MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
HELD February 8, 2021
AT 4:00 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

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

4:04 PM ROLL CALL

Present: Mayor Clarke, Vice Mayor Matheson, Commissioner Bruner, Commissioner McDonald, Commissioner Meier

4:03 PM PLEDGE OF ALLEGIANCE

1. ARTS MOMENT

Thelma Washington of East Stuart's Gertrude Walden Childcare Center presented on the ABC's of Black History in Martin County.

PROCLAMATIONS

2. BLACK HISTORY MONTH - FEBRUARY 2021

Nina Dooley, President of the African American Citizens of East Stuart thanked the Commission and shared some history, accepted the Proclamation, and took a photograph with the Mayor.

PRESENTATIONS

3. EMPLOYEE SERVICE RECOGNITION - FEBRUARY 2021

Martin Meehan - 5 years - Water Treatment Plant Operator III
Ben Hogarth - 5 years - Community Affairs Liaison
George Stocks - 15 years - Meter Reader

4. EMPLOYEE OF THE MONTH - FEBRUARY 2021

Roz Johnson, Human Resource Director, introduced Jan Foselli, Human Resources Analyst as Employee of the Month, for taking on extra duties while another office member was out on leave, showing er commitment to the City.

5. EMPLOYEE OF THE YEAR AND RUNNER-UP 2020

Postponed to March 8, 2021.

6. ALTERNATIVE WATER SUPPLY UPDATE

Tim Voelker, Utilities & Engineering Director presented the components of the Alternative Water Supply Project, reviewing each component to include the Floridan Aquifer Well FA-1, the Reverse Osmosis Facility Design, which will be implemented in phases. This is the most expensive component with 100% of the design complete. Each component has its own contractor for cost efficiency and specialized components. The concrete pipeline design was displayed on the map showing it going through the East Stuart Community. It will be done with direction drilling, so minimal digging will be done. The Deep Injection Well Modification Design component was discussed. Voelker reviewed the project construction costs for 3 of the phases to total 19.7 million and explained funding received and utilized. Potential future funding was described and explained what the Commission would see at upcoming meeting.

Commissioners asked questions about funding, the deep injection well and drilling process and comparisons, and ASR Wells.

Commissioner Meier suggested exploring all grant opportunities to help offset construction costs and phasing the project.

4:49 PM 7. PRESENTATION BY AGUACULTURE ON MECHANICAL REMOVAL OF AQUATIC VEGETATION ON LAKE OKEECHOBEE

Mike Elfenbein, a conservationist from AquaCulture, supported mechanical harvesting and announced the FWC & DEP recently awarded a $500,000 grant to remove nutrients from Lake Okeechobee. Requesting to solicit the support of the City in recognition of their project, introduced co-owner of AguaCulture Mr. Nick Saboe.

Nick Saboe presented a PowerPoint on the company's history, their process, land application, explaining how their design works.

Commissioners participated in a question and answer session, discussing the effect on animals, surface water, and the timeline to remove the vegetation.

Mayor Clarke opened public comment.

Public Comment:

1) **Nyla Pipes - Aurora St; Commented on her passion for the River, forming Florida One Foundation in 2013 to find things that work, feels that this company works and will provide a solution that is scalable within the jurisdiction of Stuart.**

2) **Jeff Brower - DeLeon Springs, FL; Serves as Volusia County Council Chair, thanked Stuart for having the foresight.**

3) **David Weston – Pine Lake Dr.; Commented that we need to find a solution that populates healthy oysters in the bay to clean the water, appreciated this item being on the agenda.**

5:21 PM COMMENTS BY CITY COMMISSIONERS

Commissioner Meier

- **Announced the Florida Association of Counties, drafting a resolution for support of PFAS and Alternative Water Supply**
- **Commented House Bill 219, Short Term Rentals Bill that is likely to pass, Rep. Overdorf on committee, asked fellow commissioners to send comments to the committee urging the local government to add language in the Bill that would require any short-term rental company to collect the Bed Tax.**
- **Provided BuildingStrongerCities.com website through FLC as a resource for residents to be notified of upcoming and current bills.**

Commissioner Bruner

- **Read a positive newspaper article about a mother and calf whales spotted offshore and reminded boaters the whales were heading south.**

Commissioner McDonald

- **Provided a handout of the quarterly report from the Business Development Board. BDB has revamped its reporting, announced a new business in Martin County, an ammunition manufacturer will be coming and will create new jobs in Stuart.**
- **Re-evaluating contract agreement with the BDB, continuation of BAP awards program to include job fairs and an entrepreneurship program.**
- **Commented on a Facebook post from Brian Mast to Col. Kelly to stop funding of the Southern Reservoir, stated we need to demand it keeps moving forward.**

Stated he would like to send a letter to Senator Simpson that this is an important project and do a Resolution in support of the funding to our delegation, House of Representatives, Senate, and Governor.

