than normal. He stated they will continue to evaluate.

Mayor Martin added it was important to complete the worst arterials first to avoid further deterioration. She stated the need to consider next year's ballot measure for the continuation of the Sales Tax to help with important projects.

Mr. Salvador responded to Councilwoman Morgan's note regarding the paving project at Bayshore Boulevard and noted that it was the original infrastructure of the road. He indicated that there was geotechnical testing of the subsurface, and based on those results, it was determined that the roadway was improperly built.

Councilwoman Morgan questioned why it was not known before the repaving project, to which Mr. Salvador noted that funding and time came into play when making these decisions.

Director Schwerdt inquired when the pavement condition was scheduled to start, to which Mr. Salvador stated they were waiting on the vendor to provide their availability.

City Manager Merejo noted the need to have the City to continue to provide data-driven decisions.

Councilman Pickett asked if it would be worthwhile to discuss having an Internal Road Department at the City, to which City Manager Merejo indicated it would be a decision the City Council would have to make, and there would be upfront costs.

Mayor Martin indicated the City would be limited to only having one crew working on one project at a time.

Vice Mayor Caraballo inquired if there was a need to expand the number of contractors, to which Mr. Salvador noted that the challenge was that there are only a small number of bids received per contract. Vice Mayor Caraballo noted the possibility of bringing back the CCNA to expand the pool of approved candidates, to which Caroline Sturgis, Director of Management and Budget, stated they could review, and noted the challenge was not the City's process but rather the contractors' availability and competing municipality projects.

City Manager Merejo indicated that construction funding and timing were also challenges posed for the City projects.

Councilman Pickett noted that many projects were more expensive to a municipality than to developers.

Vice Mayor Caraballo stated that another challenge the City deals with is having planned projects to receive appropriate shovel-ready projects for grant funding.

Ms. Seitter provided an update on California Boulevard.

Kate Parmelee, Deputy City Manager, thanked Congressman Brian Mast for his support in securing an Appropriation Request for funding of the design process of California Boulevard. She reported that the City received 4 million dollars from the State through the Appropriation Request process.

Mayor Martin requested a thank-you letter from the City to Congressman Mast for his support, to which Deputy City Manager Parmelee indicated their office would prepare the correspondence.

Ms. Seitter provided an update regarding the City sidewalks.

Deputy City Manager Parmelee explained that the Volusia Trail Project was part of the High-Performance Public Spaces (HPPS).

City Manager Merejo noted that the project completion dates were subject to change if something major presented itself and would inform the Council if there were to be a change.

Councilwoman Morgan discussed the potential of reconfiguring the median at Carter and Whitmore. Ms. Seitter and Mr. Salvador indicated the Contractor was aligned and preparing to move to construction.

Vice Mayor Caraballo inquired when the dolphin art would be installed on the Floresta Phase 2 median, to which Ms. Seitter indicated that the Planning and Zoning Department was supporting the project. Director Savage-Dunham advised that there was a slight delay due to the finishing and the weather. She added that she would advise the installation date to Vice Mayor Caraballo.

Vice Mayor Caraballo received feedback about construction on Becker Road, with complaints about construction truck traffic on Southbend and early weekend noise. She suggested setting pre-construction traffic routes to avoid impacting local roads. Director Schwerdt agreed to review the traffic situation and work with the City Legal Department to ensure appropriate safeguards are in place.

Mr. Salvador indicated that on City Projects, the City has more control over the construction of traffic routes utilized; however, he clarified these were public roadways deeded to the public, and that made it difficult to pinpoint where they are coming from and where they are going, and who they are working for.

Vice Mayor Caraballo asked what the parameters were that designated no-through truck zones in the City. She indicated there should not be semi-trucks going through the Southbend Corridor because there was nothing there. Vice Mayor Caraballo inquired how the City could find out if Southbend can become a no-through truck zone and the parameters moving forward, to which City Attorney Berrios advised that they could research the Florida Statutes that would constitute non-commercial traffic signs. He mentioned that enforcing the designation may arise.

Mayor Martin indicated the issue was that these were public roads, but also questioned how the City would enforce the designation. She stated the challenge was that several construction projects were going on in the City.

