MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD December 9, 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

5:30 PM ROLL CALL

Present: Mayor Bruner, Vice Mayor Clarke, Commissioner Glass Leighton, Commissioner Matheson, Commissioner Meier.

Mayor Bruner requested a moment of silence be observed as she announced the passing of Ms. Gene Rifkin who served as a Stuart Commissioner from 1996 through 2004 and Mayor in 2000 – 2001. A moment of silence was observed.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - MR. CHAZ RUSSELL AND THE 10TH STREET GOLDEN PANS STEEL DRUM BAND

Mr. Chaz Russell and the students performed Jingle Bells and Jingle Bell Rock. The Mayor presented the band with a certificate of appreciation.

City Manager Dyess presented Mayor Bruner with a Mayor's appreciation gift.

2. SELECTION OF MAYOR AND VICE MAYOR

Mayor Bruner commented on what an honor it has been to serve this City a Mayor.

Vice Mayor Clarke commented that even though it is customary that the Vice Mayor is next in line for Mayor, she announced that she prefers to remove herself from the rotation/nomination as Mayor for this next year and nominated Commissioner Meier as Mayor.

Commissioner Glass Leighton commented on her hesitation and feels that because it is so early in his term, Meier needs more experience before becoming Mayor.

5:41 PM Motion: Motion to nominate Commissioner Meier as Mayor.
Moved by: Vice Mayor Clarke
Seconded by: ---
Motion died for lack of second.

5:47 PM Motion: Motion that Commissioner Meier be our Mayor.
Moved by: Commissioner Matheson
Seconded by: Vice Mayor Clarke
Motion passed 4/1.

Clarke - YES
Glass Leighton - NO
Matheson - YES
Meier – YES
Bruner - YES

5:49 PM Motion: Motion to elect Eula Vice Mayor.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Matheson
Motion passed unanimously.

2019-2020 Mayor – Mike Meier
2019-2020 Vice Mayor – Eula Clarke

PROCLAMATIONS

PRESENTATIONS

3. SERVICE AWARDS - DECEMBER

Jonathan Hatch	**Fire Department**	**5 Years**
Vito Lorenzo	**Code Enforcement Department**	**5 Years**
Kyle Osinga	**Police Department**	**5 Years**

4. EMPLOYEE OF THE MONTH - DECEMBER

Stephen Nicolosi, Building Inspector announced Ms. Darcee Pilarski, Permit Technician of the Development Department as Employee of the Month, who came forward to accept her award and thanked Stephen and the City.

5. "STUART- THE LAST 50 YEARS" BY ALICE LUCKHARDT, STUART HERITAGE AND 'HISTORIC ART MARKER 360 VIDEO PROGRAM.'

Alice Luckhardt presented a slide show of 50 historic years in Stuart followed by Rick Miller, owner of Treasure Coast Multi Media and Stuart Main Street Board Member who presented a 360 virtual video of the Sailfish Historic Art Markers.

6. PUBLIC WORKS COMPLEX MOVE

Tim Voelker, Assistant Public Works Director and City Engineer presented proposed site plans of the Public Works Complex for the location of 10th Street and Palm Beach Road, surrounding the Water Treatment Facility. The construction timetable is approximately 2021 with completion in summer of 2022.

Attorney Mortell clarified that this is already budgeted, and the RFP can go out without approval, the department is simply looking for consensus on the vision.

After brief discussion, Commissioner Glass Leighton requested

COMMENTS BY CITY COMMISSIONERS

Commissioner Glass Leighton

- **Commented that she is interested in receiving the number of RFP's awarded to local contractors in that past couple of years.**
- **Wished all a Merry Christmas and Happy New Year.**

Commissioner Matheson

- **Wished all a Merry Christmas and Mayor Meier an upcoming Happy Birthday.**
- **Commented on the change in parking in downtown and their decision to add Parking Solutions, it will add parking capacity.**

Commissioner Bruner

- **Commented on housing costs and made a motion.**

6:32 PM Motion: Motion that staff draft and process amendments to the impact fee ordinance that would allow the City Commission to authorize a transfer of impact fee credits from one parcel to another.
Moved by: Commissioner Bruner
Seconded by: Commissioner Glass Leighton
Motion passed 4/1.

Clarke – YES
Glass Leighton – YES
Bruner – YES
Matheson – YES
Meier – NO

Vice Mayor Clarke

- **Thanked Mayor Bruner for her service and wished all a Merry Christmas.**
- **Thanked Jim Chrulski, his staff, and the City Manager for his first year and all that was done for the Christmas Parade.**
- **Commented that she would like to invite the MPO and the Regional Planning Council to make a presentation on transit accessibility including schools.**
- **Commented that she would like to see historic arts and culture included in the budget.**
- **Read a sponsorship letter from the Afro American Citizens of East Stuart, Inc., AACES about the 2020 MLK Day Parade.**
- **Commented on a Brightline update.**

Attorney Mortell provided a brief Virgin Brightline update.

