

**SPECIAL MEETING OF THE STUART CITY COMMISSION
HELD ON April 28, 2010
AT 9:00 A.M. IN THE CITY COMMISSION CHAMBERS
121 SW FLAGLER AVENUE
STUART, FLORIDA 34994**

**Roll call was answered by:
Mayor Michael Mortell
Vice Mayor Carol Waxler
Commissioner James A. Christie
Commissioner Jeffrey A. Krauskopf
Commissioner Mary Hutchinson**

**Also present were:
City Manager: Dan Hudson
City Attorney: Paul J. Nicoletti
City Clerk: Cherie White**

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

DISCUSSION & DELIBERATION

Discussion of the Brownie Moving & Heavy Hauling, Inc. contract.

City Manager Hudson gave a brief overview of the chain of events to move the Crary House. He said the direction he took from the Commission was to postpone the move until next month or so. He said he spoke with Brownie who stated they had scheduled the move to take place and could not be changed. The scheduled move will be Wednesday night Friday morning. He strongly recommended the Commission make a motion to concur with staff's recommendation.

Commissioner Krauskopf asked what the total cost would be to turn the key with an occupant.

City Manager Hudson :

\$100,000.00 moving cost
foundation \$19,000 maybe less
renovation \$85, -\$120,000.00

He stated a conservative estimate is : \$240,000.00

He explained the funding would be derived from the CRA for the relocation, and the renovation funding could come from the property management fund or use of ½ cent sales tax or special dedicated revenues.

Mr. Hudson said he was fairly confident that the City would have a tenant.

Commissioner Waxler expressed concern over the return investment to the City, she also asked what would be the rent amount.

Mayor Mortell stated there has been some discussion that Congressman Rooney has expressed interest in the space, and if that were the case the rent would be valued on having a congressman there or government office. He further added that the other issue you have with the property is that it is waterfront. You can't sign a lease with anyone for longer than 10 years including options, without a public referendum. The advantage of having a government official is they have 2 year terms. He said the City should not look at the exact dollar numbers to see how long it takes to get to \$240,000.00 back.

City Manager Hudson said the City has committed to the \$100,000.00 for the relocation of the building, the value is in the historic preservation of the structure. He said he felt that the City should not consider that amount but should consider the renovation cost.

Commissioner Waxler asked what the cost would be to cut the City losses and demolish the building at this point.

City Manager Hudson said he did not look at that.

Commissioner Hutchinson expressed concern that the City Commission did not want to support historic preservation.

Mayor Mortell said the City committed to historic preservation with joint partnerships, and the City supported this project with a joint partner who has now backed out.

Commissioner Hutchinson stated that she did not want to pull the plug on the project.

Commissioner Krauskopf noted that Helen McBride raised a good question about the city's budget and tight economic times. He said he has always supported historic preservation and the historic village concept but now sees an economic concern. He noted the deficit to the City regarding the Penn Plaza rental decision made by the Commission, and requested to know if anyone from the Commission would consider readdressing Penn Plaza in a time only, fashion then I would be happy to support this. He also suggested the City look at beginning the RFQ process for the Stuart Feed Store.

Commissioner Christie said he agreed with Commissioner Hutchinson knowing this would be costly, but did not want to burn any bridges and go down this road alone. He stated the City should move forward with the project and do what we can to work with the people who are here and have historic preservation in the City. He said "Let's get this building to where you turn the key in the door, and if it's not going to work beyond in terms of historic village, then we need to come up with an alternative or initiative that will save historic buildings."

MOTION: COMMISSIONER HUTCHINSON; MOVED APPROVAL TO MOVE FORWARD WITH THE CONTRACT WITH THE BROWNING MOVING AND HAULING OF THE CRARY HOUSE WITH THE LOCATION NEXT TO THE FEED STORE.
SECOND: COMMISSIONER CHRISTIE

Commissioner Hutchinson stated she made the motion to move forward with the contract with Brownie to move the house and then I will proceed on making contacts for ways to raise funds.

Commissioner Waxler asked the City Attorney what the consequences would be if the City does not move the building.

City Attorney Nicoletti explained that as best I can tell we would have to pay whatever money has been incurred including some sort of negotiated amount for having their building up on their

truck. He said he did not know what that amount would be, and all of the other funding impacts he is aware of, FPL, Comcast ect. I would expect there may be some cost there as well.

Commissioner Waxler said yes and obviously you would incur cost associated with taking the building down and demolished.

Mayor Mortell stated you could give it away. He commented on what Commissioner Christie said as it relates to doing historic preservation. He said the fact that the City has not heard from Stuart Heritage and he feels very uncomfortable relying on Stuart Heritage for another property.

Commissioner Christie did not want to say they are not going to participate in the process of whatever we do historically, "let's not cut our ties with Stuart Heritage."

Mayor Mortell stated he had mixed emotions on the matter.

Commissioner Waxler said that Helen McBride's comments really rang home with me the other night. It is a tough economic time, and we are really going to have some tough decisions to make when it comes to the city budget, and I am concerned with the funding and source of payment. This is not a referendum on whether or not the city is for or against historic preservation.

City Manager Hudson said he did not know what the City could do in the next 24 hours.

Mayor Mortell said he spoke with someone who stated they would make a contribution to the move if they get the house. He said that as far as he was concerned, voting to support to move it to Flagler between now and Monday is just fulfilling our obligation to the contract, but I am still going to pursue speaking with this person about the potential of moving it from Flagler to wherever it is they want to put it. It may preserve it as a house rather than a commercial building.

Commissioner Hutchinson stated we need to either make a decision to move it to the feed store or not. Either way we need to dedicate ourselves one way or another. I can't go out raising funds for a house that may go to private property.

Mayor Mortell said we have had basically seven days since the Stuart Heritage group bailed on us to decide what to do. He said new information is coming to us daily. I think we have all stayed on track and on course and now we are faced with a significant dilemma, I want to be clear that I will support this today, but by supporting this today saying that I am all in. If I can find someone to save us the quarter million dollars, or the alternative, if we as a board all voted and said we are going to put this down here, and we are going to directly solicit government type organizations to be the tenant.

ROLL CALL

COMMISSIONER CHRISTIE	YES	MAYOR MORTELL	YES
VICE MAYOR WAXLER	NO	COMMISSIONER HUTCHINSON	YES
COMMISSIONER KRAUSKOPF	NO		

Commissioner Christie suggested creating a Historic Preservation Committee similar Martin County has.

City Manager Hudson stated the City could create a advisory board to advise us on historic preservation matters.

Mayor Mortell said we could add that to the CRB.

Commissioner Christie said he would like to hear from the public in addition to Stuart Heritage.

Commissioner Hutchinson said she did not feel there was enough historic preservation in the City to warrant another advisory board.

Commissioner Krauskopf wanted to clarify the vote by asking if the vote only included paying to move the building, but there was no other motion made, is that correct?

The motion was to spend the money to move the building.

City Manager Hudson said he hopes to put together a plan to complete the project that the entire commission can support the project.

ATTEST:

Cheryl White, CMC, City Clerk

Michael Mortell, Mayor

**Minutes to be approved at the Regular Commission
Meeting This 24th Day May, 2010**