

MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MAY 27, 2025
AT 5:30 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994

CITY COMMISSION

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

ADMINISTRATIVE

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

ROLL CALL

5:56 PM

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

INVOCATION

Moment of Silence

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

5:58 PM MOTION: Approve pulling Item #1.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Congratulated Chief Zenelovic and asked City Manager Michael Mortell to advise the public on how the choosing of the Chief of Police occurred.

Commissioner Giobbi

- Congratulated Chief Zenelovic on his new position.
- Thanked everyone who came out to the Memorial Day Parade.

Commissioner Clarke

- Congratulated former Chief Tumminelli and his family and thanked him for all he contributed to the City of Stuart.
- Thanked City Manager Mortell for the hard work in choosing the new Chief and congratulated the new Chief of Police, Flamur Zenevolic.
- Announced on an event, Law Enforcement Day, that is occurring at AME Paul Church on June 8th, encouraging all to attend.
- Requested a recap on the Traffic Calming Workshop that occurred on May 20th.
- Commented on the Emancipation Day event and thanked the Mayor for coming out and participating.
- Announced several events; May 30th at Flagler Center; Historic Preservation Day and 100th year of Martin County, and June 16th at the Port Salerno Cleveland Clinic "Navigating Health Fear".
- Commented on an event she attended in Lake Worth at the South Florida National Cemetery Memorial Day Ceremony.
- Asked what the status of Memorial Park is and when it will be completed. [City Manager Mortell replied that the original contract is until June of 2026.]
- Commented on her idea to get a list of Veterans and find a way to recognize the Veteran's on Memorial Day.
- Announced Juneteenth event on June 19th at the 10th Street Recreation Center.
- Commented that she belongs to the Dr. Larry Howell Book Club and will be asking the City Manager if they can use 10th Street Center to assist kids. She feels this program can help kids become better readers.

Mayor Rich

- Thanked Commissioner Clarke for organizing the Emancipation Day event.

COMMENTS BY CITY MANAGER

Michael Mortell, City Manager

- Congratulated Chief Zenelovic and stated there will be a more formal transition event for his swearing in.
- Provided a legislative update on the Bills, stated they haven't been vetoed nor signed.
- Announced that Stuart Housing Authority will be coming on June 9th for a presentation.
- Reported that the 10th Street Traffic Calming Workshop was a success and opinions, concerns, and ideas will be brought back to next City Commission Meeting on June 9.
- Announced that the Memorial Day Parade was a success and provided an explanation on Smith Turner Park recognizing our veterans, and gave a brief history on the Memorial Park, known as Veteran's Memorial Park.
- Announced the memorial for former employees, today was a memorial for David Ford,

June 6th is the Celebration of Life for David Peters, and on the same day, June 6th, is Former Chief Tumminelli's Retirement party.

- Announced an event for Historic Preservation Month, "Saving Stuart: Then & Now" being held on May 30th, at the Flagler Center.

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

1. Audra Creech - Palm City; Commented on the reading program we have in Martin County. Shared her participation in the Wounded Veterans Relief Fund, in Jupiter, and announced there will be a Bonita Blast fishing event at Pirates Cove where there is a tradition to volunteer to take a veteran on your boat. Provided more details of celebrating Historic Preservation Month "Saving Stuart: Then & Now".
2. Paula Nicoletti - Stuart; Thanked the City Manager for speaking on the Memorial Park and reminded all that there are two bronze memorials that the Stuart Rotary Club donated.

CONSENT CALENDAR

***** PULLED ITEM # 1 *****

1. APPROVAL OF 05/12/2025 CCM MINUTES (RC)
2. ALAMANDA PARTNERS, LLC. REQUEST FOR 516 ALAMANDA REPLAT

RESOLUTION No. 56-2025: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A PLAT TITLED "516 ALAMANDA" BEING A REPLAT OF THE NORTH 22 OF LOT 3, AND ALL OT LOTS 6, 7, AND 10, BLOCK 7, SECTION TWO, ST. LUCIE ESTATES SUBDIVISION, ACCORDING TO PLAT BOOK 11, PAGE 22, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY), FLORIDA, ALL LYING AND BEING IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA, CONTAINING 0.608 ACRES, MORE OR LESS PREPARED BY MICHAEL T. OWEN OF ENGINEERING DESIGN & CONSTRUCTION, INC, A DIVISION OF HALEY WARD, INC. AND MAPPER NO. 5556 FOR 516 ALAMANDA; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

3. CHILDREN SERVICES COUNCIL OF MARTIN COUNTY-YOUTH CRIME PREVENTION / INTERVENTION PROGRAM (RC);

RESOLUTION No. 60-2025 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA AUTHORIZING AN APPLICATION TO THE CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR THE YOUTH CRIME PREVENTION/INTERVENTION PROGRAM COUNSELOR FOR FISCAL YEAR 2026; AUTHORIZING THE ACCEPTANCE AND EXPENDITURE OF THE CHILDREN'S SERVICES COUNCIL GRANT IF APPROVED; AUTHORIZING THE EXECUTION OF CONTRACTS BETWEEN THE CITY OF STUART AND

CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY FOR GRANT ADMINISTRATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

END OF CONSENT CALENDAR

6:33 PM MOTION: Approval of Items #2 and #3 and the correction of the typo to Item #2.