Vice Mayor Caraballo noted it was worth looking into the designation of no-through truck zones as the City grows. She expressed concern that increased truck traffic from a large construction project over 2 years would end up deteriorating internal roads. Vice Mayor Caraballo discussed the speeding occurring on Southbend in the late evening hours. She requested that City Manager Merejo research the potential for additional staffing

levels for the Public Works Department.

City Manager Merejo advised that there would be various through traffic roadway movements to avoid the construction traffic on PSL Boulevard to Becker Road.

Mayor Martin stated the need to inform FDOT of the traffic impacts occurring within the City during the March Meeting.

Ms. Seitter advised that the installation of the dolphins would occur at the Floresta roundabout on June 1st.

Clyde Cuffy, Regulatory Division Director for Public Works, provided an update on the City's roadway projects: Crosstown Parkway Extension, Marshall Parkway at Riverland Parcel B, Phase 1, and Riverland Boulevard at Riverland Parcel D. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

City Manager Merejo noted that the completion dates were vague based on the Developer having control of the construction of those projects.

Mr. Cuffy continued to provide the update of the roadway projects: Crosstown Parkway Phases 2 and 3; Marshall Parkway at Riverland Parcel B, Phase 2; Discovery Way at Riverland Parcel C, Phase 2; Sundance Vista Boulevard (N/S A Road); Westcliffe Lane; and Fernlake Drive.

Mayor Martin noted the importance of Westcliffe Lane and Fernlake Drive based on the new school coming online.

Councilwoman Morgan asked if there was an update on the following roadways: Discovery Way connecting to Rangeline and Community connecting to Becker, to which Mr. Cuffy indicated there were no updates on Discovery to Rangeline. He stated they were continuing to negotiate with the Developer to find commitment.

City Manager Merejo advised that he met with the GL Developers regarding the Community to Becker Road connection. He explained that the Discovery Way to Rangeline was also part of the conversations. City Manager Merejo noted he would provide future updates to the City Council. Director Schwerdt added that the City Manager's Office, GL Homes, and Mattamy were negotiating to signalize Discovery and Community, and added that the plan was to have it signalized in 12 months.

Mayor Martin noted she would be at Valencia Grove the following week. She discussed the fact that the Developers were still pushing to include a paseo at Riverland and an estrada at Akel. Mayor Martin mentioned it may be a good idea to have a third-party entity look at the entire picture.

Vice Mayor Caraballo and Mayor Martin discussed the issues regarding developer roadway expansions and the need to move forward.

Assistant City Manager Teresa Lamar-Sarno advised that the City received a scope of work from Dr. DeLaney and added that they had reviewed the report. She indicated that the City was working with the Traffic Engineers to assist. Assistant City Manager Lamar-Sarno advised that they give the City Council an update in a couple of weeks.

Councilman Bonna stated that expedited construction would save the residents years of traffic frustration. He stated that they could not minimize the fact that the City would get date-certain completion roads for the residents. Councilman Bonna indicated he was interested in reviewing the data.

Peter May, Executive Stormwater Project Manager for Public Works, provided a Stormwater Project update to the City Council. (Clerk's Note: A PowerPoint Presentation was shown at this time.) He discussed the following projects: SWW-1 Rehabilitation; Hogpen Slough Stormwater Treatment Area Design and Permitting; Whitmore Baffle Box; Vulnerability Assessment; and the Floresta Phase 3 Baffle Boxes.

City Manager Merejo commented that the Floresta Phase 3 Baffle Boxes were a good example of how various projects can come together.

Mr. May continued to provide the Stormwater Project update to the City Council and discussed: A-14 Water Control Structure; and Watershed A & B Improvements-Structures A-16, A-17 & A-18.

Vice Mayor Caraballo discussed the importance of educating residents as it relates to City Stormwater. She stated she would like to know what comparable cities do when it comes to public information officers who announce current traffic conditions to the public. Vice Mayor Caraballo explained that this can be a part of the real time monitoring station.

