MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
AUGUST 24, 2026
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

Mayor Sean Reed
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Merritt Matheson
Commissioner Campbell Rich

ADMINISTRATIVE

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

ROLL CALL

5:31 PM

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

INVOCATION

Pastor James Harp, Stuart Alliance Church, delivered the Invocation.

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. COMMISSIONERS OATH OF OFFICE

Commissioner Clarke, Commissioner Matheson, and Commissioner Rich took their Oath of Office, sworn by the Honorable Judge Jennifer Alcorta Waters.

COMMENTS BY CITY COMMISSIONERS

Commissioner Matheson

- Commented that he is humbled and honored to serve the residents of Stuart, noted a common theme heard from residents was to focus on common goals, treating each

other with respect and civility. Thanked all who voted for him and thanked his wife and family for their support.

- Announced his top priorities, acquiring conservation land with the funding source of Martin County Forever; challenged the City staff, fellow Commissioners, and all residents to support the mission and use tax dollars as the voters intended.

Commissioner Rich

- Congratulated Commissioners Matheson and Clarke on their election victory.
- Commented on the funding available for environmentally protected land and strengthening the stormwater management capacity. Noted with CRA support, we could make downtown more vibrant and strengthen the future and looks forward to progress moving forward.

Commissioner Giobbi

- Congratulated the newly elected and re-elected Commissioners.
- Thanked all of those who did campaign; was disappointed in the overall numbers for voter turnout.

Commissioner Clarke

- Thanked Judge Waters for joining in today and swearing in our new elected officials.
- Congratulated the newly elected and re-elected Commissioners and complimented the Supervisor of Elections Office for their role in our community. Expressed she wants to bring civility to our Commission and to preserve our community.
- Commented on her heritage from Jamaica, and the artist Honorable Robert Nesta Marley's theme moving forward.
- Commented on Jim Chrulski, Community Services Director's nomination for the Good Works Award with Stuart Magazine and encouraged all to vote.
- Commented that during her campaign, she received a message regarding Mr. Ryan Carter who helped a woman that fell in a parking lot, and she would like to see if the City could recognize Mr. Carter to thank him.
- Commented on the Community pool at Martin County High School, would like to see a future presentation to see how Stuart can assist in supporting the effort.
- Informed that in 1928, a storm killed thousands in the Belle Glade area; the City of Pahokee will honor those killed in that storm. Requested Mike Redstone, Recreation Divison Manager of Community Services, to assist at this event and the Mayor to present a Proclamation at the event. The event is being held on September 16th, 2026 at 10 a.m. at the Port Mayaca Cemetery, 23900 SW Kanner Hwy, Canal Point, Florida, 33438.

Mayor Reed

- Congratulated the newly elected and re-elected Commissioners.
- Supports recognition for Ryan Carter.
- Requested putting public comment before Commission comments. [Commissioner

Clarke and Rich stated the order of the meeting is in the Charter or code.]

APPROVAL OF AGENDA

5:56 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Merritt Matheson
Motion approved unanimously.

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

1. Jimmy Smith - Stuart; Commented on voting for Jim Chrulski, congratulated the Commissioners, and encouraged people to learn about the history of Martin County and to support one another.
2. Kevin Hempel - Stuart; Thanked all who ran for office and commented on campaign sign litter.

COMMENTS BY CITY MANAGER

Michael Giardino, City Manager

- Congratulated the newly elected officials, the staff will continue to work hard.
- Announced for all candidates to pick up their campaign signs.
- Weather affected the City yesterday, asked all to take care of their personal areas as weather can be unpredictable.

Commissioner Clarke acknowledged various dignitaries in the audience.

APPROVAL OF CONSENT CALENDAR

2. APPROVAL OF 08/10/2026 SCM - BUDGET WORKSHOP #1 AND 08/10/2026 CCM MINUTES (RC)

END OF CONSENT CALENDAR

6:04 PM MOTION: Approve.
MOVED BY: Campbell Rich
SECONDED BY: Laura Giobbi
VOTE: 4/1 Motion Passed
YES: Eula Clarke, Campbell Rich, Laura Giobbi, Sean Reed
ABSTAIN: Merritt Matheson

COMMISSION ACTION

3. ACCEPTANCE OF UTILITY EASEMENT AGREEMENT WITH M.C.- AIRPORT OPERATIONS BLDG. (RC):

RESOLUTION No. 59-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, ACCEPTING THE CONVEYANCE OF A

UTILITY EASEMENT LOCATED ON COUNTY-OWNED PROPERTY AT MARTIN COUNTY AIRPORT, WITHAM FIELD, TO THE CITY OF STUART TO ALLOW FOR UTILITY RELATED SERVICES TO THE AIRPORT OPERATIONS BUILDING; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney provided a brief explanation of the easement Martin County granted to the City.

PUBLIC COMMENT:

1. Frank McChrystal - Stuart; Commented on the pine trees along the longest runway at the airport inside the City zoning, concerned about airport noise when those trees are gone; hopes Commissioners protect the citizens of the City.