Mayor Meier

- **Announced his attendance at the 11th Annual NAACP Miracle on 10th Street and thanked the Police Dept. for their organization.**
- **Request to pull Item #15 from the Consent Calendar.**
- **Thanked the Commissioners for their vote of confidence and wished all a Merry Christmas, Happy Holidays and Happy New Year.**

COMMENTS BY CITY MANAGER

City Manager Dyess

- **Commented that Brightline will be presenting after the holidays.**
- **Funding is currently in the budget for the AACES; it is typically funded as a reimbursement but because it is a new 501(3)©, if no objection from the Commission, it will be in advance this year only.**

Commission agreed.

APPROVAL OF AGENDA

6:48 PM Motion: Move approval of the Agenda.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Matheson
Motion passed unanimously.

COMMENTS FROM THE PUBLIC (5 min. max)

1) **Lynne Jensen – Capri St., Palm City; Announced the Halpatiokee Chapter Daughters of the American Revolution Save the Date Marking of the Plantation Krueger House on Ocean Blvd. on Feb. 1st at 10 a.m. and all are invited. A NSDAR plaque will be placed on the property and following the ceremony will be a home tour for a $10.00 donation.**

2) **Helen McBride – Flamingo Avenue; Complimented the City on the valet parking program and used it during the tree lighting event. Congratulated Commissioner Meier and saw how he and Matheson attended meetings for years before deciding to run for office.**

6:53 PM CONSENT CALENDAR

7. APPROVAL OF 11/25/2019 CCM MINUTES

8. APPROVAL OF 2020 MEETING CALENDAR

9. 2020 SUCCESSION LIST UPDATE FOR CITY MANAGER, CITY ATTORNEY, AND DEPARTMENT DIRECTORS.

10. COMMISSION LIAISON AND AT LARGE APPOINTMENTS / RE-APPOINTMENTS TO ADVISORY BOARDS OF THE CITY.

11. AWARD ITB 2020-101 FLORIDAN AQUIFER TEST WELL:

RESOLUTION No. 95-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2020-101, FLORIDAN AQUIFER TEST PRODUCTION WELL FA-1 TO THE LOWEST, RESPONSIVE, RESPONSIBLE BIDDER TOTAL UNIT PRICE OF $1,332,425.00 TO ALL WEBBS ENTERPRISES, INC OF JUPITER, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

12. ADOPTING FINAL BUDGET AMENDMENT FOR FY 2019:

RESOLUTION No. 106-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA ADOPTING THE FINAL BUDGETS OF THE CITY OF STUART, FLORIDA, FOR FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

13. AWARD OF CONTRACT FOR WATER & WASTEWATER REPAIR SERVICES:

RESOLUTION No. 110-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF ITB #2020-100, CONTRACT FOR WATER & WASTEWATER REPAIR SERVICES, TO THE LOWEST, MOST RESPONSIVE

RESPONSIBLE BIDDER TO HINTERLAND GROUP, INC. OF STUART, FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

14. RENEWAL OF RFP **#**2019-200, TEMPORARY EMPLOYEE SERVICES:

RESOLUTION No. 111-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO RENEW RFP NO. 2019-200: TEMPORARY EMPLOYEE SERVICES WITH GL STAFFING SERVICES, INC., OF STUART FLORIDA, EXPRESS EMPLOYMENT PROFESSIONALS OF STUART, FLORIDA AND MANPOWER OF STUART, FLORIDA ON AN "AS NEEDED" BASIS, FOR THE 1ST RENEWAL OF FOUR POSSIBLE RENEWAL PERIODS THROUGH JANUARY 14, 2021 PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

PULLED 15. CITY SUPPORT FOR MARTIN MPO's SUN TRAIL PROGRAM REQUEST FOR SAILFISH CAPITAL TRAIL:

RESOLUTION No. 112-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING THE SUBMITTAL OF THE MARTIN METROPOLITAN PLANNING ORGANIZATION (MPO) SHARED-USE NON-MOTORIZED (SUN) TRAIL PROGRAM REQUEST FOR FUNDING A SHARED-USE PATH ALONG THE DIXIE HIGHWAY CORRIDOR BETWEEN SE GRAFTON AVENUE AND NW WRIGHT BOULEVARD THAT WILL SERVE AS A SEGMENT OF THE EAST COAST GREENWAY. PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:53 PM Motion: Move approval of the Consent pulling Item 15.
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

15. CITY SUPPORT FOR MARTIN MPO's SUN TRAIL PROGRAM REQUEST FOR SAILFISH CAPITAL TRAIL:

RESOLUTION No. 112-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING THE SUBMITTAL OF THE MARTIN METROPOLITAN PLANNING ORGANIZATION (MPO) SHARED-USE NON-MOTORIZED (SUN) TRAIL PROGRAM REQUEST FOR FUNDING A SHARED-USE PATH ALONG THE DIXIE HIGHWAY CORRIDOR BETWEEN SE GRAFTON AVENUE AND NW WRIGHT BOULEVARD THAT WILL SERVE AS A SEGMENT OF THE EAST COAST GREENWAY. PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Mayor Meier requested additional information.

Development Director, Kevin Freeman, provided an explanation of Sun Trail Program and its connectivity and funding.

