



**Martin County
Community Redevelopment Agency
Minutes**

**Commission
Chambers
Martin County
Administration Bldg.
2401 SE Monterey
Road
Stuart, FL 34996**

Monday, June 28, 2021

PRESENT

Position	Name	Term Expiration
Chairperson	Cindy Hall	January 4, 2025
Vice Chair	Catherine Winters	December 31, 2023
Members	Richard Kennedy	January 7, 2023
	Rex Sentell	January 4, 2025
	Michael Reading	January 4, 2025
	Saadia Tsafarides	January 4, 2025
	Blake Capps	January 27, 2023

STAFF PRESENT

Position	Name
CRA Manager	Susan Kores
CRA Project Manager	James Clasby
CRA Senior Project Manager	Jordan Pastorius
CRA Project Manager	Joshua Mills
CRA Development Specialist	Jana Cox
Senior Assistant County Attorney	Krista Storey

*** Indicates a motion**

**** Indicates a vote**

***** For the record comment**

CALL TO ORDER – Meeting was called to order at 3:00 pm.

DISCLOSURE OF CONFLICTS OF INTEREST – None

APPROVAL OF MINUTES – Agenda Item: 21-0864 Draft Meeting Minutes – May 24, 2021

MOTION

* C. Winters motioned to approve the proposed May 24, 2021 meeting minutes as presented

** R. Kennedy seconded, and the motion carried UNANIMOUSLY

COMMENTS

1. PUBLIC

- J. Preast – The CRA septic to sewer conversion in Rio is going very well so far. There is little to no disruption and I would like to thank the utilities department.

2. MEMBERS – none

3. STAFF - none

PRESENTATIONS

Agenda Item: 21-0865, CRA Capital Projects Update – June 28, 2021

Susan Kores, CRA Manager, presented the update highlighting the Golden Gate El Camino Bike and Pedestrian Trail, Hobe Sound Affordable Housing, Hobe Sound Bridge Road Main Street, Port Salerno Infrastructure, Rio Property Acquisition, and the Old Palm City Mapp Road Town Center projects.

- C. Hall – What are they going to do with the house acquired in the Rio property acquisition?
- S. Kores – We are not sure what is going to happen to this house.
- C. Winters – The Dixie and Seaward project near the post office looks really good with the new grass and plants that have been installed. How is the Seaward project going?
- J. Mills – This is a public/private partnership and the project has grown into something more complicated, but nice. We will be putting in sidewalks and raising the street by 3 additional feet to alleviate flooding and contain stormwater runoff.
- C. Winters – For the Camino trail project, do we know who our competition is for the grant and can you enhance the submission to get the award?
- S. Kores – We cannot change our submission at this point. Our competition includes other municipalities wanting motorized and non-motorized trails.
- J. Mills – The good news is we are 7th out of 22 applicants and the funds will reach much further than that. We will get a grant for this project.
- B. Capps – What criteria are they looking at to make the grant award?
- S. Kores – Some of the criteria consists of meetings, who you engage, needs of the community and elements of the trail.
- S. Tsaftarides – When will they start on the trail?
- J. Mills – I intend to have 90% plans by the end of this week. We will have to coordinate with utilities and hope to begin construction by the end of this year.
- S. Tsaftarides – What about Dixie Highway? When will they start on this?
- J. Mills – They will be mobilizing at the end of July and construction should start by the 1st of August.

PRESENTATIONS

Agenda Item: 21-0884, CRA Septic to Sewer Project - Rio

Leo Repetti, Utilities Project Engineer presented the project.

- C. Hall – What kind of power will be required for the grinder station? Will it cost more to convert older systems?
- L. Repetti – I have been informed by our electrician that the grinder conversions have been very successful and not to worry about the electric. They know what they are doing and can install circuits, split poles, and breakers where needed.
- C. Hall – What happens when the power goes out?
- L. Repetti – Residents will lose power when a storm event takes place (hurricane). During the first 24 hours of the event, MC Utilities will visit the sites and pump out the septic tanks. We are part of the Florida Warned system where we will receive back-up assistance from other counties that were not affected by the storm.
- L. Repetti – We do have FAQ flyers and door hangars that explain the back up procedures and trust me, we do have a plan.
- C. Winters – If someone's septic fails, will Martin County Utilities help?
- L. Repetti – If you have signed up for connection to the MC grinder station, we will pump it out at our cost until we can get you hooked up to the grinder sewer system.
- B. Capps – I understand that for these septic to sewer conversions, the infrastructure portion is paid by the CRA, is that correct?
- L. Repetti – The infrastructure is a shared cost between MC Utilities, Public Works and the CRA. The homeowner pays for the connection when it becomes available.
- B. Capps – Does this process hold true for Hobe Sound when SMRU installs sewer to our CRA?
- S. Kores – The properties would have to be in the CRA, and we would cover the infrastructure costs and then turn it over to SMRU.
- B. Capps- Rio is the focus for sewer conversion right now is that correct?
- S. Kores – We are focusing on all of the CRA's, not just Rio.
- B. Capps – This seems like a big lofty goal that will take decades to complete.

- S. Kores – No we have a timeline and it will not take decades. The MC Utilities Connect to Protect Program forecasts all CRA's will be available to connect by fall 2025. Hobe Sound will however be the last CRA for sewer conversion since we have to work with SMRU.
- L. Repetti – I would be happy to meet with SMRU and share our models and programs with them.
- S. Kores – I believe that we will be doing Hobe Sound in pieces.
- R. Kennedy – What about the owner of Rio Town Center? Will they have to pay for this?
- L. Repetti – This area has already been converted to gravity sewer with a lift station.
- M. Reading – Will you be meeting with all of the residents of the different phases of in Rio to explain this project?
- L. Repetti – Yes, each resident will receive a letter and be invited to a public meeting to learn about the program.

COMMENTS

1. PUBLIC

- J. Preast – Most of the neighborhoods in the Rio CRA are historic and the septic is failing. This project is vital for our environment. We have over 10 private streets in Rio. Please consider these streets for sewer conversion as well.
- J. Preast – Before demolishing the Glass house, I would encourage moving it to another property since it is close to being historic.

2. MEMBERS

- B. Capps – I live on a private road and it is quite a process to convert it to a county-maintained road. 100% of the property owners have to agree to donate right of way to the county and it is a big challenge.

STAFF UPDATE

Susan Kores, CRA Manager, reported on three items:

1. We have submitted for two awards being given by the Florida Redevelopment Association. One of the submissions is for our 2020 Annual Report and the other one is for the Land Development Regulation project we just finished.
2. We will send out information regarding a 4-hour ethics training session that is being offered by FLC University.
3. We have uploaded the new LDR documents to the Martin County CRA website. We will be asking the CRA board members to test this site for validity and ease of use.

Krista Storey, Senior Assistant County Attorney reported on legislative bills that are currently being circulated in the House and Senate. These bills are related to Home-Based Businesses, The Cottage Food Industry, Impact Fees and Business Design Regulations. The Home-Based Business, Cottage Food Industry and Impact Fee bills are on the Governor's desk for signature. He will either sign, veto or do nothing and they become law. The Business Design Regulations bills died in Committee and did not move forward.

ADJOURN – Meeting adjourned at 4:18 pm

Recorded and Prepared by:

Jana Cox, Community Development Specialist

Date

Cindy Hall, Chair

Date

ADA

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