

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD July 22, 2019
AT 5:30 PM Commission Chambers
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Rebecca S. Bruner
Vice Mayor Eula R. Clarke
Commissioner Kelli Glass Leighton
Commissioner Merritt Matheson
Commissioner Mike Meier

ADMINISTRATIVE

City Manager, David Dyess
City Attorney, Michael J. Mortell
City Clerk, Mary R. Kindel

ROLL CALL

 **5:30 PM Roll Call. Present: Mayor Bruner, Vice Mayor Clarke, Commissioner Glass Leighton, Commissioner Matheson, Commissioner Meier.**

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

PRESENTATIONS

 **5:31 PM 1. JULY SERVICE AWARDS**

Sean Eichling, Fire	10 Years
Christopher LaBarbera, Fire	10 Years
Troy Sheets, Fire	10 Years
Nicholas Steffen, Fire	10 Years
Nghiem Vu, Fire	10 Years
Christopher Watson, Fire	10 Years
Miriam Marrero, Public Works	15 Years
Marvin Dyall, Public Works	20 Years
Troy Bowser, Fire	25 Years

2. EMPLOYEE OF THE MONTH

David Peters, Public Works Director announced Christopher Giuffrida of the Public Works Department Building Maintenance Division as July's Employee of the Month.

3. GFOA DISTINGUISHED BUDGET PRESENTATION AWARDS PROGRAM - FY 2019 BUDGET; PRESENTED BY LOUIS BOGLIOLI, FINANCE DIRECTOR.

Louis "Joly" Boglioli, Finance Director, presented on the recently awarded prestigious GFOA Distinguished Budget Presentation Award. The City received this award because of its transparency and dedicated staff for going above and beyond in the budgeting process.



5:44 PM COMMENTS BY CITY COMMISSIONERS

Commissioner Glass Leighton

- No comments.

Commissioner Matheson

- Commented that he was a part of the NAACP Community Empowerment Panel last week and found it to be constructive and would like to see more of a round table discussion in future. Discussed the Fourth of July issues with the community requesting more Police presence.
- Announced the upcoming City's river cleanup happening on July 27th and invited all to participate.

Commissioner Meier

- Commented on commercial recycling and would like to City to start thinking about regulation or what can be done to encourage or incentivize businesses to recycle. Suggested the Commissioners consider this over the next few meetings and coordinate with staff and the County on future possibilities.

Commissioner Matheson suggested waiting until the determinations are made from the Plastics Workshop.

Vice Mayor Clarke

- Commented that she attended the National League of Cities Black Caucus in Jackson, Mississippi and reported that the discussions included inclusion, environmental issues, entrepreneurship, agricultural changes, and the Census. She provided the conference booklet to the City Manager. The main message she received was for elected officials to provide for the people they serve and do the best they can to work with others in the community. Additional discussions included the Civil Rights Movement. She appreciates the City for the opportunity to attend.

Commissioner Meier asked Vice Mayor Clarke if there were any take home examples of small towns that have done some things that would apply to Stuart.

Vice Mayor Clarke reported that the conference was coordinated with a tight schedule and she was unable to communicate individually with various cities. A conference synopsis is forthcoming, and she will share it when received.

Mayor Bruner

- Commented that she attended the Treasure Coast Council of Local Governments Annual Luncheon and was impressed with the public speaker, a student from Okeechobee, part of the FFA (Future Farmers of America) and will be attending Harvard.

Vice mayor Clarke announced on July 31st at St. Mary's Episcopal Church from 12:00 to 1 p.m., there will be Sensitivity Training through the Martin County Health Dept. Topics include HIV and Hepatitis Viruses.

COMMENTS BY CITY MANAGER

City Manager Dyess announced a scrivener's error in Item #5. In the agreement, section 2 under Term, it states 90 days but in parentheses states 60 days. The correction will be made stating 60-day written notice.

APPROVAL OF AGENDA

(Approved after Consent Calendar)

COMMENTS FROM THE PUBLIC (5 min. max)

(After Consent Calendar)



6:07 PM CONSENT CALENDAR

4. APPROVAL OF 07/08/2019 CCM MINUTES

5. GREEN MARKET LICENSE AGREEMENT:

RESOLUTION No. 66-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF STUART AND STUART GREEN MARKET, INC A DESIGNATED 501(c) ORGANIZATION; GRANTING A NON-EXCLUSIVE LICENSE TO OPERATE A WEEKLY OUTDOOR MARKET PLACE FOR SALES TO THE GENERAL PUBLIC FOR FRESH PRODUCE, BAKED GOODS, PLANTS, AND ASSORTED FOODS AND GREEN PRODUCT SERVICES BY INDEPENDENT VENDORS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.


