MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
AUGUST 10, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Sean Reed
Vice Mayor VACANT
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich

ADMINISTRATIVE

City Manager, Michael Giardino
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

ROLL CALL

4:17 PM

PRESENT: Mayor Reed, Commissioner Clarke, Commissioner Giobbi, and Commissioner Rich

INVOCATION

President Jo Anne Gillespi, Humanists of the Treasure Coast, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT, SEAN MCGRAW, PROFESSIONAL ILLUSTRATOR

Sean McGraw, Professional Artist, presented his paintings and sculptures, and displayed his website.

PROCLAMATIONS

2. CONSTITUTION WEEK - SEPTEMBER 17-23, 2026

Rae Scimeca, Member of the Halpatiokee Chapter of the National Society of Daughters of the American Revolution (DAR), accepted the Proclamation and provided the organization's purpose.

Commissioner Clarke commented on the patriotism and the work DAR did within the community for the 250th Anniversary of America.

3. COMMEMORATING THE 10TH ANNIVERSARY OF THE EVERGLADES AGRICULTURAL AREA RESERVIOIR - AUGUST 9, 2026

Mark Perry, Florida Oceanographic Society, accepted the Proclamation and reported on the history and progress made in the restoration of the St. Lucie River, thanked the City for its continued efforts.

PRESENTATIONS

4. AUGUST SERVICE AWARDS

John Martin	Police	20 years (Present)
Walter Hayden	Public Works	10 years (Present)
Christopher Giuffrida	Public Works	10 years (Not Present)
James Hall	Police	10 years (Present)
Paul Sandstrom	Technology Services	5 years (Present)

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Commented on today being the first day of school, the City is considering an automated system for the back gate of JD Parker Elementary School for the safety of the students.

Commission Giobbi

- Commented on the Indian River Lagoon Restoration Property, and thanked Ruth Holmes, Environmental Attorney, for her work on making the process better.
- Thanked all who come to the meetings and who watch them online.
- Reminded all to vote in the August 18th Primary Election.

Commissioner Clarke

- Commented on the upcoming Constitution Day, the City proudly started the Annual Constitution Reading Event that is now organized by Jessica Tharp, the Recreation Assistant Division Manager of Community Services. The event is to be held at the Blake Library in September, and encouraged people to reach out to Ms. Tharp and register to read an article of the Constitution.

Mayor Reed

- Requested board consensus to authorize public comment on the Agenda's D&D item. [Received unanimous board consensus.]
- Announced his upcoming Town Hall event this Wednesday, August 12, 2026, 4:30 p.m. to 7:30 p.m.

COMMENTS BY CITY MANAGER

- Reported on the FY2027 Budget Workshop #1 held prior to this meeting and noted that a balanced budget was presented and comments are encouraged.
- Commented that he learned since he has been employed by the City, in the last few months, that the river is extremely important and wanted to remind all that the Environmental Attorney is on the job.

APPROVAL OF AGENDA

4:48 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. John Sunderman - Stuart; Commented on the condition of Frazier Creek, felt it should be evaluated by a professional and utilize funding opportunities. [Mayor Reed commented that he would like the City to have more initiative to investigate Frazier Creek/Poppleton Creek,]
2. Gwendolyn Hall Brinkley - Stuart; Secretary of Heritage and Opportunity Alliance, expressed the City of Stuart's need to adopt a qualifying Historic Preservation Ordinance to be a part of Florida's Certified Local Government Program for Municipalities. [Mayor Reed asked that Ms. Hall's comments be followed up with pros and cons.]
3. Candace Callahan - Stuart; Commented on the designation for the historic downtown, putting the district on the National Registry of Historic Places, alongside our friends in East Stuart. Announced a 50k grant awarded for downtown improvements, and various other awards received.
4. David Kehlmann - Stuart; Commented on budget concerns, grass cutting, contracts, staffing for the Fire Department; thanked some Commissioners for coming out to their property.