6:08 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

4. AUTHORIZATION TO SUBMIT GRANT APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (RC):

RESOLUTION No. 60-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING SUBMISSION OF GRANT APPLICATION(S) TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR WATER QUALITY IMPROVEMENT AND INNOVATION GRANTS THAT WOULD BENEFIT THE ST. LUCIE RIVER, INCLUDING MUCK REDUCTION AND REMOVAL FROM CREEK(S); AUTHORIZING EXECUTION OF A GRANT AGREEMENT IF AWARDED, FURTHER AUTHORIZING ANY MINOR AMENDMENTS TO THE GRANT APPLICATION DOCUMENTS IF REQUESTED BY THE GRANT PROGRAM; AUTHORIZING CITY STAFF TO EXPEND AWARDED FUNDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Commissioner Giobbi thanked Ruth Holmes, Environmental Attorney, for her attention to the grants.

PUBLIC COMMENT:

1. Joe Gillio - Palm City; Provided environmental work in the past for the City and encouraged the Board to pass this Resolution.

6:13 PM MOTION: Approve.
MOVED BY: Laura Giobbi
SECONDED BY: Eula Clarke
Motion approved unanimously.

ORDINANCE SECOND READING

5. 1560 BOONE LLC., MAJOR AMENDMENT TO WINDEMERE POINT

CPUD (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2546- 2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO PHASE 3B OF THE "WINDEMERE POINT" COMMERCIAL PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN AMENDMENT TO THE MASTER SITE PLAN TO AUTHORIZE THE DEVELOPMENT OF A 1,995 SQUARE FOOT POPEYE'S RESTAURANT WITH DUAL DRIVE-THROUGH LANES LOCATED AT THE SOUTHEAST CORNER OF N.W. WINDEMERE DRIVE AND NW FEDERAL HIGHWAY; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

City Attorney Baggett provided a brief review and reminded the Board that this was a continuation of the Second Reading and the Development Department provided a presentation.

Commissioners stated their ex parte communications.

City Attorney Baggett swore in seven (7) people; Jodi Kugler, Development Director and Michelle Arbuzow, Planner II of the City of Stuart, Robert Sherman, Applicant Representative, James Tucker, Luke Lambert, Traffic and Mobility, Jeff Anton, P.E. Civil Engineer of Terragone Engineering, Kettie Altenor, Popeye's Manager, and Peter Kunen, City U&E Director.

Michelle Arbuzow's presentation included the public notice information, project location, site plan, landscape, parking, and stormwater drainage.

Robert Sherman, Applicant, read a letter from Mr. Brian Herbert, the original architect for 1961 NW Federal Highway, which stated that the City staff report is consistent with the development codes and site plan guidelines and is in full compliance with the building code as per the date of his letter.

Luke Lambert, Traffic and Mobility and Jeff Anton, P.E. and Civil Engineer, provided information on traffic and compliance.

Discussions included operation hours, ingress/egress, signage, and grease traps. Ms. Altenor, Popeyes Manager, provided information on staffing and grease traps at existing Popeye's Restaurants in the area. Peter Kunen, U&E Director, stated the City does regulate grease trap cleaning, however, the property is outside the City's service area and Martin County is the regulating entitty.

7:39 PM MOTION: Approve.
7:41 PM AMENDMENT: To include the maintenance of the grease trap to be taken care of every twenty (20) days and business hours of operation to end at 10:30 p.m. 7 days a week.
MOVED BY: Campbell Rich
SECONDED BY: Eula Clarke
VOTE: 3/2 Motion Passed
YES: Merritt Matheson, Eula Clarke, Campbell Rich
NO: Laura Giobbi, Sean Reed

*Clerk's Note: Prior to adjournment, the following motions were made.

DISCUSSION AND DELIBERATION

7:46 PM MOTION: Nominate Commissioner Giobbi to be Vice Mayor of this Commission.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
Motion approved unanimously.

7:47 PM MOTION: The Mayor be forced to resign his position and Commissioner Clarke be appointed to the position to which she is rightfully entitled as Mayor.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/2
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Laura Giobbi, Sean Reed

Mayor Clarke and Commissioner Reed changed seats.

7:54 PM - Vice Mayor Giobbi exited the meeting.

PUBLIC COMMENT:

1. Will Laughlin - Stuart; Commented that the motion exposes the hypocrisy of the past several months.
2. Joe Cooper - Stuart; Commented on the removal of past City Manager without cause. Restoration is a good thing, he supports the motion.
3. Andy Noble - Stuart; This meeting reminds him of a Brightline meeting when there was an overwhelming majority in favor and the Board went against it, and expressed what Commissioner Rich did was under the law and in our right as a community.

Commission discussion.

PUBLIC COMMENT:

4. Katherine Collier - Stuart; Would like to see more professionalism and going backwards is not the best direction. Consider someone with education in City Management.

7:56 PM MOTION: Move that Mike Giardino be removed as City Manager, effective immediately.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/1 8:15 PM
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Sean Reed
ABSENT: Laura Giobbi

8:19 PM MOTION: Appoint Interim City Manager, Jim Chrulski, until the new City Manager can assume the new position.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/1
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Sean Reed
ABSENT: Laura Giobbi

PUBLIC COMMENT:

1. Andy Noble - Stuart; Commented on Mr. Reeds comments disparaging Mr. Mortell.

8:21 PM MOTION: Michael Mortell be reinstated under the terms of his prior contract, contingent upon his acceptance; beginning with negotiations with baseline of Lee Baggett's contract.
MOVED BY: Campbell Rich
SECONDED BY: Merritt Matheson
VOTE: Motion Passed 3/1 8:29 PM
YES: Campbell Rich, Merritt Matheson, Eula Clarke
NO: Sean Reed
ABSENT: Laura Giobbi

ADJOURNMENT

8:29 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.