

**JOINT MEETING OF THE
STUART CITY COMMISSION
AND
MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS
HELD ON DECEMBER 6, 2010
AT 9:00 A.M. AT THE
CITY OF STUART FLAGLER RECREATION CENTER
201 S.W. FLAGLER AVE.
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
Martin County
Commissioner Ed Fielding
Commissioner Patrick Hayes
Commissioner Sarah Heard
Chair Edward Ciampi

Also present were:
City Manager Dan Hudson
City Attorney Paul J. Nicoletti
City Clerk Cherie White
Interim County Administrator Taryn Kryzda
County Attorney Stephen Fry

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

I. Opening Comments

City Manager Hudson gave a brief overview of the City's compromise proposal to Martin County for office space.

II. Public Comments

III. Discussion of Office Space

City Manager Hudson gave a brief overview of the proposal made to the County to build for the County Government offices consisting of up to a 25,000 square foot building, for a fixed price. The City would secure the land and construct the project. The buildings would be in the vicinity of the Martin County Courthouse. The proposal would allow for office space to the Martin County Property Appraiser Office, Utilities and Solid Waste Departments.

Mayor Mortell wanted to clarify that the City is willing to take the risk in the fixed cost.

Commissioner Heard expressed concern over the cost per square foot the City is quoting.

Mayor Mortell said the City based the price on what proposal was giving to Martin County for the alternative proposal.

Martin County Commissioner Ed Fielding asked the City what their objective was.

The City replied that they find it important to maintain Stuart as the county seat by keeping county services and constitutional offices in the downtown. The County in turn gets a new building that was designed for the use intended at a price the County does not have to take the risk for.

Commissioner Hutchinson noted that when the constitutional offices moved out of downtown they would come back in the downtown at a later date. The City spent millions of dollars revitalizing the City in anticipation of the constitutional offices coming back in the downtown. She said it is very important to have the county offices in the county seat, not out in suburbia, not where everyone has to drive far to get to them. She said the City realizes that the Tax Collector is not going to move, we may not agree with that but we are trying to find a compromise where we can at least keep some of the constitutional offices where they should be in the downtown area.

Mayor Mortell asked what the County's objective was to have sprawl. He stated historically the City Center is the most convenient location for the most users. He said the City and County have recently worked together on locating a transit depot across the street from the Court House that will be the center for a bus route, including a connector that will go to Palm Beach. He explained that the City recently conducted a traffic study and it concluded that an additional 25,000 square feet would not create a problem. He also stated there would build the building with proper parking.

Chairman Ed. Ciampi said he is a very big advocate for the City of Stuart and expressed concern over a verbal agreement between the City and County that moving the constitutional offices moving out of the downtown would be temporary.

Commissioner Heard asked what the County would be paying in rent while the new building is constructed.

Mayor Mortell said it would take all of the 36 months for construction.

Commissioner Heard felt the Tax Collector is in a good location.

Mayor Mortell showed the map depicting the circle in which the County proposed around the Courthouse. The City is looking at this as a 50 year investment. "We can say this money that we are spending on this project right now can enhance downtown for the next 50 years."

Commissioner Christie said the City has always made a solid commitment many times to keep the constitutional offices in the downtown. He said the proposal before you now means that we are still trying to find a common ground to work together to keep those offices in the downtown. My commitment is to the citizens of Martin County and the City of Stuart which is who we represent.

Commissioner Waxler said the City is here to work together and make this work. She mentioned a sub office for the tax collector. She said the City will work with the County to assure that what is built will be what they want.

Chairman Ciampi agreed and said he was thrilled with the City's proposal. She has spoken personally with the people involved and they all agree. He complimented the City of Stuart for coming up with a suggestion and opportunity that really works. He wanted to clarify that the City does not intend to use Sailfish Ball Fields for this project. He also said he understands the cost associated with the ball fields and requested the City work toward an interlocal agreement with an equitable balance to pay for it. He said he personally supports the downtown.

Mayor Mortell explained that the parking structure would be used for the county offices during the day however it is the city's intention to build and use the garage for special events in the downtown and after hours. The parking garage will be a dual use. He said the City wants to hear from the County as to their parking needs.

Chairman Ciampi asked about the City's intention to relocate City Hall and asked if the City would cohabitate in one location, how would the County work out the land purchase?

Mayor Mortell said what the City is saying is we are going to sell you a building that has an easement for a community parking garage, the building we sell you will not be related in any way related to whether the City decides to move or has extra land next to it for future. At the end of the day you won't have to worry about it because your building will be your building. Mayor Mortell explained the parking garage to be constructed will be included in the price, there will be a parking garage next store licensed to the County dedicated for the use, even though the City uses it on other time frames. Your total exposure for the building and the parking will be one number.

Vice Mayor Waxler stated the City and County will have a mutual agreement where we can mutually use it.

Mayor Mortell stated the City already has in place transportation to and from locations and would be able to use the shuttle for the parking garage.

Commissioner Patrick Hayes said he would be open to the idea. He said he would be happy to submit staff time and energy to find the right numbers in the right time.

Mayor Mortell said the County is asking for a deadline so the City and County need to work together tomorrow. "We need you guys to tell us right away what you're looking for so we can move on this thing. If it is going to be a short leash on this then we all need to pull the trigger on this.

Interim County Administrator Kryzda explained the County's objective. She also explained the funding would still need to be in place. She explained they were already moving forward in that anyway.

Chairman Ciampi asked if the City was going to front the cost of the project, and when we take it over we will hand over the check to the City?

City Manager Hudson stated yes that was the case.

Chairperson Ciampi entertained a motion that: The County request (inaudible) at an equation interim to research and conversation on moving forward.

Motion: Commissioner Patrick Hayes

Commissioner Heard asked when they could expect to hear back from the City with further information to consider.

Chairman Ciampi clarified his entertainment of a motion that to give a sense that we will be going forward and our commitment not to do it but to take it to the next step and start the process. I will entertain a motion that we move forward and allow this to get to the next step.

Commissioner Hayes: I will make a motion that we continue to pursue a memorandum of understanding with the City providing office space in the vicinity of 25,000 square feet around \$4-5 million dollars.

MOTION: Commissioner Heard: I would like to make a motion to explore what square footage needs of the county are, in the vicinity of the City. We continue to explore space for our present needs and some future needs for our property appraiser and utilities department.

SECONDED: Commissioner Fielding

Commissioner Hutchinson expressed concern over the motion and that it did not clarify office space in the core of the downtown near the courthouse.

City Manager Hudson said the agreement would address all of the Commissioners concerns. He said the proposal from the City only includes near the courthouse.

Chairman Ciampi said the County is will be working toward having staff work together on the project.

MOTION APPROVED UNANIMOUSLY

Adjournment 10:24 a.m.

ATTEST:

Cheryl White, CMC, City Clerk

Jeffrey A. Krauskopf, Mayor

**Minutes to be approved at the Regular Commission
Meeting This 20th Day December, 2010**