

**CITY OF VERO BEACH, FLORIDA
SEPTEMBER 1, 2020 8:30 A.M.
REGULAR CITY COUNCIL MINUTES
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

The invocation was given by Pastor Larry Boan of Central Assembly Church of God.

1. CALL TO ORDER

A. Pledge of Allegiance

Vice Mayor Moss led the City Council and the audience in the Pledge of Allegiance to the flag.

B. Roll Call

Mayor Tony Young, present; Vice Mayor Laura Moss, present; Councilmember Robbie Brackett, present; Councilmember Joe Graves, present and Councilmember Rey Neville, present **Also Present:** Monte Falls, City Manager; John Turner, City Attorney and Tammy Bursick, City Clerk

2. PRELIMINARY MATTERS

A. Approval of Minutes

1. Regular City Council Minutes – August 18, 2020

Mr. Neville made a motion to adopt the minutes. Mr. Brackett seconded the motion and it passed unanimously.

A. Agenda Additions, Deletions, and Adoption.

Mr. Monte Falls, City Manager, requested that item 3-A) be removed from the consent agenda.

Mayor Young requested that item 11A-1) “Ms. Heather Stapleton to speak on the Vero Heritage Citrus Label Tour” be moved up on the agenda and heard with item 3-D) on the consent agenda.

Vice Mayor Moss made a motion to adopt the agenda as amended. Mr. Neville seconded the motion and it passed unanimously.

B. Proclamations and recognitions by Council.

1) Hunger Action Month – September 2020

Mr. Neville read and presented the Proclamation.

2) Suicide Prevention Awareness Month – September 2020

Mr. Graves read and presented the Proclamation.

3. CONSENT AGENDA (include amount of expense)

A) Convergint Technologies, LLC Final Pay Application for C-30-2018 (\$39,800.02)

This item was pulled off of the consent agenda.

B) Award of Bid No. 240-20/CSS – Annual Supply Contract for Unleaded Gasoline and Diesel to the Marina

C) Kimley-Horn and Associates, Inc., Work Orders 10-Wells (\$70,408); 12 – Ground Storage Tank (\$92,190; and 13 – RRA/ERP (\$69,680)

Mr. Brackett made a motion to approve items 3-B) and 3-C). Vice Mayor Moss seconded the motion and it passed unanimously.

D) Proposed License Agreement with Vero Heritage Inc., regarding Citrus Label Tour

Mrs. Heather Stapleton, Executive Director for the Heritage Center, explained the Citrus Label Tour. It is to promote the history of the citrus industry in the County and Vero Beach. The history of the citrus industry is promoted through the placement of six (6) foot tall sign-type structures with 16 square feet (4 X 4) area to display the historic marketing labels or graphics used to distinguish the historic citrus brands in Indian River County. They would like to start with three (3) of these signs and are asking permission to put them at the Heritage Center, Indian River Chamber of Commerce, and Indian River Historical Society. The entire goal is to have a total of 18 signs throughout the entire County.

Mayor Young commented that the Heritage Center and the Museum are the icons of Indian River County.

Vice Mayor Moss commented that Mrs. Stapleton has done a great job and it is perfect timing for this project.

Vice Mayor Moss made a motion to approve the license agreement with Vero Heritage. Mr. Neville seconded the motion and it passed unanimously.

4. PUBLIC HEARINGS

A) ORDINANCES

1) An Ordinance of the City of Vero Beach, Florida, amending Chapter 60 (Appendix, Definitions) of the Land Development Regulations to add a definition of Room or Room Unit for purpose of calculating Room Density for Hotels or Congregate Living Facilities; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date. – Requested by the Planning and Development Director

The City Clerk read the Ordinance by title only.

Mr. Jason Jeffries, Planning and Development Director, reported that he received a request from the applicant to add a definition to Chapter 60 for the purpose of calculating density based on room units for such uses including, but not limited to, hotels or congregate living facilities, a “room unit” is one or more rooms in a residential building or transient visitor accommodation building or portion thereof that is arranged, designed, used or intended for use as a single unit for living, sleeping, and sanitation. A “room unit” should not contain complete cooking facilities or kitchen, but may have limited cooking facilities, such as a kitchenette, mini-bar, or wet bar. For purpose of measurement, where a room suite with a single exterior door contains two or more rooms, each two sleeping rooms shall be counted a single room unit. There is justification for the amendment because it clarifies the definition for room or room unit. It is consistent with the Comprehensive Plan and consistent with the Land Development Regulations. Staff recommends approval of the Ordinance. At the July 23, 2020, Planning and Zoning Board meeting they recommended 4 to 0 to approve the request.