Mayor Martin mentioned that all those items will be included, as it is a real-time operation. She asked Sarah Prohaska, Communications Director, where the City was with the branding of the program. Director Prohaska advised that they started working on the project soon after the website was finished and indicated that the idea was to have slides on a map that was

easy to navigate. She noted that it would not be a GIS map but rather a storytelling element of the GIS map. Director Prohaska reported that they were about 60% complete. She explained that QR codes would be included in various places in the City. Director Prohaska stated they plan to present the project to the City Council during the 2025 Summer Workshop.

City Manager Merejo indicated many projects were coming online, like Savona and California, and noted how the City was evaluating the impact on the intersection and how the City can fix that issue.

Kevin Matyjaszek, Utility Director, introduced John Eason, Utility Assistant Director, to discuss the Utility CIP Project.

Mr. Eason provided the City Council with an update on the Utility CIP Updates. (Clerk's Note: A PowerPoint Presentation was shown at this time.) He discussed the Utility Roadway Projects.

Mayor Martin requested that there be an update provided in the event there was a delay on the next segment of Port St. Lucie Boulevard.

Mr. Eason reported on the following project: McCarty Ranch Water Quality Restoration Area 7-A.

Deputy City Manager Parmelee thanked Congressman Mast for the one-million-dollar Federal Appropriation, which would be applied to the construction, and requested that this also be added to the thank-you letter.

Mr. Eason continued to provide an update on the following project: Prineville Deep Injection Well #2.

City Manager Merejo noted it was important to have two water facilities in the event one shuts down.

Director Matyjaszek indicated there was a \$3,000,000 savings by allowing the construction to occur over 3 years.

Mr. Eason continued to provide an update on the following project: RO Well F-19.

Mayor Martin mentioned the shortcomings of Florida Power and Light and stressed the need to continue to keep the pressure on the organization.

Mr. Eason continued to provide an update on the following project: Western Raw Water Main. Councilwoman Morgan and Mayor Martin expressed concern over the boring to occur under I-95.

Mr. Eason continued to provide an update on the following projects: Becker Road Water & Low-Pressure Main Improvements and Darwin & Becker Parallel Sewer Force Main.

City Manager Merejo indicated that the Utility System Force Main was not designed for the Ultimate Build-Out. He noted the need to add a Force Main to handle additional capacity.

Mr. Eason continued to provide an update on the Darwin & Becker Parallel Sewer Force Main and gave an overview of the Southport 24-inch Sewer Force Main, Mariposa Force Main, Replacement of Lift Station NP-13, Prineville WTP Generator Replacement, McCarty Ranch Water Main, and Westport WWTP Nutrient Reduction Improvements.

City Manager Merejo stated that the State was adding additional requirements.

Deputy City Manager Parmelee reported that House Representative Dana Trabulsy was sponsoring the City's \$5,000,000 request for Westport and thanked her for her support. She indicated that the request was vetoed during the last session and noted there was support for this session.

Mr. Eason advised that the biggest challenge was the increasing costs of materials. He provided the update for Rangeline Road Injection Wells. City Manager Merejo stated that the facility had been in the works for about 15/20 years and stated the City cannot think of the project as a short-term project due to the various elements.

Mr. Eason provided an update on Design-Build Services for Eight Floridan Wells and Rangeline Road Water Treatment Plant.

Director Matyjaszek provided closing statements and indicated that the Utility Department was estimated to spend approximately \$400,000,000 on improvements.

City Manager Merejo highlighted the importance of the Utility Department meeting the City's growth challenges.

A recess was called at 12:20 pm, the meeting resumed at 1:26 pm.

Director Schwerdt provided a high-level overview of the Developer-Driven Projects. (Clerk's Note: A map of the Developer-Driven Projects was shown at this time.)

Mayor Martin requested that the City Council Members get a printed copy of the map.

Roger Jacob, Construction Project Director, provided the update on the Major Facility Capital Improvement Projects. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

During the City Hall Expansion & City Complex Parking Garage update, Councilwoman Morgan inquired if there would be a covered employee walkway or skyway to get to the garage. Director Jacob responded in the affirmative and explained that a covered walkway would be installed.

