

**MINUTES**  
**SPECIAL MEETING OF THE STUART CITY COMMISSION**  
**COMMUNITY REDEVELOPMENT AGENCY AND**  
**COMMUNITY REDEVELOPMENT BOARD**  
**HELD April 26, 2021**  
**AT 4:30 PM Commission Chambers**  
**121 SW FLAGLER AVE.**  
**STUART, FLORIDA 34994**

**CITY COMMISSION**

**Mayor Eula R. Clarke**  
**Vice Mayor Merritt Matheson**  
**Commissioner Becky Bruner**  
**Commissioner Troy McDonald**  
**Commissioner Mike Meier**

**COMMUNITY REDEVELOPMENT AGENCY**

**Chairperson - Eula R. Clarke**  
**Vice Chairperson - Merritt Matheson**  
**Board Member - Becky Bruner**  
**Board Member - Troy McDonald**  
**Board Member - Mike Meier**  
**Ex Officio Board Member - Tom Campenni**  
**Ex Officio Board Member - Pete Walson**

**COMMUNITY REDEVELOPMENT BOARD**

**Chairman - Chris Lewis (ABSENT)**  
**Vice Chairman - Tom Campenni**  
**Board Member - Nina Dooley**  
**Board Member - Katie Makemson (ABSENT)**  
**Board Member - Nikolaus Schroth**  
**Board Member - Frank Wacha**  
**Board Member - Pete Walson**

**ADMINISTRATION**

**City Manager, David Dyess**  
**City Attorney, Michael Mortell**  
**City Clerk, Mary R. Kindel**  
**Development Director, Kevin Freeman**



**4:30 PM ROLL CALL**

**PRESENT:** Eula Clarke, Merritt Matheson, Becky Bruner, Troy McDonald, Mike Meier, Tom Campenni, Pete Walson, Frank Wacha, Nina Dooley and Nik Schroth

**ABSENT:** Chris Lewis, Katie Makemson

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF AGENDA**



**4:32 PM MOTION: Move approval.  
MOVED BY: Board Member Campenni  
SECONDED BY: Board Member Meier  
Motion carries unanimously.**

## **PRESENTATIONS**

### **COMMUNITY REDEVELOPMENT AGENCY**

#### **1. BUDGET AMENDMENT TO ALLOCATE CRA FUNDS FOR THE SITE PLANNING AND DESIGN OF THE GUY DAVIS COMMUNITY PARK PROJECT (PHASE 1):**

**RESOLUTION No. 03-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #2 TO THE FY 2021 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE FOR THE SITE PLANNING AND DESIGN OF THE GUY DAVIS PARK IN THE AMOUNT OF \$344,517; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.**

Pinal Gandhi-Savdas, CRA Administrator reviewed the site plan and plans of Phase I \$344,517 for site planning for Guy Davis Park. Phase II is an additional \$362,000 and construction of the project is \$5 million which includes a multi-purpose field, parking lot improvements, a new stage for performances, sail shades, secondary ingress and egress, interactive play equipment, pavilions, restrooms, trails, outdoor fitness equipment, lighting, landscaping, and project identification signage.

Board Member Matheson asked about the virtual community outreach meetings stating that in-person meetings might be more beneficial to reach more of an audience.

Board Member Clarke wanted to make sure community groups get notice. She asked Mr. Chrulski about applying for money from the State Representative for the ball fields for little league games.

David Dyess responded that after much discussion on artificial turf vs grass, the primary reason for grass is children are required to have two different sets of cleats plus additional equipment is needed for artificial turf, so for a multi-purpose field it is not economically feasible.

Jim Chrulski reported that they want to bring back the Babe Ruth World Series so they are getting that tourism development bounce.

Board Member McDonald added that artificial turf has a life span, so it would need to be replaced eventually.



**4:35 PM MOTION: Move approval of Resolution 03-2021 CRA.**

**MOVED BY: Board Member Campenni**

**SECONDED BY: Board Member Matheson**

**Motion carries unanimously.**



**4:45 PM**

## **2. PRESENTATION OF SEMINOLE STREETSCAPE DESIGN AND UNDERGROUNDING OF OVERHEAD UTILITIES WITHIN THE PROJECT LIMIT.**

Pinal Gandhi-Savdas, CRA Administrator announced the project, stating that it will be submitted to FDEP for final approval and introduced Danny Brannon, Brannon & Gillespie LLC and Brian Goode, Kimley-Horn. Danny Brannon presented the underground process steps and timeline and Brian Goode presented the plan overview.

Board Member Meier asked that shade trees be considered. Brian Goode said that shade trees have more aggressive root systems and the utilities could ultimately be affected.

Board Member Meier suggested crepe myrtles and asked about the curb connection.

Board Member Walson agreed with the shade tree options.

Board Member Matheson supports the shade tree comments and requested further clarification on the water runoff.

Board Member McDonald asked David Dyess about the Infrastructure Bill Brian Mast is working on and wondered if this would fit in to that scope.

Board Member Campenni thought that the effects of 5G should be minimized if possible.

Board Member Meier thought that the Indian River Lagoon Council might be a project to fund next cycle and they should include the application.

Public Comment:

Helen McBride asked how wide the sidewalks will be for this project.

Brian Goode said that the sidewalks vary between 6-7 feet and a few areas of 4 feet wide sidewalks.



**5:19 PM**

## **3. APPROVAL OF 03/22/2021 CRA MINUTES**



**5:19 PM MOTION: Move approval of CRA Minutes.**

**MOVED BY: Board Member Campenni**

**SECONDED BY: Board Member Matheson**

**Motion carries unanimously.**

## **CITY COMMISSION**

### **4. AWARD OF RFP# 2021-200, DESIGN OF GUY DAVIS COMMUNITY PARK:**

**RESOLUTION No. 39-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO APPROVE THE AWARD OF RFP #2021-200, DESIGN OF GUY DAVIS COMMUNITY PARK TO THE TOP RANKED FIRM, CALVIN, GIORDANO & ASSOCIATES, INC. OF PORT SAINT LUCIE, FLORIDA PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES .**

Board Member Matheson commented that he will be pushing for shade trees on this project.



**5:21 PM MOTION: Move for approval.**

**MOVED BY: Board Member McDonald**

**SECONDED BY: Board Member Meier**

**Motion carries unanimously.**

## **CONSENT CALENDAR**

### **5. APPROVAL OF 01/25/2021 JOINT CRA/CRB/CCM MINUTES**



**5:23 PM MOTION: Move approval.**

**MOVED BY: Board Member Campenni**

**SECONDED BY: Board Member McDonald**

**Motion carries unanimously.**

## **ORDINANCES**

### **COMMUNITY REDEVELOPMENT BOARD**

Board Member Walson commented on the Cube Smart building thanking staff for all of the extra elements.

Board Member Clarke commented that there is a sidewalk conflict on the Roosevelt Bridge with regard to bike safety and asked if that could be addressed.

Board Member Walson said they are taking away benches at Shepherd Park and putting in sidewalks which he was unhappy about.



**5:28 PM ADJOURNMENT**

## **CCM**

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**Mary R. Kindel, City Clerk**

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**Eula R. Clarke, Mayor**

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 26<sup>th</sup> day July 2021.**

**CRA**

\_\_\_\_\_  
Mary R. Kindel, City Clerk

\_\_\_\_\_  
Eula R. Clarke, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 26<sup>th</sup> day July 2021.**

**CRB**

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Mary R. Kindel, City Clerk

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Chris Lewis, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB  
Meeting this 26<sup>th</sup> day July 2021.**