Mayor Young opened the public hearing at 8:57 a.m.

Mr. Ken Daige commented that he understands the hotel use. His question was regarding the congregate living. He questioned if it is a separate room how large does the room need to be and how many people will be allowed in the room. There is a situation in his neighborhood where there was a type of use allowed and it has gotten out of hand. He asked where congregate living can take place.

Mr. Jeffries explained that they were not dealing with the size of the rooms. The size is determined by Floor Area Ratio (FAR). In terms of the congregate living facility uses allowed, it is a multi-family zoning district and allows up to eight (8) units per acre and the rooms are the same. He said today most of this occurs more in commercial zoning.

Mr. Brackett understood the purpose of the Ordinance. He asked Mr. Jeffries to clarify the last sentence of the Ordinance where it talks about single exterior doors.

Mr. Jeffries explained that the intent meant in this situation is for the door to the main corridor.

Vice Mayor Moss went back to the question asked by Mr. Daige, which was how many people are allowed per room.

Mr. Jeffries explained that the maximum occupancy of rooms is handled by the Fire Department and other agencies. He brought up Assistant Living Facilities who take their direction from the State.

Mr. Brackett made a motion to adopt the Ordinance. Mr. Graves seconded the motion and it passed 5-0 with Mr. Neville voting yes, Mr. Graves yes, Mr. Brackett yes, Vice Mayor Moss yes and Mayor Young yes.

- 2) **An Ordinance of the City of Vero Beach, Florida, Abandoning all of the City's Interest in the Westerly Portion of Paloma Drive as Shown in Exhibit "A", lying adjacent to Block 24, Royal Park, Plat No. 7, as recorded in Plat Book 1, Page 36 of the Public Records of Indian River County, Florida; Providing for Conflict and Severability; and Providing for an Effective Date. – Requested by the Public Work's Department**

The City Clerk read the Ordinance by title only.

Mr. Falls reported that this application was received from the Vero Beach Country Club to abandon the westerly 20 feet of the Paloma Drive right of way north of Royal Palm Place. The right of way for Paloma Drive is currently 70-feet wide with a one (1) lane millings roadway located with the easterly 50 foot of the right of way to serve five (5) properties on the east. The request was routed for review by the various City departments and utility providers that could be affected by the abandonment and staff received no objections. The City will retain an easement of the entire abandonment area for utility and municipal purposes.

Mayor Young opened and closed the public hearing at 9:04 a.m., with no one wishing to be heard.

Mr. Neville made a motion to approve the Ordinance. Mr. Graves seconded the motion and it passed 5-0 with Mr. Neville voting yes, Mr. Graves yes, Mr. Brackett yes, Vice Mayor Moss yes, and Mayor Young yes.

B) RESOLUTIONS

- 1) **A Resolution of the City Council of the City of Vero Beach, Florida, Abandoning a Portion of the City's Interest in the Drainage Easement Encumbering the Real Property located at 536 19th Place, Vero Beach, Indian River County, Florida; Providing for an Effective Date. – Requested by the Public Works Director**

The City Clerk read the Resolution by title only.

Mr. Falls reported that this application was received to consider a release of a portion of the rear five (5) foot drainage easements on lots 1 and 3 to accommodate a proposed pool on the two (2) combined lots. This release will not impact the existing drainage and the

Public Work's department has approved the release of a portion of the rear five (5) foot drainage easement on the rear of both lots, while still retaining the drainage easement on the east and west sides of the lots.

Mr. Neville asked if the plan was to merge the two (2) properties into one (1).

Mr. Matt Mitts, Public Work's Director, answered yes.

Mr. Neville made a motion to approve the Resolution. Mr. Brackett seconded the motion and it passed 5-0 with Mr. Neville voting yes, Mr. Graves yes, Mr. Brackett yes, Vice Mayor Moss yes, and Mayor Young yes.

- 2) **A Resolution of the City of Vero Beach, Florida, Rescinding the Sunset Provision for the Three Corners Steering Committee; Providing for Conflict and Severability; and Providing for an Effective Date. – Requested by the City Council**

The City Clerk read the Resolution by title only.

