

MINUTES
SPECIAL MEETING OF THE STUART CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY AND
COMMUNITY REDEVELOPMENT BOARD
HELD July 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
Vice Chairman - Tom Campenni
Board Member - Nina Dooley
Board Member - Katie Makemson
Board Member - Nikolaus Schroth
Board Member - Frank Wacha (ABSENT)
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, Chris Lewis, Katie Makemson, Nina Dooley and Nik Schroth

ABSENT: Frank Wacha

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA



4:31 PM MOTION: Move approval.

MOVED BY: Board Member Meier

SECONDED BY: Board Member Campenni

Motion carries unanimously.

COMMUNITY REDEVELOPMENT AGENCY



4:32 PM

1. EXECUTE AGREEMENTS WITH FPL, AT&T, COMCAST TO UNDERGROUND THE OVERHEAD UTILITIES - SEMINOLE STREETScape PROJECT

RESOLUTION No. 05-2021 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CHAIRPERSON TO ACCEPT AND EXECUTE AGREEMENTS WITH AT&T, FLORIDA POWER AND LIGHT (FPL), AND COMCAST FOR CONVERTING OVERHEAD UTILITY LINES TO UNDERGROUND IN AN AGGREGATE AMOUNT NOT TO EXCEED \$300,000, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Administrator, presented the costs and details of project.

Vice Mayor Matheson requested clarification on the underground conduit and the price discrepancy between all 3 companies.

Pinal responded that there was price negotiation between all 3 companies, and we were able to bring down the cost significantly. She continued to clarify the underground conduit and the cost difference.

Board Member Tom Campenni commented that he knows this is in the budget and for that reason, he plans to vote yes, but he feels it is a waste of money.

Board Member Pete Walson plans to also vote yes but wonders if there will be any significant difference as a result of the project. Feels if the money were being spent on Osceola or Flagler, it would be better spent.

Boards continued discussing assessments.

City Manager David Dyess announced that in the near future, Kilwins plans to relocate down the street and have a second entrance on Seminole.

Board Member Nikolaus Schroth commented that it will help spark redevelopment and the economic impacts will be felt in 5 to 10 years.

Board Member Mike Meier noted for him, it's about functionality, and how the sidewalks are currently not pedestrian friendly; it is a safety issue.



4:33 PM MOTION: Move.

MOVED BY: Board Member Walson

SECONDED BY: Board Member Bruner

Motion carries unanimously.

Public Comment:

- 1) Helen McBride – Flamingo Ave; Commented that after the 4th of July, her community was a mess with the fireworks and trash on the ground. She publicly thanked Mr. Brinkley and two other men, who were cleaning up the neighborhood.



4:48 PM

2. PRESENTATION OF SIGNAGE FAMILY OPTIONS FOR THE GATEWAY AND DISTRICT SIGNAGE.

Pinal Gandhi-Savdas, CRA Administrator briefly presented the two monument options and introduced Mr. Brian Good of Kimley-Horn Engineering Firm.

Mr. Good presented option 1 – Sailfish Abstract theme and option 2 - River/Wave theme. He demonstrated the existing monument signs vs. the proposed downtown and district sign locations, project schedule, and opinion of probable construction cost.

Board member Troy McDonald questioned if they had considered putting a monument sign on Green River Parkway.

Chairperson Clarke commented that she did not care for either option.

Vice Chairperson Matheson agreed and feels Stuart has many unique artists and neither of these options enhances Stuart's brand.

Campenni feels as a board, they should support the majority that took the survey and not pick apart what has already been chosen by the residents.

Walson felt the options were not classy and traditional and do not speak to what the City of Stuart is, classy and traditional.

Board members continued to discuss their opinions on which sign they liked.



4:59 PM MOTION: Move for approval but add Troy's recommendation.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member McDonald
MOTION WITHDRAWN



5:18 PM MOTION: Reject 2 submittals, and have staff work with Kimley-Horn to develop a sign, similar to what we have been using.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member McDonald
Motion carries unanimously.

Public Comment:

- 1) Paul Sandstrom – Jensen Beach; Agreed with Board Member Meier that the signs are to be mounted higher. Does not think our blue signs are nice, but our seal is and we should work with the sailfish logo to create new signs.



5:19 PM

3. SECOND GRANT CYCLE (APRIL 2021 - JUNE 2021) - NEW APPLICANTS FOR THE BUSINESS IMPROVEMENT REIMBURSEMENT PROGRAM FY 2020-2021.

Pinal Gandhi-Savdas, CRA Administrator presented the BIRP criteria and reviewed the three applications received:

- Motor Cars of Stuart, Pole Sign Removal
- Tropic Tint, Pole Sign Removal
- Ziyad Investment - Retail Plaza, Awning Replacement and Landscaping

Board members had a brief discussion:

- Board member Meier questioned the number of bids received.
- Vice Chairman Matheson asked if there were any height restrictions.
- Board member Walson commented about the effect of business improvements and bringing future programs to assist businesses.
- Board member Schroth commented about requesting a temporary easement from applicants as they come to the CRA requesting money for their projects.



5:25 PM MOTION: Move approval.
MOVED BY: Board Member Campenni
SECONDED BY: Board Member Walson
Motion carries unanimously.

**CITY COMMISSION
 CONSENT CALENDAR**

4. APPROVAL OF 4/26/2021 JT CRA/CRB/CCM MINUTES



5:32 PM MOTION: Move approval.

**MOVED BY: Board Member McDonald
SECONDED BY: Board Member Walson
Motion carries unanimously.**

COMMUNITY REDEVELOPMENT BOARD

 **5:32 PM ADJOURNMENT**

CCM

Mary R. Kindel, City Clerk

Merritt Matheson, Mayor

**Minutes to be approved at the Joint CCM/CRA/CRB
Meeting this 24th day January, 2022.**

CRA

Mary R. Kindel, City Clerk

Merritt Matheson, Chairperson

**Minutes to be approved at the Joint CCM/CRA/CRB
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CRB

Mary R. Kindel, City Clerk

Chris Lewis, Chairperson

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