

**SPECIAL MEETING OF THE STUART CITY COMMISSION
HELD ON MARCH 8, 2013
AT 9:00 A.M. AT THE FLAGLER CENTER
201 S.W. FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Eula R. Clarke
Vice Mayor Troy A. McDonald
Commissioner Kelli Glass Leighton
Commissioner Jeffrey A. Krauskopf
Commissioner James A. Christie, Jr.**

ADMINISTRATIVE

**City Manager, Paul J. Nicoletti
City Attorney, Michael D. Durham
City Clerk, Cheryl White**

Mayor Clarke delivered the Invocation, followed by the Pledge of Allegiance led by the Commission.

DISCUSSION & DELIBERATION

1. **Strategic Planning Session.** This is an interactive session led by the City Manager focusing first on the vision, mission and values of the City; and then on the Strengths, Weaknesses, Opportunities and Threats to various issues that face the City. The City Commission will set goals and objectives based on the SWOT analysis.

City Manager Nicoletti gave a brief introduction of the strategic planning session. He thanked Senior Staff for their hard work, and stated the commission and staff would be looking at; Strengths, Weaknesses, Opportunities, and Threats, also known as S.W.O.T.

Commission Retreat SWOT Results

Strengths:

- **Marine access**
- **Large waterfront**
- **Proactive, supportive staff and commission**
- **Small size/agile**
- **Economic center**
- **Recognized downtown hub**
- **Mix of housing types/opportunities**
- **Major award winning hospital center**
- **Private/public partnership**
- **Recreational opportunities**
- **Lyric Theater**
- **Excellent Public Safety Services**
- **Excellent fiscal management**
- **Excellent infrastructure/encouraged**
- **Environmental protection leadership**
- **Forward thinking development and redevelopment**

- Careful development/concierge level
- Excellent storm water management
- Forward thinking mindset of government
- Commission that allows staff to be professional
- Center for special events
- Political maturity, stability
- Entrepreneurial
- Safe place to live
- Good school system
- Positive, solid court system
- Diverse neighborhoods
- Center for visitors bureau
- Electoral body moves quickly
- Efficient, responsive, agile commission
- Destination spot
- Strong, vibrant downtown
- Beauty of area
- Hometown feeling
- Brand awareness
- Strong heritage and culture

Weaknesses:

- Buildings with code deficiencies
- Helter skelter appearance of US1
- Don't tell the Stuart story enough
- Perception of not catering to anyone but retirees
- Don't retain younger people
- Way appraisers interpret zoning
- Lack of services to accommodate elderly
- Transportation/infrastructure lacking
- Vacant land in city
- Small residential lots
- Location of current City Hall
- Appearance of East Stuart
- Lack of specific neighborhood plans
- Lack of engagement with East Stuart
- Excessive rentals in East Stuart
- Lack of knowledge of East Stuart boards
- Underutilized City property
- Lack of building code compliance
- Long term water supply
- Lack of high paying jobs
- Lack of cooperation between inter local government
- Underutilized and aging housing stock
- Disenfranchised communities
- No specific redevelopment plans for neighborhoods
- Lack of neighborhood identity
- Homes not built to current codes
- Disconnect between supply and use of commercial buildings

Opportunities:

- Purchase Triangle site
- Hire someone to promote economic development
- Acquisition of property for economic development
- Work with county regarding infrastructure tax
- Sailfish/10th St. park site
- Keep constitutional offices downtown
- LSTAR overlay
- Use eco art as a cultural benefit
- Two acre Haney Creek property
- Four year commission terms
- Develop Seminole Street property
- Personal relationships with County, State and Federal Legislators
- City website
- Development approvals
- Annexation
- Amtrak Station
- Diversify revenue
- Seek external investors
- Diversify staff
- Strategic planning
- Ability to purchase distressed property
- Ability to borrow at low rates
- City Hall property
- Reconnect with neighborhoods

12:00 PM LUNCH

The Commission and staff broke for lunch. Following Lunch the Commission finished the SWOT.