Mr. Falls explained that this Resolution to rescind the sunset provision for the Three Corners Steering Committee was because they were not able to wrap up their process and he thought that the City Council wanted to keep the Steering Committee intact. In order to do that they will either need to have a new date that the Committee will sunset or eliminate it all together.

Vice Mayor Moss felt that extending the date is a necessity. She offered an addition to this. She thought that this was fine as is and they would be talking about a timeline later on in the meeting. She said to have a better relationship with the County Commission and what she has discussed with the City Attorney was the best way if it is the pleasure of the Council is that she would stay on the Steering Committee as a liaison from the County Commission. This would be after November 17th, but they could address it at this time if that is their wish. She would be a non-voting member and a liaison to the County Commission.

Mayor Young thought that suggestion had merit and suggested bringing it up to the Steering Committee and get their input as well. He said that having a liaison sit on the Committee from the County might be a good way to facilitate some input further down the road.

Mr. Graves thought that was a great idea and thanked Vice Mayor Moss for wanting to do that. He wanted to discuss whether or not the City Council should be members on the Steering Committee. They are being asked to vote on these plans and different things and their role as a City Councilmember is different than their role as a Steering Committee member. The things being discussed at the Steering Committee eventually come to the City Council for them to make the final decision. He said it was reported that they did not look at the finances of the project before it started. He said that he knows that he looked

at the financial concerns before the project started and was sure that other Councilmembers had also. He also remembered being told in the beginning by their consultant not to look at the finances because this is basically a “dream session.” He reiterated that he felt that there was a conflict of having the City Council sit on the Steering Committee. The Steering Committee could bring them a plan and then City Council could decide what can be implemented. He said that having new blood on the Steering Committee might be a good idea. Again, he really feels there is a conflict.

Vice Mayor Moss understood what Mr. Graves was saying. She said that the original intent for having the City Council on the Steering Committee was that they didn’t want to have a Steering Committee that wasn’t based or founded on the wishes of the people. She said the City Council not only represent themselves, but also the people that vote them into office. They didn’t want to have 12 people on the Steering Committee just representing 12 people.

Mr. Brackett commented that the five (5) Councilmembers have the final say at the end of the day and will make sure that the will of the people is done. The Steering Committee did their job and he will not take anything away from them and the work that they have put into this. In the end they picked a plan that had everything included as the original plan had. He has no problem with what Mr. Graves is saying in having the City Council removed from the Steering Committee and appoint five (5) new people to bring life to the Committee. The Steering Committee represented the people and they represented them well.

Mayor Young agreed that it was definitely a balancing act in recognizing that one of their responsibilities as being on the Steering Committee is one step of their responsibility and then sitting as a Councilmember is the other responsibility that extends much broader.

Mr. Graves commented that whatever they vote on they need to have the City united and behind it. They also need to have a few younger people on the Committee. It is their job as elected officials to make sure the will of the people is being done. The Steering Committee has worked very hard and there are talented people that sit on the Committee.

Vice Mayor Moss stated that the other reason for having the City Council on the Steering Committee is that they would serve to maintain the aspect of the Sunshine Law and everything would be done in a transparent manner as opposed to a Steering Committee member who was having meetings offsite and no one knows who said what to whom and what is occurring. It has been kept on a straight and narrow path.

Mr. Graves could see meeting jointly with the Steering Committee and he liked the idea of bringing in some younger people to be represented on it.

Mr. Brackett asked Mr. Turner if all of their Committees work under the Sunshine Law.

Mr. John Turner, City Attorney, answered yes.

Vice Mayor Moss suggested just extending the date on when the Steering Committee would sunset and none of them would have a problem with that.

Vice Mayor Moss made a motion to extend the time and approve the Resolution.

Mr. Graves asked if they were going to exclude having the City Council on the Steering Committee.

Mr. Turner said that he would bring back another Resolution at their next meeting to include that.

Mr. Graves seconded the motion.

Miss Sydney O'Haire thanked the Council for extending the time for the Steering Committee and she liked Mr. Graves's suggestion in adding some new blood and having younger people serve on the Steering Committee. She said last week that some younger people met with Mr. Brackett and voiced their concerns on what is going on. The Steering Committee is not meeting everyone's needs because there are no younger people that serve on it.