Councilman Pickett asked if there would be a security feature added to the front City Hall entrance, to which Director Jacob advised that there would be an Evolv Security System component.

Vice Mayor Caraballo questioned if there would be a more technical photo ID checkpoint for entrance to City Hall, to which Director Jacob confirmed there would be a facial recognition component.

Vice Mayor Caraballo inquired whether the no-parking policy at the MidFlorida Event Center Parking Garage would be an ongoing safety policy during the Fourth of July event. Director Jacob explained that the prior policy was based on the fireworks getting set off at the roof of the garage, but moving forward, they will allow parking at the parking garage due to the change in where the fireworks would be set off. Vice Mayor Caraballo discussed the importance of a future discussion to plan for future fireworks displays. Director Jacobs explained that the conversations were ongoing.

City Manager Merejo noted that safety was the City's number one concern and stated they would discuss and come back with a Council recommendation. Mayor Martin agreed.

Brad Keen, Parks and Recreation Director, introduced Zakariya Sherman, Executive Project Manager for Parks and Recreation.

Mr. Sherman provided the update on the Capital Improvement Projects for the Parks and Recreation Department. (Clerk's Note: A PowerPoint Presentation was shown at this time.) Director Keen advised that they were able to add four additional soccer fields to the outfield of the baseball field. Councilman Pickett asked if there was an interested recognized user group that wanted to utilize the fields, to which Director Keen indicated that

they had not been made aware of any expansion plans for District 17.

Vice Mayor Caraballo asked for the timeline of when the City Council could expect the final recognized User Group Policy, to which Director Keen stated they were currently working on that and anticipated it would be presented to the Council in late summer.

Councilwoman Morgan asked about the timeframe for when Tradition Parkway would be connected to Rangeline Road, to which Mr. Sherman stated that the matter was being negotiated with Mattamy. She expressed concern over the use of the park and not being able to access it from Rangeline.

City Manager Merejo indicated that there was currently no commitment from the Developer that the construction of North-South A would be completed and indicated that the City would be willing to trade off tying into Rangeline Road for the construction of North-South A to Crosstown because it would be more critical for travel purposes. Mayor Martin agreed.

City Manager Merejo mentioned the need to possibly have the City Council consider changing the construction requirement for the roadway from Tradition to Rangeline to Tradition to North-South A. Vice Mayor Caraballo noted that the City should be careful in interconnectivity based on the new potential housing that is coming online and could impact City services without proper mitigation from the County. City Manager Merejo indicated that the mitigation factor had been worked out through an agreement. Director Schwerdt advised that there were agreements with some Developers. Director Savage-Dunham indicated that the Planning and Zoning and Public Works Departments monitor all the County's DRC Agendas. Vice Mayor Caraballo asked if the County was going to make the Developers obligated to provide similar services, like with the City, to ensure that they have amenities available to the new county residents. Mayor Martin indicated that communication with the County was occurring and conducive.

City Manager Merejo advised that there may be an opportunity to provide leverage for Phase 2 of Tradition Park and possibly generate a Homeowners Association (HOA) venture to pay for Phase 2.

Vice Mayor Caraballo asked if there was concern that the American Rescue Plan Act (ARPA) funding would be removed, to which Deputy City Manager Parmelee indicated they have advised the project managers to accelerate projects as much as possible due to the risk associated until the funds are spent.

Vice Mayor Caraballo inquired if there was a need to increase the contingency funding. Deputy City Manager Parmelee indicated that the ARPA funds were already encumbered. She explained that the risk associated was less than that of other reimbursement grants previously awarded.

City Manager Merejo indicated that the funding should be spent as quickly as possible.

Vice Mayor Caraballo inquired whether there were plans to change the name from O.L. Peacock Sr. Park, to which Director Keen explained that, based on his recollection, he believed the name was contingent on the turnover document from the family that previously owned the property, but would ask the Legal Department to confirm. Vice Mayor Caraballo mentioned it would be great to have a conversation with the family to possibly modify the name, as it was long, to which Director Keen advised that they investigate the matter.

Mayor Martin requested that Parks and Recreation Staff join her at the upcoming Sandpiper HOA meeting to discuss the Wilderness Trail Park.