Public Comment:

1) **Tom Campenni – St Lucie Crescent; Suggested submitting a resolution and not writing a letter.**

5:33 PM MOTION – Direct Staff to draft a letter to Senator Simpson that this is an important project and a Resolution in support of the funding to our delegation, House Representatives, Senate and Governor.
MOVED BY: Commissioner McDonald
SECONDED: Commissioner Meier
Motion passed unanimously.

Commissioner McDonald continued comments:

- **Commented on the litter on sidewalks, suggested offering an adopt-a-sidewalk program.**
- **Addressed the issue of homeless people in the park and announce that he met with a Police Officer and Neighborhood Services employee and discussed a plan, hopes to bring back a proposal to help the problem.**

Vice Mayor Matheson

- **Announced that he traveled with Sgt. Bossio, working to gather job providers for the upcoming job fair. Tentatively set for April 15th at the Public Safety Building. Working with BDB and Career Sources. If any job providers are interested in participating, please contact Sgt. Bossio or himself.**
- **Commented on the Resolution to store more water north of the lake, feels the focus on water storage should be north and south of the lake.**
- **Thanked Milton Leggett for repairing a hanging sign on Colorado Ave. and for his part in the improvement of the litter problem on the Old Roosevelt Bridge.**
- **On behalf of Commissioner Ken Russell, of City of Miami, passed two Resolutions, thanked him for coming to Stuart and the resolutions.**
- **Provided Lake Okeechobee levels and expressed his concern for the coming months.**

5:51 PM MOTION: Direct staff to research intended purposes of the STA's and what water have they been designed to treat. Staff work with me to draft letter to the District and the Courts, would like this letter to come back for the next meeting.
MOVED BY: Vice Mayor Matheson
SECONDED: Commissioner McDonald
Motion passed unanimously.

Mayor Clarke

- **Commented on the Straw Ordinance, thanked City Manager Dyess, Code Enforcement, Building Department, and Milton Leggett for all they do in the Community.**
- **Thanked CBS 12 for their interview on February 5th, 2021 Vision.**
- **Announced COVID-19 vaccination information, and that Senator Gayle Harrell is working to get vaccine numbers increased and closer to the community.**
- **Speaking with the AAUW**
- **Pull Item #9 from Consent Agenda.**

5:55 PM COMMENTS BY CITY MANAGER

City Manager Dyess

- **Mentioned the Green Market will be a D&D on next meeting agenda.**
- **Submitted data to Commission on Straw compliance via email.**
- **Working on event plastics enforcement.**
- **Army Corp dredging project, seeking quote as there is a significant difference in depth from the quote received for docks years ago.**
- **Mayor reached out to East Stuart Churches for the vaccine distribution.**

APPROVAL OF AGENDA

5:59 PM MOTION: Motion to approve pulling Item #9.
MOVED BY: Vice Mayor Matheson
SECONDED BY: Commissioner Meier
Motion passed unanimously.

COMMENTS FROM THE PUBLIC

1) **Helen McBride – Flamingo Avenue; Commented on speeding cars on East Ocean Blvd. and being a representative on the Citizens Advisory Board, noted on bikes not following state laws with lights or reflectors at night. Asks that the number of police officers be kept at as top priority in the budget for public safety.**

2) **Karen Ripper – President and CEO of the Kane Center; Commented on their efforts to try and communicate about the vaccine with the public. They do not have the manpower to return phone calls daily but are working hard to return calls. They ask the City to help in getting the word out. Provided a phone number to call for information 772-223-7845.**

3) **Caryn Hall Yost-Rudge – Palm City Rd; Commented on Development projects, safety with speeders, budget concerns, Memorial Park, CRA balance.**

6:12 PM Commissioner Meier commented on Martin County's communication on COVID-19 vaccinations and resources, referencing vaccination information as follows:

- **Seniors 80+ can call 772-223-7845**
- **www.martin.fl.us/coronavirus**
- **1-866-201-7037**

6:14 PM CONSENT CALENDAR

8. APPROVAL OF 01/25/2021 JOINT CRA/CRB/CCM AND 01/25/2021 CCM MINUTES

(PULLED) 9. SUPPORTING INNOVATIVE PILOT PROJECTS MECHANICALLY REMOVING INVASIVE AQUATIC VEGETATION ON LAKE OKEECHOBEE:

RESOLUTION No. 16-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING INNOVATIVE PILOT PROJECTS ON LAKE OKEECHOBEE TO MECHANICALLY REMOVE INVASIVE AQUATIC VEGETATION TO BETTER UNDERSTAND EFFECTIVE METHODS TO REDUCE NUTRIENT POLLUTION IN THE FUTURE.

