

05/22/2023

The special meeting of the Stuart City Council was called to order on the above date at 6:00 pm by Mayor Pro Tem Kirkpatrick. Present were Council Members Kalbach, Morgan, Doely, and Renslow. Also present were Mayor Cook (over the phone,) City Administrator Ashour, Deputy Clerk Stouffer, Economic Development Director Matt Funk, Public Works Director Jim Henderson, Chip Schultz, Warren Varley, Forrest Aldrich, and Sheila Stone.

Moved by Renslow, seconded by Kalbach to approve the agenda.

Roll Call: All Ayes

City Administrator Ashour discussed and explained to the Council the addition of more projects to the proposed Urban Renewal Plan Amendment.

Moved by Doely, seconded by Renslow to approve Resolution No. 23-13C “Resolution Ratifying Addition of Projects to Proposed Urban Renewal Plan Amendment.”

Roll Call: All Ayes

Mayor Pro Tem Kirkpatrick opened the public hearing on the Proposal to Enter into an Essential Purpose Loan Agreement.

There were no written or oral objections.

Mayor Pro Tem Kirkpatrick declared the Public Hearing closed.

Mayor Pro Tem Kirkpatrick opened the public hearing on the Proposal to Enter into a General Purpose Loan Agreement #1.

There were no written or oral objections.

Mayor Pro Tem Kirkpatrick declared the Public Hearing closed.

Mayor Pro Tem Kirkpatrick opened the public hearing on the Proposal to Enter into a General Purpose Loan Agreement #2.

There were no written or oral objections.

Mayor Pro Tem Kirkpatrick declared the Public Hearing closed.

Financial Advisor Chip Schultz presented to the Council the review of Continuing Disclosure Compliance performed by City Bond Attorney Dorsey & Whitney.

Moved by Renslow, seconded by Kalbach to approve Resolution No. 23-14C “Resolution Taking Additional Action on Proposals to Enter into General Obligation Loan Agreements, Combining Loan Agreements, and Authorizing the use of a Preliminary Official Statement in Connection Therewith.”

Roll Call: All Ayes

City Engineer Forrest Aldrich of Veenstra & Kimm made a presentation to the Council regarding the Safe Routes to School Project. Aldrich informed the Council that Public Works Director Henderson requested a Change Order to include a gravel base under sidewalks and driveways included in the project. More information will be available at the next meeting.

Moved by Renslow, seconded by Kalbach to approve Pay Application No. 1 to Caliber Concrete, LLC for \$2347.40.

Roll Call: All Ayes

Stuart Economic Development Director Matt Funk made a presentation to the Council regarding TIF (Tax Increment Financing) Applications from The Cup on 2nd owned by Dustin & Angie Capps and the Bonnie & Clyde Hideout, LLC owned by David & Sheila Stone. SEED (Stuart Enterprise for Economic Development) reviewed the applications and made the following recommendation to the Council:

“Stuart Enterprises Economic Development (SEED) has determined that the TIF application for 108 NW 2nd St, known as THE CUP ON 2nd, is incomplete. The application lacks essential components such as bids, a project scope, and financial verification demonstrating the project’s funding capability. In the future, SEED requests that only complete applications be submitted for review. Additionally, the requested amount exceeds the preferred threshold of 25% in relation to the building’s potential valuation and project cost.

SEED recommends the approval of the 100 NW 2nd Historic First National Bank building AKA Bonnie & Clyde bank robbery building project with the Name of Bonnie & Clyde Hangout. The building is a historical landmark that brings tourism to the city of Stuart. The project also falls within SEED’s desired limitation of 25% of the overall budgeted project cost.”

The Council discussed SEED's recommendation, and determined that The Cup on 2nd owned by Dustin & Angie Capps should be allowed until July 31st, 2023 to complete their application in order to be considered this year.

Moved by Kalbach, seconded by Renslow to refer the TIF Application submitted by Bonnie & Clyde Hideout, LLC owned by David & Sheila Stone to City Bond Attorney John Danos with Dorsey & Whitney as recommended by SEED.

Roll Call: All Ayes

Adjournment at 6:50 p.m.

Minutes submitted by Deputy Clerk Stouffer.

Dick Cook, Mayor

Ashraf Ashour, City Administrator