Kelly Boatwright, Assistant Director for the Parks and Recreation Department, indicated that her department was working with the Communication Department to provide additional public outreach.

Vice Mayor Caraballo noted that some people were requesting additional amenities at Wilderness Trail Park beyond what the deed allowed, and others did not want anything at all. She advised that she was getting pushback from the public about installing a restroom at this facility.

Mayor Martin indicated that misinformation was being shared via social media and that public engagement was important.

Ms. Boatwright advised that during their meeting with Dr. Barth, they also took note of the restroom location to be placed as far away as possible from the residential homes.

Vice Mayor Caraballo expressed that she would not be supportive of adding restrooms in other residential areas where trails were located and complimented the final trail design.

Director Keen stated that Wilderness Trail Park had been in the works for several years. He reported that they have had public engagement with the

neighborhood. Director Keen indicated that they plan to include an architecturally themed higher-than-normal neighborhood restroom, all while buffering it from the surrounding streets and homes with vegetation.

Councilwoman Morgan inquired about the pavilions previously discussed for this park, to which Director Keen advised that, after working on this park for several years, the neighbors wanted a walking trail, shade, and minimal development.

Vice Mayor Caraballo requested that Police Chief Leo Niemczyk take a final look in the area for neighborhood safety.

Vice Mayor Caraballo requested that the City start keeping track of the projects that come under budget, in the event they are challenged as a local municipality in the future.

Mayor Martin requested an update on the Port Pioneer Park Restaurant. Jennifer Davis, CRA Director, advised that recent conversations were being had with the engineer, Building, and Utilities Department. Mayor Martin requested an update before she meets with the residents at Sandpiper. Director Davis indicated that a more comprehensive update would be provided on Friday.

Mayor Martin inquired if the golf pricing rates were reviewed, to which Director Keen stated that Staff does create price adjustments throughout the year to stay competitive with the area.

Vice Mayor Caraballo asked that the timeline for all four Golf Improvement project phases be done simultaneously, to which Director Keen indicated that it would be sooner and quicker that way but would have to keep in mind that the phasing approach would minimize the impact of operation. Director Keen advised that they could provide a SWAT analysis and report back to the City Council. Vice Mayor Caraballo expressed concern over the length of time it would take to complete the upgrades. City Manager Merejo indicated they would research the timeline to see if there was a way to expedite the project. Mayor Martin pointed out that doing all the work may impact the budget than phasing out the Golf Improvement projects, since it wasn't just the cart path but also the irrigation and drainage.

Mr. Sherman concluded his remarks by presenting the Saint Golf Course Drainage Improvements to the City Council.

A recess was called at 2:51 pm, the meeting resumed at 3:15 pm.

(Clerk's Note: Item 5.e was heard at this time.)

- 5.d** Follow the Data: Strategic Plan 2nd Quarter Progress Report & PSL STAT Highlights and Introduction to Departmental High Impact Plans [2025-192](#)

(Clerk's Note: This Item was not discussed at today's workshop.)

- 5.e** Hear the Public Works Department High Impact Plan [2025-196](#)

Director Schwerdt presented an overview of the Public Works Department's High Impact Plan. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

City Manager Merejo and Director Schwerdt discussed adding an Asset Management System to the Public Works and Facilities Departments.

Mayor Martin thanked Director Schwerdt for his leadership of the Public Works Department.

Vice Mayor Caraballo asked if the Public Works Department had an opportunity to analyze the technology, to which Director Schwerdt responded in the affirmative and noted it was part of the design process. She recommended that Director Schwerdt visit other municipalities that already have the latest and greatest technology for their Public Works Department before the finalization of the City's Public Works Building. Director Schwerdt added that there were plans for him to visit Coral Springs and Miami Gardens.

Vice Mayor Caraballo advised that after discussions with Developers, they indicated they would be willing to pay an expedited fee. Mayor Martin expressed support for expedited fees. City Manager Merejo noted that the downside was that the Developers wanted the City Staff to do their Quality Assurance and Quality Control (QAQC) by submitting inaccurate information and expecting Staff to do all the reviews and come back with a list of 30 items to address. He explained that as an organization, the City loses a lot of time due to Staff performing QAQC.