Mr. Graves said that his nomination on the Steering Committee would be Sydney O'Haire.

Vice Mayor Moss asked if there were going to be any more meetings held to please have them be public meetings so everyone knows what is being said. She did not think the meeting that was just brought up was a public meeting.

Mr. Brackett stated that they all are allowed to meet with the general public and discuss issues. They all have private meetings.

Vice Mayor Moss suggested as the group they could have a public meeting.

Miss O'Haire said that they didn't exclude anyone from the meeting.

Mr. Graves applauded them for getting a group of people to meet and get involved.

Mr. Brackett explained that the meeting was more about the process than the plan. They talked about the Sunshine Law and getting the process done and different cost figures. They all agreed that this was not going to happen overnight.

Miss O'Haire agreed the meeting was held overall for clarification. She said that a lot of people work or are moms and can't attend these meetings at 8:30 a.m.

Vice Mayor Moss commented that all the meetings are videotaped and people can look at them at their leisure.

Mr. Neville felt that they needed to have a City Council workshop to talk about these various things. They should break it into two (2) parts. Looking at the Steering Committee in going forward in the next year and finances. They are going to propose a plan that will be formulated to go on a referendum and then the people vote on that plan and after the vote is done they do their due diligence to determine if they can afford it. They have it totally backwards in his opinion. He said lets say that they can't do what the plan calls for then they will be stuck and will have to go back to another plan and another referendum. What the people are voting on is the plan that the City is actually going to do. He said if the plan were more generic then it could be executed the way they are trying to approach this now.

Mr. Brackett understood that staff would be doing more due diligence before they actually get to a referendum to make sure that these plans are feasible.

Mr. Falls explained that when they get to item 9-A) on today's agenda they are going to talk about the steps to move forward. He said they have tried to outline some of those things. They will be asking for the Council's input on how they might want to add some additional steps to that. They never want to take something to referendum until they know what the impact to the City will be financially.

Mayor Young said specifically the Three Corners project.

Vice Mayor Moss agreed that those things will happen before the timeline is finalized in 2021.

Mrs. Brooke Steinkamp, thanked Mr. Graves for his wonderful suggestion concerning the Steering Committee. The financial feasibility is where things got muddly. The Steering Committee did a wonderful job and it has been a very long and lengthy process. She was upset that they attended the charrette and were heard that things got changed in the plan. As they move forward she hoped that they would include younger people from the community to serve on the Steering Committee.

Mr. Graves commented that it was unfair to the Steering Committee and to Council because they were not tasked with finding a feasible plan, but they were tasked to dream big. If they dream big and then can't pay for the project then why go through the process. As a City they need to say how much they want to invest in the project. He reiterated in fairness to the Steering Committee and the City Council they need to develop a feasible plan and say how much money they are willing to invest in it. In the workshop they can define the parameters to the Steering Committee.

Mr. Turner told Mr. Graves that he is correct. They have taken that concept through staff and what was going to be presented is a project that is financially feasible and that will be the first step. He said that is a great idea and that has always been how the City Manager has been leading this project.

Mr. Ken Daige had a question on the referendum and was told to hold off in asking his question until they get to item 9-A) on today's agenda.

Mrs. Bursick read the public comments received via email (on file in the City Clerk's office).

The Clerk polled the Council on the motion to approve the Resolution and it passed 5-0 with Mr. Neville voting yes, Mr. Graves yes, Mr. Brackett yes, Vice Mayor Moss yes, and Mayor Young yes.

