MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
NOVEMBER 10, 2025
AT 4:00 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

Interim City Manager, Louis J. Boglioli III
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel

ROLL CALL

4:02 PM

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

INVOCATION

Edward Skiba, Stuart Police Department Chaplain, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - ZOE MCKNIGHT, DANCE PERFORMANCE

Zoe McKnight performed a dance.

PROCLAMATION

2. HOSPICE & PALLIATIVE CARE MONTH - NOVEMBER

Dr. John Crouch, Vice President of Medical Services at Treasure Coast Hospice, received the Proclamation.

PRESENTATIONS

3. SERVICE AWARDS - NOVEMBER 2025

H. Bobby Kindel	Utilities & Engineering	35 years	Not Present
Donald Lesko	Fire Rescue	30 years	Not Present
Pinal Gandhi Savdas	CRA	10 years	Present
James Allen	U&E	10 years	James Allen passed away unexpectedly on 10/25/2025.
Emily Coyne	Police	5 years	Not Present

Peter Kunen, U&E Director, honored James Allen, the Water Reclamation Facility Chief Plant Operator, with a speech about his dedication, professionalism, mentorship and friendship to many. He took great pride in protecting one of our most valuable resources. His hard work, high standards, and lasting impact will be deeply missed.

COMMENTS BY CITY COMMISSIONERS

Commissioner Reed

- Apologized to City Clerk for a statement made at the last Commission Meeting regarding public records requests.
- Commented on Mr. Leonard's property and inquired about the best way to move forward in such events.

Commissioner Giobbi

- Thanked all for being present and expressed how important it is to be involved in your community.
- Thanked Mr. Boglioli for taking on the role of Interim Manager, the Department Heads, and the staff for the job they do.
- Announced that Veterans' Day is tomorrow and hopes everyone shows support.

Commissioner Clarke

- Commented on the Hurricane in Jamaica.
- Announced that on Thanksgiving, Gertrude Walden will be providing dinner for families and the community on November 20th, and encouraged people to participate.
- Referenced Commissioner Reed's comment about handling communications with citizens and thanked the Interim City Manager, City Attorney and the legal department, as well all City employees that work hard for the City of Stuart. Also thanked veterans in the community.

Mayor Rich

- Announced his participation and Proclamation presentation at the celebration of the First Baptist Church.
- Commented on his honor to present a Proclamation and give a speech at the David D.

Peters Water Treatment Facility Dedication Ceremony.

COMMENTS BY CITY MANAGER

Interim City Manager Boglioli

- Commented on the duties of the City Manager, the staff's support and expressed his appreciation to the Commission's for their confidence and trust in him.
- Reminded the Commission about the Veterans Day Parade and to please check their emails for the logistics of tomorrow's event.

APPROVAL OF AGENDA

4:38 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. Tamara Phillips - Stuart; Commented on an experience at the Barn Theater and being dismissed after reporting sexual harassment; announced incidents for immediate action.
2. William Rudge - Stuart; Commented on allegations and demanded an investigation be done on named past staff members. (Mortell, Killbride, Dyess, Building Officials, White)
3. Barbara Grass - Stuart; Commented on the use of tax dollars for a new City Manager position and potential lawsuits.
4. Mark Brechbill - Stuart; Commented on the communications between the City and sister-city, Hopetown, Bahamas.
5. Candace Callahan - Stuart; representative of Stuart Main Street, announced upcoming events.
6. Olga Hamilton - Stuart; Commented on false information concerning three windows, permits, and home-based business.

APPROVAL OF CONSENT CALENDAR

4. APPROVAL OF 10/27/2025 CCM MINUTES

END OF CONSENT CALENDAR

5:01 PM MOTION: Approve.
MOVED BY: Christopher Collins
SECONDED BY: Laura Giobbi
Motion approved unanimously.

COMMISSION ACTION

5. CDBG HOUSING REHABILITATION PROGRAM TIMELINE EXTENSION (RC):

RESOLUTION No. 102-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING AN EXTENSION OF TIME FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING REHABILITATION PROGRAM; AUTHORIZING THE MAYOR TO EXECUTE ALL RELATED DOCUMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Pinal Gandhi-Savdas, CRA Director, briefly reviewed the program timeline extension.

