

## CITY OF ST. AUGUSTINE

City Commission Shade Meeting  
Monday, September 22, 2025

The City Commission met in formal session on Monday, September 22, 2025, at 3:30 P.M. in the Alcazar Room at City Hall. The meeting was called to order by Mayor Nancy Sikes-Kline, and the following were present:

**1. Roll Call:** Nancy Sikes-Kline Mayor/City Commissioner  
Barbara Blonder, Vice Mayor/City Commissioner  
Cynthia Garris, City Commissioner  
Jon DePreter, City Commissioner

Absent: Jim Springfield, City Commissioner (excused)

David Birchim, City Manager  
Isabelle Lopez, City Attorney  
Darlene Galambos, City Clerk  
Anthony Cuthbert, Assistant Police Chief  
Elyse Wiemann, Recording Secretary

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### **2. Public Comment**

(None)

### **3. City Attorney Requests the Advice of the City Commission Regarding Settlement Negotiations and Litigation Expenses in the Pending Eminent Domain Matter For:**

- Case No.: CA25-0827 – City of Saint Augustine v. Lynn Kluger, Gary Stehli, Darryl Baumstein, and Sonya Baumstein
- Participants shall be limited to: City Commission - Mayor Nancy Sikes-Kline, Vice-Mayor Barbara Blonder, Commissioner Cynthia Garris, Commissioner Jim Springfield, and Commissioner Jon DePreter; City Manager David Birchim, City Attorney Isabelle Lopez, Outside Counsel Michael Cavendish, and a Certified Court Reporter

### **4. Recess to the Alcazar Conference Room for Shade Meeting. Estimated to Take Approximately Thirty (30) Minutes**

The Board recessed at 3:32 p.m.

### **5. Re-open Special Meeting.**

The Board reconvened at 4:17p.m.

### **6. Any matters to be decided in the public meeting, followed by adjournment.**

Isabelle Lopez, City Attorney, advised that Michael Cavendish, Outside Counsel for the City of St. Augustine, would discuss the points of a proposed settlement.

Mr. Cavendish advised that commitment and willingness had been reached by one of the two sets of property owners in the Eminent Domain lawsuit based on Resolution 2025-07 in support of the Lake Maria Sanchez Seawall project. He said regarding the Stehil parcel following previous advice and direction had entered into a good faith negotiation with the property owners for their voluntary conveyance of for all easements that the City of St. Augustine was seeking across

the parcel in the lawsuit. He said the proposed easement payment was \$450,000 exclusive of statutory attorney fees. He said the statutory attorney's fees, which would be calculated in addition to that, according to Chapter 73 of the Florida Statutes, estimating the total cost to be at or less \$550,000 to obtain the easements for this parcel. He said it was the recommendation of counsel to settle.

Ms. Lopez explained approval of the settlement and allow the City Manager, David Birchim, to execute the final settlement documents.

### MOTION

**Commissioner DePreter MOVED to follow Michael Cavendish's advice for the settlement agreement and allow the City Manager to execute the agreement for the settlement of the easements. The motion was SECONDED by Mayor Sikes-Kline.**

Mr. Cavendish clarified this was for three easements, in total some permanent and some that lasted fifteen years, which were named temporary but those were substantial easements.

Commissioner Blonder added this was for the Stehil property. She said this would move the City one step closer in the Lake Maria Sanchez Resiliency Project.

### VOTE ON MOTION:

**AYES: DePreter, Sikes-Kline, Garris, Blonder**

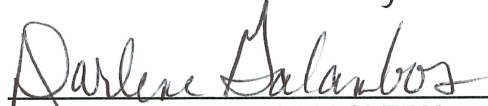
**NAYES: NONE**

**MOTION APPROVED UNANIMOUSLY**

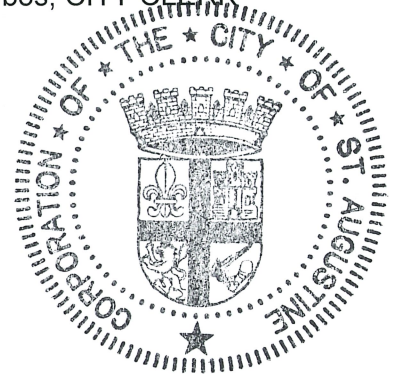
There being no further business, the meeting was adjourned at 4:21P.M.<sup>1</sup>



Nancy Sikes-Kline, MAYOR



Darlene Galambos, CITY CLERK



<sup>1</sup> Transcribed by Elyse Wiemann