10. FY 2021 BUDGET AMENDMENT #5 FOR PURCHASE OF EMS REPORT WRITING TABLETS UTILIZING EMS TRUST FUND GRANT FUNDS:

RESOLUTION No. 19-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #5 TO THE 2021 OPERATING BUDGET; FOR TRANSFER OF FUNDS FROM EMS GRANT TRUST FUND IN THE AMOUNT OF $9,382.71; FOR THE PURCHASE OF EMS REPORT WRITING TABLETS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

11. LANDSCAPE MAINTENANCE SERVICES:

RESOLUTION No. 20-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVES THE AWARD OF ITB #2021-201, LANDSCAPE MAINTENANCE SERVICES TO THE TWO MOST QUALIFIED FIRMS, SUNSHINE LAND DESIGN OF STUART FLORIDA AND BRIGHTVIEW LANDSCAPE SERVICES OF STUART FLORIDA, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:14 PM MOTION: Move approval.
MOVED BY: Commissioner Meier
SECONDED BY: Vice Mayor Matheson
Motion passed unanimously.

6:14 PM 9. SUPPORTING INNOVATIVE PILOT PROJECTS MECHANICALLY REMOVING INVASIVE AQUATIC VEGETATION ON LAKE OKEECHOBEE:

RESOLUTION No. 16-2021; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SUPPORTING INNOVATIVE PILOT PROJECTS ON LAKE OKEECHOBEE TO MECHANICALLY REMOVE INVASIVE AQUATIC VEGETATION TO BETTER UNDERSTAND EFFECTIVE METHODS TO REDUCE NUTRIENT POLLUTION IN THE FUTURE.

City Manager Dyess provided a brief overview of the support of the technology of mechanical removal and harvesting of aquatic vegetation.

6:15 PM MOTION: Motion to approve.
MOVED BY: Commissioner McDonald
SECONDED BY: Vice Mayor Matheson
Motion passed unanimously.

COMMISSION ACTION

No Items.

ORDINANCE SECOND READING

No Items.

ORDINANCE FIRST READING

6:16 PM 12. HIDDEN KEY RPUD REZONING (QUASI-JUSICIAL):

ORDINANCE No. 2457-2021; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING THE 1.36 ACRE PARCEL FROM RESIDENTIAL MULTIFAMILY/ OFFICE (R-3) TO RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD), LOCATED NORTH OF THE ARC OF MARTIN COUNTY AND SOUTH OF THE ESTATES OF STUART, EAST OF KANNER HIGHWAY, SAID LAND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED; ESTABLISHING THE HIDDEN KEY RPUD CONSISTING OF TWENTY-EIGHT (28) MULTI-FAMILY UNITS WITHIN TWO TWO-STORY APARTMENT BUILDINGS; APPROVING A DEVELOPMENT SITE PLAN; PROVIDING FOR DEVELOPMENT CONDITIONS AND A TIMETABLE 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.

Five (5) people sworn; Kevin Freeman, Stephen Mayer, Development Department, Mr. Creech representing LeMaster and Associates, Susan O'Rourke of Susan O'Rourke Engineering and Planning, and Eileen Giunta of Eileen G. Designs.

Stephen Mayer presented the Hidden Key RPUD Rezoning to include the site plan, zoning, waiver requested, elevations, LPA recommendations, and landscape plan.

Mr. Creech of LeMaster and Associates agreed to staff's recommendations and safety concerns to include a 6" raised curb.

Public Comment:

1) **Helen McBride – Flamingo Ave; Commented on her concerns on the lack of green/landscaping.**

Eileen Giunta, Eileen G Designs, Landscape Architect provided a PowerPoint of the current site plan including the landscape design, and sidewalks.

6:28 PM MOTION: Motion to approve.
MOVED BY: Vice Mayor Matheson
SECONDED BY: Commissioner Meier
Motion passed unanimously.

DISCUSSION AND DELIBERATION

6:35 PM ADJOURNMENT

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Mary R. Kindel, City Clerk **Eula R. Clarke, Mayor**

Minutes to be approved at the Regular Commission
Meeting this 22nd day of February 2021.