5. PUBLIC COMMENT (3-minute time limit)

Mrs. Brooke Malone, Recreation Commission member, commented that there was an item brought forth concerning recreation. The Recreation Commission received an email at 8:27 a.m. taking the item off of the list, which is great because they are going to try and have a Recreation Commission meeting on September 8th to meet about it. The Recreation Commission has not had a meeting since March and she understands the circumstances on why they have not met. However, she still does not understand why they don't have new business. In speaking indirectly with some of their Commissioners over the last couple of months they have actually almost lost a member that turned in her notice (Mrs. Sue Dinneno), but she begged her to stay on the Commission, which she did. There are people on the Commission that have been there forever and as wonderful as they are and the amazing things that they have contributed to and been a part of they all know that there is something not functioning properly in Recreation. There is a brand new Recreation Director and she is looking forward to working with him this next year on whatever is coming to the table, but she does not know what any of that is. She knows that she has the ability to request this stuff, but it seems like she is one (1) of the few people who constantly is doing that. She has become "sandpaper" to the Recreation Commission, which was never her intent. She asked the City Council if one (1) or two (2) of them would set aside 15 minutes a week and become a strategic partner with this Commission and this Department for not only accountability and direction and growth in where they are going, but to help break this pattern that they have been going through for years and years. The amount of creativity that has gone into the Three Corners project is amazing and she hopes that they get there and it looks like it is going to be wonderful, but they need to look at some of the other places in their City that can use some attention and use their interest. She has asked the question as to whether they even need a Commission. She wants to continue to serve, but if the Commission is irrelevant it would be wonderful if they knew that. It doesn't feel like there is anyone else standing behind this Department to see where they are going and how to take them into the future. She would love to hear from one (1) or two (2) of the Council regularly to participate in helping to grow the recreation in this beautiful City.

Mayor Young commented that the Recreation Department has had such an amazing influence on the community. It is a priority. He could not imagine Vero Beach being as successful as it is without the hard work of those who are in the Recreation Department. The City's Committees are an extension of their eyes and ears and the City Council

appreciates their ideas and the things that they make happen. That is what they have seen over the years. From his perspective the Recreation Commission is incredibly important.

Vice Mayor Moss asked if there was any reason for them not to meet right now.

Mrs. Bursick explained that not all the Commissions have been meeting because of the COVID situation. But, they now have it set up for the Commissions to meet via GoToMeeting if they choose not to physically come to the meeting.

Vice Mayor Moss requested that the City Clerk reach out to the Recreation Commission members and find out if there are items that they would like to have discussed at future meetings.

Mr. Brackett commented that he has talked to Mrs. Malone in the past and he understands her frustration. The Recreation Department has had some problems and had to be totally shut down because of COVID-19. They now have a new Recreation Director and he is getting the process moving again and creating new hopes and dreams. He agrees with Mrs. Malone that they need to make sure that those things happen.

Mr. Falls said that was correct. The new Recreation Director is looking forward to working with the Recreation Commission and getting their input on projects. He said prior to COVID the new things that they were doing at Leisure Square were working and bringing in revenue. Things were turning around and everyone was being charged appropriately. Now they are looking forward to doing those same type of rate structures with the tennis courts, which will be discussed at the September 8th Recreation Commission meeting. This Resolution will be left on the agenda today under first reading. Then it will be heard at the September 8th Recreation Commission meeting and any changes can be brought to the City Council at their September 15th public hearing. If there are some major changes that need to be worked out then he will request some additional time from the Council and bring the Resolution back at a date certain.

6. CITY COUNCIL MATTERS

A) NEW BUSINESS

1) Discuss Florida City Government Week/October 19-25, 2020 – Requested by Mayor Tony Young

Mayor Young reported that every year the Florida League of Cities promotes Florida City Government Week. This year that week will be October 19-25, 2020. He asked the Council's assistance in sharing their ideas and support for the City of Vero Beach.

Mrs. Bursick gave her ideas on having a scavenger hunt. She said the residents would be given clues that would teach them about Vero Beach's heritage and at each stop along the way they would be learning about the history of Vero Beach. She also said that they are

working with the schools to have the Council go in and read the book that the Florida League of Cities sent to all of them entitled “The City That Talks.”

Mayor Young continued by saying that they could have a Proclamation issued during that time. He suggested Council doing videos to put on the website on whatever their passion is, such as if Vice Mayor Moss wanted to speak about the lifeguards and Mr. Brackett wanted to talk about the Airport those are things that they could present to the public.

The Council was supportive in participating in Florida City Government Week this year.

B) OLD BUSINESS

- 1) **2020 US Census**
 - a) **PSA video (2020census.gov); Now is the Time Every Response Matters. (30 seconds)**

Vice Mayor Moss encouraged the public if they have not filled out their census forms to please do so and return them. She then showed a 30 second PSA video.

7. PUBLIC NOTICE ITEMS FOR FUTURE PUBLIC HEARING

Public Hearing to be held on September 15, 2020 at 8:30 a.m.

- A) **A Resolution of the City of Vero Beach, Florida, Establishing Rates and Fees for the Collection and Disposal of Solid Waste and Recyclable Material and Sale of Items used for Collection Purposes; Repealing Resolution 2020-10; Providing for Conflict and Severability; Providing for an Effective Date. – Requested by the Public Works Director**

The City Clerk read the Resolution by title only and reported that the public hearing would be held on September 15, 2020.