MPO Administrator, Beth Beltran, came forward and briefly explained the long-term planning, feasibility study, and future phases.

6:57 PM Motion: Move approval.
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

COMMISSION ACTION

16. APPOINTMENTS OF CITY COMMISSIONERS TO COMMUNITY BOARDS.

7:03 PM Motion: Motion to appoint Commissioner Glass Leighton to the Airport Noise Advisory Committee.
Moved by: Commissioner Matheson
Seconded by: Vice Mayor Clarke
Motion passed unanimously.

7:03 PM Motion: Motion for Commissioner Bruner to remain on the Arts Council.
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Matheson
Motion passed unanimously.

7:04 PM Motion: Motion for Commissioner Bruner to remain on the BDB [Business Development Board].
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Matheson
Motion passed unanimously.

7:04 PM Motion: Motion that we keep Commissioner Matheson and Vice Mayor Clarke on the MPO [Metropolitan Planning Organization].
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Bruner
Motion passed unanimously.

7:05 PM Motion: Commissioner Matheson to remain on TDC [Tourist Development Council].
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Bruner
Motion passed unanimously.

7:05 PM Motion: Motion for Mayor Meier to be on the Treasure Coast Council of Local Governments.
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

7:06 PM Motion: Motion for ~~Commissioner Bruner~~ Vice Mayor Clarke to be the alternate for the Treasure Coast Regional League of Cities.
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Glass Leighton
***CLERK'S NOTE: Commissioner Bruner declined. Motion edited to remain as was with Vice Mayor Clarke as Meier's alternate.**
Motion passed unanimously.

7:07 PM Motion: Treasure Coast Regional Planning Council, currently have Commissioner Glass Leighton.
Moved by: Vice Mayor Clarke
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

17. BY-LAWS OF 2020 STUART CHARTER ADVISORY BOARD:

RESOLUTION No. 114-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPOINTING A CITY CHARTER REVIEW ADVISORY BOARD, AND PROVIDING AN EFFECTIVE DATE.

City Manager Dyess reported that an 11-member board is recommended for charter review by the Florida League of Cities therefore he has proposed that each commissioner select two board members while they delegate him to appoint the 11th member. Dyess briefly reviewed the By-Laws

Each change will individually be voted on by the Commission because each change will be put on the ballot for referendum in an election, most likely the November 2020 election.

7:10 PM Motion: Motion to approve agenda item #17 and would like our City Manager in that motion to appoint the 11th member.
Moved by: Commissioner Matheson
Seconded by: Commissioner Glass Leighton
Motion passed unanimously.

18. INTERLOCAL AGREEMENT WITH MARTIN COUNTY FOR DIRECT RADIO COMMUNICATION:

RESOLUTION No. 113-2019; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF STUART ("CITY") AND MARTIN COUNTY ("COUNTY") TO PROVIDE DIRECT RADIO COMMUNICATION BETWEEN 911 PUBLIC SAFETY ANSWERING POINTS AND ON-DUTY CITY PERSONNEL; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7:14 PM Motion: Move approval.
Moved by: Commissioner Glass Leighton
Seconded by: Commissioner Matheson
Motion passed unanimously.

ORDINANCE FIRST READING

ORDINANCE SECOND READING

19. AMENDMENT TO THE NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD) (QUASI-JUDICIAL):

ORDINANCE No. 2420-2019; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, BEING THE SECOND AMENDMENT OF ORDINANCE NO. 2307-2015, ALSO KNOWN AS THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT (PUD)" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RPUD, FOR A TOTAL OF 49.04 ACRES; SAID PUD BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, BEING MORE FULLY DESCRIBED BY EXHIBIT "A" ATTACHED; AMENDING SAID PUD TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA CROSSING A (PARCEL 1), TO BE KNOW AS KINDIG PROFESSIONAL OFFICES; PROVIDING FOR A MASTER OFF-SITE INFRASTRUCTURE PLAN FOR THE ENTIRE PUD; PROVIDING FOR REVISED AND ADDITIONAL DEVELOPMENT CONDITIONS OF APPROVAL; PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT, DECLARING THE PLAN TO BE CONSISTENT 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.

Commissioner Matheson announced he is submitting Form 8B and is abstaining from this vote.

3 People sworn; Kevin Freeman and Stephen Mayer of City of Stuart Development Department and Bob Kuoppala of Kuoppala and Associates.

Stephen Mayer stated no changes to the site plan since the First Reading however, staff has re-evaluated the off-site agreement and reviewed recommended changes.

Bob Kuoppala came forward and confirmed that they would build the building next year separate and without the approval of all the other development.

Public Comment:

1) **Frank Wacha – Baker Rd; Commented that he is happy to have someone building in that area.**

7:24 PM Motion: Move approval as stated with staff recommendations.
Moved by: Commissioner Glass Leighton
Seconded by: Vice Mayor Clarke
Motion passed unanimously, Matheson abstained.

DISCUSSION AND DELIBERATION

7:26 PM ADJOURNMENT

Mary R. Kindel, City Clerk

Michael J. Meier, Mayor

Minutes to be approved at the Regular Commission Meeting this 13th day of January, 2020.