APPROVAL OF CONSENT CALENDAR

5. APPROVAL OF 07/27/2026 CCM MINUTES (RC)

***** PULLED ITEM #6 *****

6. CYBERSECURITY GRANT PROGRAM (RC):

RESOLUTION No. 55-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING SUBMITTAL OF A FLORIDA DEPARTMENT OF MANAGEMENT SERVICES FLORIDA DIGITAL SERVICES CYBERSECURITY PROGRAM GRANT TO CONTINUE ENHANCING AND SUPPORTING THE CITY'S CYBERSECURITY FRAMEWORK, TO MITIGATE RISK, AND TO PROTECT INFRASTRUCTURE; AUTHORIZING EXECUTION OF

A GRANT AGREEMENT, IF AWARDED; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

***** PULLED ITEM #7 *****

7. LETTER TO ENVIRONMENTAL PROTECTION AGENCY (RC):

RESOLUTION No. 57-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART FLORIDA, AUTHORIZING THE CITY'S CO-SIGNING ON A LETTER REQUESTING THE U.S. ENVIRONMENTAL PROTECTION AGENCY EVALUATE WHETHER THE STATE'S DECISION TO DECLINE ADOPTION OF WATER QUALITY CRITERIA FOR CYANOTOXINS COMPLIES WITH THE TRIENNIAL REVIEW PROCESS UNDER 40 C.F.R. s. 131.20(a) AND REQUIREMENTS OF THE CLEAN WATER ACT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

5:04 PM MOTION: Approve Consent Calendar pulling Item's #6 and #7.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

***** ITEM #6 PULLED FROM THE CONSENT CALENDAR*****

6. CYBERSECURITY GRANT PROGRAM (RC):

RESOLUTION No. 55-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, AUTHORIZING SUBMITTAL OF A FLORIDA DEPARTMENT OF MANAGEMENT SERVICES FLORIDA DIGITAL SERVICES CYBERSECURITY PROGRAM GRANT TO CONTINUE ENHANCING AND SUPPORTING THE CITY'S CYBERSECURITY FRAMEWORK, TO MITIGATE RISH, AND TO PROTECT INFRASTRUCTURE; AUTHORIZING EXECUTION OF A GRANT AGREEMENT, IF AWARDED; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Darren Duke, Information Technology Director, reported the information he was able to review in public. Mr. Duke answered the questions of the Board.

5:09 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

***** ITEM #7 PULLED FROM THE CONSENT CALENDAR *****

7. LETTER OF ENVIRONMENTAL PROTECTION AGENCY (RC):

RESOLUTION No. 57-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART FLORIDA, AUTHORIZING THE CITY'S COSIGNING ON A LETTER REQUESTING

THE U.S. ENVIRONMENTAL PROTECTION AGENCY EVALUATE WHETHER THE STATE'S DECISION TO DECLINE ADOPTION OF WATER QUALITY CRITERIA FOR CYANOTOXINS COMPLIES WITH THE TRIENNIAL REVIEW PROCESS UNDER 50 C.F.R. s. 131.20 (a) AND REQUIREMENTS OF THE CLEAN WATER ACT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Ruth Holmes, Environmental Attorney, provided the history of the cyanotoxins complying with the triennial review process of the Clean Water Act and explained the purpose of the letter.

5:11 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

COMMISSION ACTION

ORDINANCE SECOND READING

8. COFFEE RUSH AT CORNERSTONE - PUBLIX AT BAKER ROAD CPUD AMENDMENT (QUASI-JUDICIAL) (RC):

   ORDINANCE No. 2555-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, FOR A MAJOR AMENDMENT TO PHASE III OF THE PUBLIX AT BAKER ROAD COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD); PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN FOR PHASE III OF THE PUBLIX AT BAKER ROAD CPUD TO ACCOMMODATE A 635 SQUARE FOOT COFFEE RUSH AT CORNERSTONE CENTER CONVENIENCE RESTAURANT WITH TWO DRIVE THROUGH FACILITIES AND OUTDOOR SEATING AREA; PROVIDING FOR AMENDED DEVELOPMENT CONDITIONS, A TIMETABLE FOR DEVELOPMENT, AND MASTER SITE PLAN APPROVAL FOR A PARCEL OF LAND LOCATED AT 1501 N.W. FEDERAL HIGHWAY, BEING MORE FULLY DESCRIBED IN THE ATTACHED EXHIBIT "A"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5:22 PM MOTION: Move Agenda Item #8 to after Item #9.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.