Assistant City Manager Teresa Lamar-Sarno announced that Director Schwerdt had been selected as the 2025 Professional of the Year for APWA. Vice Mayor Caraballo requested a Special Presentation at a Council Meeting.

- 5.f** Hear the Utility Systems Department High Impact Plan [2025-197](#)

Utility Director Kevin Matyjaszek provided an overview of the Utility

Department's High Impact Plan. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Vice Mayor Caraballo noted the need to include the number of septic systems no longer being added to the City based on the connection to the City Utility system. She noted that the challenge was not the conversion from septic to sewer but rather it was the financing and bond rating. Director Matyjaszek stated the Department was working on providing the City Council with a future program for them to consider.

Vice Mayor Caraballo requested a concentration of the east side of the City, specifically in the Hogpen Slough Commercial Area to convert those septic systems. Director Matyjaszek stated they have set aside funds to offer grant opportunities for the remaining commercial properties that are still on septic.

City Manager Merejo provided the number of conversions, new construction and grinder installations, gravity systems, and the total of sewer connections within the City.

Director Matyjaszek provided closing statements and concluded his overview of the Utility Department's High Impact Plan.

5.g Hear the Communications Department High Impact Plan

[2025-198](#)

Communication Director Prohaska provided an overview of the Communications Department's High Impact Plan 2025 Engagement Strategy and 2025 High Impact Plan. (Clerk's Note: A PowerPoint Presentation was shown at this time.)

Mayor Martin indicated she took issue with future work with the Superlative Group.

Deputy City Manager Parmelee indicated that the City Council would receive an update on the Comprehensive Citizens' Engagement Report during the Strategic Planning Session.

Vice Mayor Caraballo requested additional information regarding other cities that ventured into the Mobile City Hall Program. She stated she would like to know if it was staffed properly, what the hours were, and if it was consistently staffed.

Director Prohaska said they would report to the City Council about the Mobile City Hall Program.

Director Prohaska discussed the engagement calendar.

Vice Mayor Caraballo discussed the potential of combining PSL in Lights with the Festival of Lights and stated she was not in favor of combining the two events. She stated she would like the event to go back to the original intent and provided the reasoning behind why she was not in favor.

Mayor Martin questioned how much it cost to put on the PSL in Lights and how many people attended the event, to which Director Prohaska noted there were about 2,000 people in attendance and 10,000 at the Festival of Lights. She explained the intent was to have a similar indoor component to that of the International Fest at Festival in Lights to draw a bigger crowd of over 10,000. Director Prohaska stated the Communication Department costs were \$10,000 for PSL in Lights and noted they partnered with the MidFlorida Event Center, who had a separate budget.

Mayor Martin requested that City Manager Merejo provide the attendance and costs associated so that the City Council can have a future comprehensive discussion. Vice Mayor Caraballo requested the original costs associated with PSL in Lights when it was first initiated. Councilman Pickett indicated that he would like all the costs included for any future discussions about the events. Mayor Martin asked if the number of attendees would be discussed during the Special Events discussion, to which Deputy City Manager Kristina Ciuperger responded in the affirmative and provided additional feedback regarding the combination of both events. Vice Mayor Caraballo indicated that she was provided with a different explanation and expressed concern over being at capacity at the Festival in Lights Event at MidFlorida. Mayor Martin recommended that the City Council review all the information provided during the Special Events discussion.

City Manager Merejo explained that if all the information was not ready for the discussion, he would delay the discussion until all the information was available. Mayor Martin and City Manager Merejo agreed that a cumbersome conversation surrounding City Special Events needed to happen sooner rather than later.

Director Prohaska continued to discuss the Communication Department's High Impact Plan.

Vice Mayor Caraballo noted the need to have a City Council discussion to have consistent talking points.

Director Prohaska provided closing statements and concluded the

Communication Department's High Impact Plan overview.

6. Adjourn

There being no further business, the meeting was adjourned at 4:51 PM.

Sally Walsh, City Clerk

Daisy Ruiz, Deputy City Clerk