

**MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART
COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 123
SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY,
JANUARY 8, 2008**

Those present: Frank Wacha, Jr., Chairman
Meg Whitmer, Vice Chairman
Patty Henderson
David Collier
Donald Komara
Gene Rifkin
Samia Ferraro

Also present: Dan Hudson, City Manager
Kev Freeman, Development Director
Chuck Weser, CRA

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:08PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: December 4, 2007

Meg Whitmer noted at the bottom of page 2 the sentence wasn't finished.

Michelle Vicat stated the line read "based on a point in time" and it must have been cut off on the copies.

MOTION: Gene Rifkin approved moved to approve the minutes with that addition
SECOND: Dave Collier

III. APPROVAL OF MINUTES: Joint City Commission/CRB

Frank Wacha said that on Page 3 Point 2 it says he felt that already built areas shouldn't get additional funding because infrastructure has been completed and then it says and leave already built because they're done and what he said is until work is done in other areas and then he said that it should be left until once the work is done in the other areas then you bring the funds back in and start doing more projects.

MOTION: Meg Whitmer moved to approve the minutes with that revision.
SECOND: Patty Henderson

Motion carried

Public Comments: Dave Collier asked to speak regarding an item that the public is here to speak on and asked if he could speak first to lead into it. It is regarding America in Bloom to play a role in a contest that goes on in 2008 judging beautification of the City and he had a meeting with the DBA regarding Stuart in Bloom and the group is spending a lot of time looking for money. He said if this is going to work he would like the Commission to approve a budget amendment to provide \$10,000.00 to do prep work for this event from CRA funds.

Chris Zuwickey, President of Stuart Heritage is all for this project.

Paul Daly, Head of the Beautification Committee said that this is very significant for the winners and over the past six months there has been a great deal of effort applied from Stuart in Bloom and hoped that the Board would consider the budget amendment.

Gene Rifkin asked what the goals are to win this contest.

Frank Wacha suggested that they add this item to the end of the agenda.

Board Comments: Dave Collier commended Staff on re-writing the minutes and asked for clarification on the CRA Coordinator's role with the CRB.

Frank Wacha then asked if anyone else on the Board wanted to be Chairman.

Board decided to discuss this at the next meeting.

1. Request to purchase Solar Powered Compacting Trash Receptacles

Presentation: Chuck Weser

Presentation: Dr. Anthony Fierimonte, Co-Founder of Solar Bins Inc.

Public Comments: None

Board Comments:

Meg Whitmer asked if the material left had any recyclable value.

Dr. Fierimonte said that it did not.

Don Komara asked if it solely used solar power.

Patty Henderson asked how much the container weighs when it's filled.

Chuck Weser said they removed 60 pounds.

Patty Henderson read that there is no smell and wondered how that works.

Dr. Fierimonte said if they are near fishing piers or ice cream parlors you can smell a slight odor.

Patty Henderson asked about the guarantee and how often they have to be serviced.

Dr. Fierimonte said it is guaranteed for a year, but there is a lease option where you don't need to worry about a guarantee. They need to be serviced once a year.

Gene Rifkin asked about the terms for leasing.

Dr. Fierimonte said there are different programs.

Dave Collier is concerned about the existing trash containers and water getting into the trash cans and people putting gum on the rims so they can be an eyesore, but with the beautification committee and the contest there was a feeling of lets not put these things in until after the contest. He also said he would like to hear from Dave Peters who has been doing this for years and knows all of the ins and outs so he would rather hold off on this for a month or two.

Frank Wacha asked about technical reports on how often they need to be serviced. He said he likes the idea of it but is concerned about the price.

Dr. Fierimonte said he could provide that. He said that Boston and New York did a study on them.

Meg Whitmer concurs with what Frank said but thinks it should be taken a step further and in addition to this educate the public and push the recycle effort.

Dr. Fierimonte said that they do have a basket that attaches for recyclables.