Brief Commission discussion included the current Hamilton Project, general new construction, contract adjustments, available funding, and the application process.

PUBLIC COMMENT:

1. Mark Brechbill - Stuart; Commented on the discussion at the Community Redevelopment Board's meeting, encouraged reconsideration of participation in the program.

5:08 PM MOTION: Approve.
MOVED BY: Sean Reed
SECONDED BY: Eula Clarke
Motion approved unanimously.

ORDINANCE SECOND READING

6. THE SPICE AND TEA EXCHANGE REQUESTING A MAJOR URBAN CODE CONDITIONAL USE LOCATED AT 39 SW OSCEOLA STREET (QUASI-JUDICIAL)(RC):

RESOLUTION No. 98-2025; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, TO APPROVE A MAJOR URBAN CODE CONDITIONAL USE EXCEPTION TO GLENN AND KIMBERLY GORDON WITH GORDON ENTERPRISES STUART, LLC ALSO KNOWN AS THE SPICE AND TEA EXCHANGE, TENANT AT 39 SW OSCEOLA STREET; TO ALLOW A FORMULA BUSINESS TO BE LOCATED WITHIN THE FORMULA BUSINESS AREA AND TO WAIVE THE REQUIRED 300 FOOT SEPARATION BETWEEN FORMULA BUSINESS ESTABLISHMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, noted that this Resolution is a one-time vote, reported on code language. Gave clarification on Section 2.0, 6.12, Subsection C, of our Land Development Code.

Commissioners reported ex parte communications.

Six (6) people were sworn in: Jodi Kugler, Michelle Arbuzow, Ike Crumpler, Glenn Gordon, Kimberly Gordon, and Max Ducharme.

Michelle Arbuzow, Planner I, presented and introduced the applicant for their presentation.

Mayor Rich called a recess due to technical difficulties.

***** 5:31 PM Recess *****
***** 5:44 PM Reconvene *****

Ike Crumpler, presented on behalf of Marcela Camblor and introduced the Spice & Tea owners. Owner/operators, Glenn and Kimberly Gordon, presented their experience and their additional store locations, explained their products, and the creating and sharing experience it gives their guests. Expressed that though they are a franchise, they are and operate as a small business that compliments and is compatible with the current stores in downtown. Audra Creech of McCarthy, Summers, Wood, Norman, Melby & Schultz assisted Ike Crumpler and Mr. Max Ducharme, building owner and landlord, spoke in favor of the Spice & Tea Exchange coming into downtown Stuart.

A discussion between the Commission and applicant included other locations, the code, and franchises.

6:49 PM Hearing Closed.

PUBLIC COMMENT:

1. Mark Brechbill - Stuart; Better to have a business in place than an empty window, but concerned about future franchises and rents.
2. Bill Moore - Stuart; As a fellow franchise owner of Kilwin's Chocolate and Ice Cream Shop, commented on the uniqueness of Stuart and was in favor of the business.
3. Liliann Peterson - Stuart; Two store owner in downtown Stuart, Argento Jewelry and Ana Capri, commented in favor of the store and felt it would be a good fit.
4. Gail Goldy - Stuart; Commented that the store is a beautiful idea but concerned about losing the uniqueness of the downtown.
5. Clay Scherer - Stuart; Commented that the job of the Commissioner is to interpret the intent of the code, the 300 feet, and noted that the current franchises have not destroyed downtown.
6. Bailey Cape - Stuart; Commented on behalf of coworkers at the Beauty Bar, in favor of the business.

7:09 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
VOTE: MOTION PASSED 4/1.
YES: Laura Giobbi, Sean Reed, Eula Clarke, Campbell Rich
NO: Christopher Collins

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

ADJOURNMENT

7:10 PM

Mary R. Kindel, City Clerk **Campbell Rich, Mayor**

Minutes to be approved at the Regular Commission Meeting this 24th day of November, 2025.