MINUTES

SPECIAL COMMISSION MEETING OF THE STUART CITY COMMISSION
AUGUST 17, 2026
AT 5:30 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

5:32 PM

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

PLEDGE OF ALLEGIANCE

COMMENTS BY CITY COMMISSIONERS

Commissioner Rich

- Urged everyone to vote, so their voice is heard.

Commissioner Giobbi

- Thanked all for attending and mirrored what Commissioner Rich stated, encouraged all to go out and vote.

Commissioner Clarke

- Echoed what the Commissioners stated in their comments and encouraged all to go out and vote.

- Announced the Constitution Reading being held at the Blake Library in September, encouraged the residents to participate.

Mayor Reed

- Thanked Flamur Zenelovic, Police Chief, for acting as City Manager.

COMMENTS BY CITY MANAGER

Flamur Zenelovic, Police Chief, as Acting City Manager, did not have comment.

APPROVAL OF AGENDA

5:35 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. Robert Maione - Stuart; Spoke on his personal issue with the City Development Department and requested that face change permits be placed on an Agenda D&D.

APPROVAL OF CONSENT CALENDAR

1. APPROVAL OF 08/03/2026 SCM - BALLFIELDS REFERENDUM MINUTES (RC)

END OF CONSENT CALENDAR

5:40 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

COMMISSION ACTION

2. HANEY CREEK REFERENDUM (RC):

RESOLUTION No. 40-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA PROVIDING FOR BALLOT LANGUAGE FOR A REFERENDUM UNDER CITY CHARTER SECTION 9.05 SEEKING VOTER APPROVAL TO 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; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, provided a history of the item.

Jim Chrulski, Community Services Director, displayed a slide with the referendum language that will be on the ballot and an aerial of the parcel.

Commissioner's discussion and comments included confirming the use of Comprehensive Planned Unit Development (CPUD), the ballot language, possible funds if kept as a lease, funds to maintain Haney Creek, and the importance of giving the citizens the vote.

Referendum 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

6:01 PM Mayor Reed passed the gavel to Commissioner Clarke and made a motion, seconded by Commissioner Giobbi.

PUBLIC COMMENT:

1. Emily Lanthier - Stuart; Commented that it is important for the citizens to vote on this, and expressed it needs to be clear that this property is to be preserved.
2. David Kehlmann - Stuart; He believes if it can generate revenue, then the City should allow that option to be available.

Commissioner Rich urged the Commission not to rush into Amendment 3, warning it could reduce significant ad valorem revenue and threaten the City's financial stability. He recommended waiting until after the November election and keeping the option open for at least two years.

PUBLIC COMMENT CONTINUED:

3. Derreck Ogden - Stuart; Stated the property has not been leased since it was acquired, there is no current revenue being generated.
4. Gail Goldy - Stuart; Commented that she is unhappy with the Commissioners who would not support this.

6:01 PM MOTION: Approve.
MOVED BY: Sean Reed
SECONDED BY: Laura Giobbi
VOTE: Motion Passed 3/1. [6:21 PM]
YES: Eula Clarke, Laura Giobbi, Sean Reed
NO: Campbell Rich

ORDINANCE SECOND READING

3. BALLFIELDS REFERENDUM (RC):

ORDINANCE No. 2553-2026; ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA APPROVING BALLOT LANGUAGE AND DIRECTING THE SUPERVISOR OF ELECTIONS OF MARTIN COUNTY, FLORIDA, TO PLACE A REFERENDUM ON THE NOVEMBER 3, 2026 GENERAL ELECTION BALLOT SEEKING VOTER APPROVAL ON A PROPOSED AMENDMENT TO THE CITY CHARTER PERTAINING TO THE SALE OR LEASE OF CITY-OWNED PROPERTY CONTAINING RECREATIONAL BALLFIELDS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett presented the Ordinance and gave clarification of the Commissioner's suggested changes.

PUBLIC COMMENT:

1. Derreck Ogden - Stuart; Commented if you don't trust the voters, we don't trust you. Stated there is no reason not to pass this Ordinance.
2. Brooks DuBois - Stuart; Stated he played ball here in Stuart and against the sale of the ballfields.
3. Will Laughlin - Stuart; Stated this is the Commission's chance to protect the ballfields.

Commissioner Giobbi stated that there is a misconception: the City wants to preserve and protect these ballfields, rather than allow a Commission majority to sell them, and wants to let residents decide what they want to do with them.

Commissioner Clarke asked how we would let the residents know these are on the ballots. [City Attorney Baggett stated we could put it on our website, but we cannot advertise our position on these referendums.]

Referendum Language:

STUART CITY CHARTER AMENDMENT
SALE OR LEASE OF CITY PROPERTY CONTAINING RECREATIONAL BALLFIELDS MUST BE APPROVED BY REFERENDUM VOTE
Shall the City Charter of the City of Stuart, Florida be amended to add the following provision: The City Commission shall not sell, convey or lease for more than 1 year,

including any renewal options, any City-owned real property containing recreational ballfields unless first approved by the voters through a public referendum held under Charter Section 9.04 procedures for vacating public streets or abandoning right-of-way.
_____ Yes for Approval
_____ No for Rejection

6:24 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously. [6:35 PM]

ADJOURNMENT

6:35 PM

Mary R. Kindel, City Clerk

Eula R. Clarke, Mayor

Minutes to be approved at the Regular Commission Meeting this 14th day of September, 2026.