1:00 PM CALL TO ORDER

Threats:

- Declining property values
- Hurricanes
- Releases from Lake Okeechobee
- Congress dysfunction
- Dwindling water supply
- Lack of diversity in revenue
- Restrictions on home growth
- Current condition of inlet
- Competition from neighboring counties for business
- Lack of educational training facilities
- Loss of identity

2. **A First Review of the 2014 Capital Improvement Program.** The City Commission will be presented with the various programs and projects which the staff believes will further the goals and objectives set by the City Commission for the next ten years.

City Manager Nicoletti presented the 2014 Capital Improvement Program to the Commission.

There was discussion between the City Commission and City Manager regarding postponing Willoughby extension construction, in favor of doing something on Palm City Road.

City Manager Nicoletti suggested not asking for the money back but the money that is due to be paid in the future be held back, push the Willoughby project back and look at Palm City Road, and a study is already underway.

MOTION: COMMISSIONER KRAUSKOPF; MOVED APPROVAL TO DEFER CIP # T 4 IN FAVOR OF PALM CITY ROAD IMPROVEMENTS.
SECOND: COMMISSIONER GLASS LEIGHTON

Bernie Malone stated that whatever improvements you make on Palm City Road you still have the impediment of the bridge traffic. He suggested waiting to see what the effects of the new Indian Street Bridge are before we make any improvements to Palm City Road.

Helen McBride stated that she felt Palm City Road was a county problem.

Sam Amerson noted that the City is currently working on a mitigation project along that corridor and wants to continue doing so with grant funding of \$300,000.00 total with a 50% match.

ROLL CALL

COMMISSIONER GLASS LEIGHTON	YES	COMMISSIONER CHRISTIE	YES
VICE MAYOR MCDONALD	YES	COMMISSIONER KRAUSKOPF	YES
MAYOR CLARKE	NO		

Helen McBride expressed concern over the promise to build a Gymnasium near JD Parker School.

City Manager Nicoletti said he has presented a very large CIP list for the City to work on. This is the first effort to adopt a viable CIP. We are only looking at six projects and are probably the highest on the list to do for the year.

MOTION: VICE MAYOR MCDONALD; MOVED APPROVAL TO DEFER DESIGN DRAWINGS FOR THE AMPHITHEATRE AND USE THE DESIGN DRAWINGS FROM THE RESTROOMS AT CITY HALL AND ACTUALLY CONSTRUCT AT MEMORIAL PARK.
SECOND: COMMISSIONER CHRISTIE

Sam Amerson suggested looking at the plans for the restrooms and anticipates future expansion to suit the needs of the future amphitheater.

The Commission agreed and gave the leverage to the staff to prepare a new CIP sheet to include comments.

ROLL CALL

COMMISSIONER GLASS LEIGHTON	YES	COMMISSIONER CHRISTIE	YES
VICE MAYOR MCDONALD	YES	COMMISSIONER KRAUSKOPF	YES
MAYOR CLARKE	YES		

Terry O'Neil, Development Director noted that there were two grant opportunities staff was looking at one is FIND funding with the possibility for design and permitting with FIND for a segment of the Riverwalk extending up to Seminole Ave with a turnaround time of April 1, 2013. Also another opportunity through the Tourist Development Commission for possible \$1,000,000.00 of funding that could be linked to City Hall site plan consideration due on May 1, 2013. He asked for Commission action.

MOTION: COMMISSIONER KRAUSKOPF; MOVED APPROVAL TO APPLY FOR FIND FUNDING GRANT

SECOND: VICE MAYOR MCDONALD

ROLL CALL

COMMISSIONER GLASS LEIGHTON	YES	COMMISSIONER CHRISTIE	YES
VICE MAYOR MCDONALD	YES	COMMISSIONER KRAUSKOPF	YES
MAYOR CLARKE	YES		

City Manager Nicoletti stated he would bring forward the TDC grant at a later date.

ADJOURNMENT 2:09 P.M.

ATTEST:

Cheryl White, CMC, City Clerk

Eula R. Clarke, Mayor

**Minutes to be approved at the Regular Commission
Meeting This 25th Day March, 2013**