END OF CONSENT CALENDAR




6:09 PM Public Comment:

- 1) Helen McBride – Flamingo Avenue; Commented on the use of banana flags and various concerns about the Green Market. Feels the event has become more of a flea market instead of a green market.

Commissioner Meier commented that green markets are a public service and feels it is something the City should promote but agrees that it should be more carefully reviewed but with the possible upcoming changes with Flagler Center and the City Hall location, the City should move forward with this agreement at this time and review it more closely at a future date. It is a one-year lease with a 60-day termination clause.

 **6:07 PM Motion: Move approval of the Consent.**
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

APPROVAL OF AGENDA

 **6:20 PM Motion: Move approval of the Agenda.**
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Matheson
Motion passed unanimously.

 **6:20 PM COMMENTS FROM THE PUBLIC (5 min. max)**
(After Consent Calendar)

- 1) **Ginny Sherlock – Madison Avenue; Commented that the City should include the veteran's exemption notice on the business tax bill on the Veteran's exemption.**

Finance Director came forward and stated that the City will address the tax bill notice.

- 2) **Kevin Osborn – SE Croft Circle, Hobe Sound; Stuart Green Market Manager commented on the various local vendors and the products they sell.**
- 3) **Chester Edwards – SW Busch Street, Palm City; New Martin County Fair Association President and wanted to introduce himself and thanked the City for their continued cooperation in working together with law enforcement and advertising.**

COMMISSION ACTION

6. STUART MAIN STREET ASSOCIATION, INC. LEASE AGREEMENT FOR FLAGLER PLACE

RESOLUTION No. 61-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA EXECUTING THE FLAGLER PLACE LEASE WITH STUART MAIN STREET ASSOCIATION, INC., STUART, FLORIDA AND PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Manager Dyess reported that the Commissioners have previously heard the preview of this lease and had agreed to move forward with leasing the Flagler Center to Stuart Main Street.

Nik Schroth of Stuart Main Street came forward to answer questions.

Vice Mayor Clarke inquired on the number of City days. 25 days are available for City use at no cost.



**6:31 PM Motion: Move approval.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Meier
Motion passed unanimously.**

ORDINANCE FIRST READING

ORDINANCE SECOND READING

7. SEASIDE RPUD - SECOND READING (QUASI-JUDICIAL)

ORDINANCE No. 2410-2019; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE KINGSFORT ESTATES RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR A 7.46 ACRE PROPERTY OWNED BY STUART DEVELOPMENT LLC, LOCATED ON THE SOUTH SIDE OF CENTRAL PARKWAY APPROXIMATELY MIDWAY BETWEEN ITS INTERSECTIONS WITH S. KANNER HIGHWAY TO THE WEST AND U.S. HIGHWAY ONE TO THE EAST, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED; ESTABLISHING THE SEASIDE RPUD CONSISTING OF SEVENTY-FIVE (75) ATTACHED HOMES; APPROVING A MASTER SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTANT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Sworn: three (3) people; Kevin Freeman and Tom Reetz of the Development Department and Dante Fraiegari of Meritage Homes.

Tom Reetz, Senior Planner, presented on the changes to the following:

Condition #4 - 8-foot sidewalk required by developer before last CO

Condition #5 – Developer must post a sign at the mailboxes reserving spaces for delivery and pickup

Condition #28 – Developer to provide transponder(s) and gate codes to Public Works for sanitation collection and meter reading

Condition #40 – Waste receptacles to be stored in garages

City Attorney Mortell commented that in the agreement, the burden of the gate working does not fall on the City but on the HOA. If not working, the HOA will not have garbage collection.

Dante Fraiegari of Maritage agreed that it is the responsibility of the HOA.

 6:40 PM Motion: Move approval on Second Reading of Ordinance No. 2410-2019.

Moved by: Commissioner Meier

Seconded by: Vice Mayor Matheson

Motion passed unanimously.

DISCUSSION AND DELIBERATION

 6:44 PM ADJOURNMENT

Mary R. Kindel, City Clerk

Rebecca S. Bruner, Mayor

Minutes to be approved at the Regular Commission
Meeting this 12th day of August, 2019.