***** 5:22 PM RECESS *****
***** 5:34 PM RECONVENED *****

5:34 PM MOTION: Swap back Item's #8 and #9 on the Agenda to hear Item #8 first.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
Motion approved unanimously.

Lee Baggett, City Attorney, read the Ordinance into the record.

Commissioners provided their ex-parte communications.

City Attorney Baggett swore in four (4) people: Jodi Kugler, Development Director, Robert Good, Agent of Applicant, Robert Stewart of Publix Supermarkets, and Ron Yost, Coffee Rush.

Development Director Kugler presented the item.

Robert Good came forward and addressed the previous inquiries of the Commission from First Reading.

Commissioners' discussion focused primarily on site lighting, open-space requirements, impervious surface coverage, stormwater capacity, and the project's dual-drive-through configuration.

Development Director Kugler confirmed that the Police Department had reviewed and approved the site's lighting and photometric plans. No significant lighting, noise, or waste-management concerns were identified.

Hearing closed, 6:12 PM

6:14 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Campbell Rich
VOTE: 3/1 Motion Passed.
YES: Eula Clarke, Campbell Rich, Laura Giobbi
NO: Sean Reed

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

9. HANEY CREEK REFERENDUM

City Attorney Baggett provided the history of the discussion on the Haney Creek Referendum. In 2006, the City Charter began requiring voter approval for certain long-term uses or sales of City-owned property along the St. Lucie River and tidal creeks, leading voters in 2011 to approve keeping an approximately two-acre commercially zoned parcel near Haney Creek separate so lease revenue could help fund park maintenance. The City Commission now wants to convert the parcel to conservation and add it to the Haney Creek Preserve, requiring another referendum to reverse the 2011 decision and amend the existing Interlocal Agreement with the County, which has already conditionally approved the amendment pending voter approval.

Jim Chrulski, Community Services Director, presented on Haney Creek.

City Attorney Baggett explained the difference between Haney Creek and the Ballfields items. The Haney Creek referendum differs from the ballfields referendum because the City is not amending the Charter; the Charter already requires voter approval for the sale, conveyance, or lease of certain waterfront property for more than 10 years. Because voters approved the 2011 Haney Creek arrangement, the City must return to voters to

decide whether to maintain the existing commercial-use status or rescind it and convert the approximately two-acre parcel to conservation, with the meeting focused on the referendum process and proposed ballot language.

Proposed language:

RESCIND PRIOR REFERENDUM REQUIRING COMMERCIAL LEASING OF PARCEL ADJOINING CITY PROPERTY FRONTING TIDALLY INFLUENCED WATERS
Shall the City rescind the November 8, 2011, election ballot referendum requirement to lease an undeveloped 1.97-acre commercial parcel fronting US-1 opposite North River Shores Boulevard that was to fund the maintenance of the Haney Creek Preserve, so that the 1.97-acre parcel may be converted to conservation and added to the Haney Creek Preserve?
_____ Yes for approval
_____ No for rejection

Commissioner Rich commented on the past decision of a past board, noted that if this referendum passes, it will add to our expenses, and the parks will suffer with budget cuts. It's currently in preserve and the income from this property could potentially be one million dollars. Would like to consider different properties, giving the taxpayers relief. Commissioner Rich felt the board should not move forward at this time.

Commissioner Clarke asked what Commissioner Krauskopf view was on this item. [City Attorney Baggett stated he came two meetings ago, and he asked the Board not to move forward.]

Commissioner Giobbi stated that a lot has changed since 2011, and to earn one million dollars for the City, we would jeopardize the other green space we have. She is in favor of giving the taxpayers the opportunity to make that decision.

Mayor Reed passed the gavel and made a motion.

6:59 PM MOTION: Approve proposed Resolution No. 40-2026 for the Haney Creek Referendum with the proposed ballot language, as posted in the agenda packet.
MOVED BY: Sean Reed
SECONDED BY: Laura Giobbi
VOTE: 3/1 Motion Passed.
YES: Eula Clarke, Laura Giobbi, Sean Reed
NO: Campbell Rich

ADJOURNMENT

7:01 PM

Mary R. Kindel, City Clerk

Eula R. Clarke, Mayor

Minutes to be approved at the Regular Commission Meeting this 24th day of August, 2026.