

MINUTES OF THE REGULAR MEETING OF THE CITY OF STUART COMMUNITY REDEVELOPMENT BOARD HELD IN CITY HALL, 121 SOUTHWEST FLAGLER AVENUE, STUART, FLORIDA ON TUESDAY, SEPTEMBER 7, 2010

Those present: Frank Wacha, Jr., Chairman
David Collier, Vice Chairman
Patty Henderson
Gene Rifkin
Johnnie Bell
Samia Ferraro

Those absent: Pete Walson

Also present: David Dyess, Assistant Police Chief

I. CALL TO ORDER: Chairman

Chairman Wacha called the meeting to order at 4:04PM

II. ROLL CALL: Secretary

Those answering roll call and others present are referenced above.

III. APPROVAL OF MINUTES: June 2, 2010

MOTION: Gene Rifkin
SECOND: David Collier

Motion carried 5/0

Public Comments: None

Board Comments:

David Collier thought they need to go easy on small businesses regarding code enforcement issues but he wanted to make it more legitimate as far as commission waiving or reducing fines. He said it seems to put staff in a position to listen to genuine hard luck stories and not have the ability to reduce fines.

Community Redevelopment Area Policing Update

Presentation: David Dyess, Assistant Police Chief

Public Comments: None

Board Comments:

Gene Rifkin thought it was more interesting than she thought it would be and asked for more information on gang activity.

David Dyess said they have a gang known as Zone 1 and they have splinter groups. He said they have a presentation on gangs that is phenomenal and it is a lot more prevalent than is realized.

Patty Henderson asked if there was something they could give out to citizens regarding gang presence.

David Dyess said they could put together a public information announcement.

David Collier suggested using info bits as a way to do this and said that it was a very good report. He said it was positive that in historic downtown there were very few calls and said there were many calls around drinking establishments and thought these establishments should pay their fair share for the extra calls.

David Dyess said some establishments hire off duty officers.

David Collier thought the city should insist that all establishments be required to hire off duty officers.

David Dyess said they would evaluate that.

Samia Ferraro said it was an excellent report but she was a little concerned about spending CRA money on CRA policing even though she understood why. She thought there might be some question as to whether this is truly a redevelopment service and wondered if the city at any time would be able to take this on in their budget.

Discussion & Deliberation:

Impact Fee Assistance Program

Deanna Freeman said they were working out what would qualify for funding and the draft package would cover the overall procedures of the program.

David Collier said when he was at the county there was instant reaction from any commissioner or county attorney when waiving impact fees was discussed. He said he never heard developers who were so concerned about impact fees that it precluded them from starting a development, it was getting the project through the advisory boards and commission.

Dan Hudson said generally speaking that is still the case and it is difficult to waive impact fees. He said they are used to fund improvements. He said the Stuart CRA would pay for the impact fees on behalf of the client if certain criteria were met.

Deanna Freeman said it was already on the books when she came on and it was one of several incentives.

Frank Wacha said they need every tool they can get right now.

Terry O'Neil said there was a time when the City impact fees were relatively modest and in the scheme of things whether it's the cost of the application, permit or review this waiver is pretty competitive. He said the city's road impact fees which weren't in place before stems from Martin County's reticence to share its impact fees.

David Collier said the CRA and Development staff should do a presentation on what they're doing to the Mainstreet board because it is shaping up to be a broader advisory board than the CRB.

Wayfinding Design & Gateway Project

Deanna Freeman said they were working with Captec on the program. She said they provided a draft design on gateway signs and would provide a draft proposal in October or November.

David Collier said the origin of the gateway project began with people going over the bridge and not realizing they were in historic downtown and he didn't hear that mentioned.

Etienne Bourgeois from Captec said they lost track of their direction to implement signing coming from the north and they are looking at that and will identify several options.

Frank Wacha asked if Etienne was familiar with a road design called multiway parkway. He said it is an urban design used throughout Europe a lot and they make a really nice urban look.

Etienne Bourgeois said the concept they are looking at is on-street parking on both sides of the road with landscape, a 16 foot wide median, two 10 foot wide travel lanes and bike lanes. He said they met with County and they are excited about the project and agreed that there is no need for four lanes.

Main Street Update

Thondra Lanese gave updates on the two Stuart Mainstreet Programs. She said they were working on the Fall Craft Festival, Dancin in the Streets and the Christmas parade. She said in East Stuart there is a market study going on which may be broadened.

David Collier said about a year ago the consultant came up from Texas and there was a promise of a written report and asked if that is still going on.

Thondra Lanese said it was, that the consultant had some health problems and it will be delayed 6-8 weeks.

Gene Rifkin thanks Bernie for the years and years of work and often wondered how he survived it and wished him bon voyage.

David Collier asked where they were on the pedestrian improvement at Confusion Corner, the improvements on Memorial Park and Woodlawn.

Etienne Bourgeois said they have made two submittals to FDOT on the pedestrian crossings. He said some issues arose but they are working on them

Dan Hudson said Woodlawn was under construction presently and Memorial Park has been out to bid and would probably go to commission on the 27th of this month.

Johnnie Bell said he would like to know what is going on with Sailfish.

Dan Hudson said there is no information yet but he is assuming at this point that Martin County will not have any interest in the proposal, so they will have to look at Sailfish in its own context and address the question of why the city is operating a regional park.

David Collier asked if they had an inquisition session with County and asked if anything was mentioned.

Dan Hudson said they are working on some detailed minutes and would give them to the board when finished.

IV. NEXT CRB MEETING: October 5, 2010

V. ADJOURN:

MOTION: Samia Ferraro
SECOND: Patty Henderson

Motion carried 5/0

Chairman Wacha, there being no further business before the Board the meeting is adjourned at 4:52PM.

APPROVED

RESPECTFULLY SUBMITTED

Frank Wacha, Jr., Chairman

Michelle Vicat, Board Secretary