Public Hearing to be held on September 15, 2020 at 8:30 a.m.

- B) **A Resolution of the City Council of the City of Vero Beach, Florida, Adopting a Revised Riverside Racquet Complex Rate and Fee Schedule; Superseding all previous Riverside Racquet Complex Rate and Fee Schedules; and Providing for an Effective Date. – Requested by the Recreation Director**

The City Clerk read the Resolution by title only and reported that the public hearing would be held on September 15, 2020.

Public Hearings to be held on September 22, 2020 after 5:00 p.m. and October 6, 2020 at 8:30 a.m.

- C) **An Ordinance of the City of Vero Beach, Florida, amending the Land Development Regulations by Amending Chapter 62, Article VII, Airport**

Master Plan Land Use Zones, to add Broadcast Studio to the list of Permitted Uses in the ALI-1, Airport Light Industrial Zoning District; Amending Chapter 62, Article X, Downtown District, to amend Radio/TV Stations to Broadcast Studios in the list of permitted uses in the DTW, Downtown Zoning District; Amending Chapter 60 (Appendix Definitions) to add a Definition of Broadcast Studio; Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date. – Requested by the Planning and Development Director

The City Clerk read the Ordinance by title only and reported that the public hearing would be held on September 22, 2020 after 5:00 p.m. and October 6, 2020 at 8:30 a.m.

Public Hearings to be held on September 22, 2020 after 5:00 p.m. and October 6, 2020 at 8:30 a.m.

- D) An Ordinance of the City of Vero Beach, Florida, Amending the Land Development Regulations by Amending Chapter 62, Article III, Commercial Districts, to add Museum, Commercial to the list of permitted uses in the C-1 Zoning District; Amending Chapter 60 (Appendix, Definitions) to add a Definition of Museum, Commercial, Providing for Codification; Providing for Conflict and Severability; and Providing for an Effective Date. – Requested by the Planning and Development Director**

The City Clerk read the Ordinance by title only and reported that the public hearing would be held on September 22, 2020 after 5:00 p.m. and on October 6, 2020 at 8:30 a.m.

8. CITY CLERK MATTERS

- A) “Be Kind” Radio Renewal for new PSA’s**

Mrs. Bursick reported that they are halfway through the radio campaign and the radio station wanted to know if the City Council would be interested in doing some more PSA announcements concerning COVID-19.

Vice Mayor Moss said that right now the numbers were going down. She asked Mr. Falls if that was correct.

Mr. Falls said that for the last five or six weeks in a row the percent positive rate has gone from 7% to 3.2% positive. He said on a weekly average Indian River County’s numbers have gone down just like the State of Florida numbers continue to go down.

Vice Mayor Moss pointed out that they used the CARES Act dollars to fund the last set of PSA’s that they did this.

Mr. Falls explained that they did and any subsequent expenditure will have to come from some of the other CARES Act items that they had proposed.

Mayor Young thought that the initial funding for the CARES Act was 25% and then the additional money would be coming to the County. He asked if that was correct.

Mr. Falls explained that the first 25% has been allocated and the next 75% has been talked about, but there is nothing concrete yet.

Mr. Brackett asked if there was money to move around.

Mr. Falls explained that after paying for some of those expenses that had an impact on the City they moved some dollars into the areas for those given grant programs and what he can do is see how that grant program has been accessed by local businesses and if there are additional dollars there.

Vice Mayor Moss said that she would continue with the PSA's if they still have the money. She suggested coming up with a new message and then come in strong.

Mr. Graves wondered if they wanted to consider saving their money in case the infection rates go back up.

Vice Mayor Moss said they could do that or maintain doing the announcements at a lower level to maintain a presence.

Mayor Young added if they could reduce the expenditure by 50% that would give them the flexibility if they see the necessity to reach out again then they could do so. He said they don't know what they don't know. He mentioned that after their last City Council meeting, he reached out to a number of locations and asked them the question of what happens if they have a student identified as positive where would they go for COVID testing. He said that a list of those testing sites have been added to the City's website.

Mr. Falls stated at their next Council meeting he will bring back to them how the business grant program has been accessed to give them an idea of what funding is still available.