Dave Collier suggested that they put the blue carts downtown for recycled materials.

Patty Henderson asked about the picture that was attached to the agenda item and asked why there didn't seem to be a bag and there were no tops on them.

Dave Collier said that these containers were chosen many years ago and Milton Leggett is looking into other options.

Frank Wacha would also like to see the lease option and solid numbers to compare them and maybe look into a program that local businesses could participate in.

2. Introduction of Consulting Firm MSCW providing "Scope of Work" for CRA Plan Evaluation

Presentation: Chuck Weser

Presentation: Jim Carras and Skip Harvey, MSCW

Board Comments:

Dave Collier thought that the CRB and downtown business owners would have a lot of

input but thought that their firm should have a lot to add. It was the first time that he had heard of a monument at Confusion Corner and hoped it went away. He said there are several areas where it states that the Project Manager makes the decisions and thought that the CRB and the Development Department should have more input. He stated that it is not spelled out who will come up with the topics. He also stated that where it says “organizing public meetings at the direction of the project manager” that it needs to be a broader team that comes up with those recommendations.

Samia Ferraro asked how this would be presented to the community.

Patty Henderson agreed and asked how they would get a true representation of the community.

Gene Rifkin said that she thought this would be a very valuable addition.

Meg Whitmer concurs and believes the real estate forum would be very valuable and when you mix the lay community with the investment community, you don’t get a true perspective.

Dave Collier said he thought that there was at least one that looked to him like a butterfly garden and someone threw a piece of raw meat and the buzzards came down to eat it while the butterflies were still fluttering around and somehow you need the views of the butterflies without having the very sharpened views of a few real estate people in this community that would take over a project like this.

Frank Wacha said he would like to see them look to other areas for other components/use that Stuart might be missing out on.

3. Proposed Visual Preference Survey (VPS) 2008

Presentation: Kev Freeman

Public Comments: None

Board Comments:

Patty Henderson asked why it is being done that way instead of rank order.

Kev Freeman replied that it allows a greater degree of interaction.

Don Komara suggested going beyond that as far as what is desirable/undesirable like using pictures of Colorado and somehow depict it in the survey.

Meg Whitmer said that seeing six images on the page makes her try to rank them. She said she would rather not have compare and contrast.

Don Komara asked where some of these images could even occur in the CRA.

Samia Ferraro asked if there was a bias attached to this being a web based survey.

Kev Freeman replied that this would also be a split approach with a printed survey handed out to random residents of Stuart also

Frank Wacha thought that maybe it should be notified on the utility bills or something.

Kev Freeman stated that he wanted to get this out to as many individuals as possible.

Dave Collier said he was surprised that when they conducted prior surveys in areas not part of the CRA, a high number of people were happy with the overall condition of the CRA and then when a developer came in to talk about doing something in this area and the venom from a group of people who did not live in the City could take over a survey like this.

Kev Freeman said he understood this and they would need to have some statistical backup, evidence and direction from the citizens in order to reinforce Staff's position to help the boards make that decision notwithstanding the pressure they are likely to see in any case.

Frank Wacha said the thought the picture on the survey should be specific with visual elements on them. The pictures do not show the whole street and they need to have a broader view.

Patty Henderson thought some of the images seemed a little dark and if there are paper copies you need to address that.

Frank Wacha asked what the time frame is on this.

Kev Freeman said he would like to get it on the web within the next two weeks to accelerate and build up the form based code direction.

Dave Collier said that if you run into problems on the first round, you can always add an addendum to it.

Frank Wacha said that they should go back to Dave Collier's discussion on Stuart in Bloom.

Meg Whitmer gave an explanation of the competition.

Frank Wacha asked what the \$10,000 going to be used for.

Meg Whitmer said the judge's trip here, advertising, t-shirts for volunteers, city vehicle magnetic signs, public relations/mail-outs, etc.

Gene Rifkin asked if this was a legal expense the CRA can contribute to.

Dave Collier said that it was.