MOVED BY: Eula Clarke

SECONDED BY: Christopher Collins

Motion approved unanimously.

***** ITEM #1 PULLED FROM THE CONSENT CALENDAR *****

1. APPROVAL OF 05/12/2025 CCM MINUTES (RC)

Commissioner Giobbi requested that her comments in the 5/12/2025 City Commission Meeting Minutes be corrected.

Deputy Clerk Meleqi stated that the minutes will be reviewed and corrected and brought back for approval on the June 9, 2025 City Commission Meeting.

COMMISSION ACTION

4. NON-EXCLUSIVE LICENSE AGREEMENT WITH HELL GATE SEA DRAGONS, INC. (RC):

RESOLUTION No. 53-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA TO AUTHORIZE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF STUART AND HELL GATE SEA DRAGONS, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE USE OF CITY PROPERTY LOCATED AT 400 SW FEDERAL HIGHWAY, STUART; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Michael Mortell, City Manager, spoke about the license agreement and what Hell Gate Sea Dragon was planning to do at the building. He further explained that with the grant the City receives there are restrictions on what can be done in that building.

Vice Mayor Collins stated that if it's a temporary use, he is in agreement.

Commissioner Giobbi said she did not see a liability waiver. Acting City Attorney, Paul Nicoletti, explained the difference between a lease and a license agreement.

PUBLIC COMMENT:

1. Robert Wolfort - Jensen Beach; Provided history on the row boat club group.
2. Gail Goldy - Stuart; Stated she believes this is a wonderful idea and appreciates the Commission supporting this.

6:43 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

5. APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZATION OF EMPLOYMENT CONTRACT (RC):

RESOLUTION No. 54-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA CONFIRMING THE APPOINTMENT OF RUTH HOLMES AS ENVIRONMENTAL ATTORNEY AND AUTHORIZING AN EMPLOYMENT CONTRACT WITH THE ENVIRONMENTAL ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Acting City Attorney Nicoletti, provided brief details of the Environmental Attorney contract.

Mayor Rich asked for elaboration on the clause of allowing Ms. Holmes to continue her work on previous clients.

Acting City Attorney Nicoletti responded to Mayor Rich and stated that it is normal for that language to be in the contract.

PUBLIC COMMENT:

1. Mark Brechbill - Stuart; Asked who and how is work product controlled for the new Environmental Attorney.

Ruth Holmes, Environmental Attorney, thanked and commended the Commission for their confidence in her.

6:59 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Eula Clarke
Motion approved unanimously.

6. CRB APPOINTMENT OF WILLIAM LAUGHLIN (RC):

RESOLUTION No. 58-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, RATIFYING THE ADVISORY BOARD APPOINTMENT OF A COMMUNITY REDEVELOPMENT BOARD MEMBER, FULFILLING THE VACANCY ON THE BOARD FOR THE REMAINING CURRENT TERM FROM PRESENT TO DECEMBER 31, 2025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7:05 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
Motion approved unanimously.

ORDINANCE SECOND READING

None.

ORDINANCE FIRST READING

None.

DISCUSSION AND DELIBERATION

7. DISCUSSION REGARDING CITY ACTION PERTAINING TO THE HOMELESS

Commissioner Giobbi read into the record a written statement regarding HB1365, and recommended working with the County to make a joint effort in helping the homeless and requested a letter from the City Commissioners to the County.

City Manager Mortell informed the Commission of all the programs the County has to help the homeless.

Commissioners, City Manager Mortell, and the Acting City Attorney continued discussion.

8. LOCAL GOVERNMENT HALF CENT SALES TAX

City Manager Mortell explained that the city is not held to the same referendum standard as the County is. He provided the different programs that could be done with the half-cent sales tax.

Commissioner Giobbi referred back to Vice Mayor Collins comments, and agreed to using the money for park upgrades.

Commissioner Clarke spoke on Palm Beach Road about the stagnant water after too much rain and would like the County to look into that and spruce up the trees on East Ocean Boulevard that need improvement.

Vice Mayor Collins asked for an audit of available land for pocket parks, a park master plan to renovate some existing areas, open up Poppleton Creek Park with light infrastructure and Haney Creek's two acres be locked up as a trailhead and a park, also investing in the ball fields and the City garage site.

Commissioners continued discussion.

9. LIVE LOCAL ACT DISCUSSION

Commissioner Giobbi read into the record a prepared statement that she would like a "City Coalition" to be able to go back to the legislature.

Mayor Rich stated that this is the job of the Florida Treasure League of Cities and what Commissioner Giobbi is asking to do will be a duplicate effort.

City Manager Mortell stated several things that they have lobbied for and have been successful in.

ADJOURNMENT

8:02 PM

Mary R. Kindel, City Clerk

Campbell Rich, Mayor

**Minutes to be approved at the Regular Commission
Meeting this 9th day of June, 2025.**