Mr. Graves expressed that COVID-19 testing is very important. He read in one (1) newspaper that a rapid test cost \$5.00 and this is something that they need to be prepared to act on if they have to.

Mr. Brackett agreed with seeing what the numbers are and make a decision at their September 15th meeting. He is for continuing some part of the process, but maybe not at the same level.

Mr. Graves said that he would go along with a 50% reduction as was suggested by Vice Mayor Moss.

Mr. Neville stated that in fact their rates are going down and people seem to be behaving themselves and following the guidelines, which means their message is getting out there in terms of behavior. Now, if they want to have a different kind of message that would be

possible. But, to continue on with the same messages that they have been using he does not think will serve much purpose unless the numbers start to spike up again. Also, if people start getting the flu and need to distinguish between if they have the flu or the COVID virus that may be a message to put out and it would be very important.

Mr. Graves commented that they need to get the message out there that the public cannot let their guard down until a vaccine becomes available.

9. CITY MANAGER MATTERS (include amount of expense)
(Staff/Consultant special reports and information items)

A) Three Corners Project Update

Mr. Falls stated that he is looking for some assistance from Council in developing a plan moving forward on the Three Corners project and he has proposed a timeline for their consideration today. He said that behind the scenes that he and Mr. Jeffries are setting up some meetings with people in the development business to talk about what they would do with a plan like this and what their ideas would be. Then they will be able to report that to the Steering Committee on October 6, 2020 (proposed meeting date). The Steering Committee could then review the plans that have evolved since their consultant came up with the post pandemic plan and has had several revisions since the consultant first submitted his original plans. They would get comments from the Steering Committee and finalize what they would see as their concept plan that the Steering Committee wants and get those concepts wrapped up by their consultant and then take that concept plan and get some pricing on how it can be built and what it might cost. He said after that is done then they would know what it is going to look like and what it is going to cost to build it. He would then come to the City Council and ask if there was some common ground that regarding revenue producing uses of the site, which could send some dollars to assist with the infrastructure or do they want to fund all of it and not have those producing things. There was a number that their consultant told them about with apartments going on the site. He knows that this was something that was not embraced by the community, but the consultant gave them a number of \$30,000 a key/unit that they might get for a viable apartment site. They could say that they have room for \$6 million of apartment sites on the property and that would be a tradeoff. Do they want to spend \$6 million out of the City coffers or get \$6 million for the apartments. He said that is the kind of thing that they need to flush out and talk about as a group. They can have a project that has restaurants, hotels, and parking spaces that doesn't have a lot of generating revenue income except for the incoming leases that they would have to pay for some of the expenses, but they would need to have some way to pay for the initial infrastructure. He doesn't think that there has been a single meeting held where they have not heard staff say the worst case scenario would be revenue neutral to the City once it is up and running so the money that they have coming in on an annual basis pays for the maintenance to keep up the public spaces. He has said time and time again that they are a City of 18,000 and their Vero Beach zip code is over a population of 100,000 people, however those 18,000 City residents are the ones responsible for writing the check.

Mr. Brackett asked for clarification concerning Mr. Falls and Mr. Jeffries starting to talk to developers. He asked are the developers going to be shown all of the plans.

Mr. Falls said that is correct. These are people that are in the business and have done these kind of projects. He said they have identified four (4) developers and will start meeting with them. This will give staff some additional knowledge that they have not had up to date to help give that information to the Steering Committee to make some informed decisions.

Mr. Neville commented that his understanding was when they talked about revenue neutral it was for on-going maintenance and support. He said say they are getting income from the hotel and restaurants and that income covers the cost of the Park land and the upkeep of the assets that the City is responsible to maintain, but it does not include the capital costs of the City's component of preparing the site for future developers, such as roadways, bulk heading, and the planning of the mangroves, etc. He said that is an infrastructure capital cost and he always thought that was going to be borne by the City for some amount, which they had not yet determined. Now he is of the opinion that they need to collectively in a workshop environment talk about how much they are willing to invest in setting the site so it can be properly developed based on the plans that they most likely will go with. He said at least this will be a number that they can put in their budget and start planning for. Then that will allow the Steering Committee to do their job and some of the groundwork has been set for them. He is fully supportive of revenue neutral, which is why he always felt that the hotel was so important because it was going to generate income for them. He expressed this is a huge site and it is going to cost them a lot of money to maintain.

Vice Mayor Moss agreed that they needed to have a conversation regarding the financial aspects of it. She wondered if they needed to have a workshop to discuss that or do it at a future City Council meeting.

Mr. Graves felt that they needed to do it before they tasked the Steering Committee to go forward and start working on plans. He agreed with Mr. Neville that his understanding of revenue neutral was constructing a site that did pay for ongoing maintenance. He has never entered into a project where there wasn't an initial budget on trying to determine what capital costs were going to be moving forward. That is something that Council needs to decide as a group as to what is it that they are willing to invest on infrastructure for the site and then the Steering Committee can take that and meet with Mr. Duany and they have guidance on developing a plan.

Mr. Brackett stated that he does not disagree with that in theory. But, he would be in favor of letting Mr. Falls and staff talk to other companies first before they come up with a number. He said that he doesn't want them to throw a number out because these developers are watching them right now and they need to be careful on what number they throw out there. He agreed with letting Mr. Falls have these discussions and then come back with what they think it is going to cost them then negotiations can take place.

Mayor Young said so what he is hearing is to allow staff to proceed and then have a workshop where they can discuss it.

Mr. Graves agreed with letting staff talk to developers and then Council can talk about what it is going to cost for the infrastructure. As elected officials they need to come up with the budget and they need a firm understanding of what the infrastructure costs will be.

Mr. Neville stated that they need to do an engineering study of Big Blue to see if it is even useable, which includes the roof and whether or not they can extract the material that they are trying to sell or at least get it out of the building. Then once that is done they can determine if they still will be able to maintain "The Great Hall" as their consultant has eluded to. The City needs to know these things because they bare the cost and concept of the project.

Mr. Falls did not think anyone had any preconceived notions about Big Blue. They have always consistently said if a developer can come in and tell them that they would take Big Blue and do something with it then they can work with that.

Mr. Neville commented that they are going to have a referendum that implies a concept.

Mr. Falls said that would not be done until they get these answers. He said recently they have met with some people that have looked at the site and are demolition contractors. They have said that it is going to be an expensive endeavor for someone who wants to retain the building and has to remove the things that are inside the building. A demolition contractor who would typically demolish that building would take a big tractor hoe and go in and symmetrically taking the building down. If they wanted to save the structure inside Big Blue the man they met with said that he would have to have eight (8) labor workers who had torches working inside the building for each machine. So they have taken their labor costs and inflated it eight (8) times. Where they might get a break-even in today's dollars because the value of scrap has gone down since they bid this out years ago that probably will not happen now. He said they would be looking at close to \$3 million in cost to salvage the building.

Mr. Brackett agreed that they needed to let staff do their job right now and come back to them and then once the Steering Committee is in place they will have some real information to look at and talk about.

Vice Mayor Moss asked if the plans that they are going to be discussing with the developers include residential. She said historically they have been against having residential on the site and she does not think that has changed.

Mr. Falls explained that no plan has anything that is set in stone. It is going to be a decision point that they have to make together.

Mr. Brackett said to answer Vice Mayor Moss's question, they will be looking at all of the plans.

Mayor Young commented that what he is hearing is that the Council wants to have the data points available. He asked Mr. Falls how he wanted to adjust for the timeline. They anticipate reaching out to a larger Steering Committee, which they also need to consider.

Mr. Neville agreed that they needed to put together some milestones. One of the things is how much is it going to cost to do Big Blue. They also need to talk about the two (2) water tanks. If they are going to be functionally useful then they have to penetrate those. So they need an engineering analysis of the two (2) tanks done. He thinks the vision of keeping them included is that that they should be able to use the interior of them. This must be determined because it is fundamentally a part of the plan. He said those two (2) tanks have never been off that piece of property. These two (2) milestones have to be determined and what infrastructure will the City have to bare costs to.

Mr. Graves commented that at the end of the day they need to make sure whatever plan is proposed for the referendum that it can be done.

Mr. Neville thought that they should consider using the property now. They have the possibility to put in a string of docks along where the barges used to enter, they could put the fishing pier out where that they talked about and allow people to fish. On Saturdays they would allow food trucks and have some small umbrellas put out so people could picnic there. He felt that this could be done very modestly.

Mr. Jeffries said that they need to first get to the plan (the vision) and then they can have these phased in projects start. He said there were discussions during the charrette of interim uses so they can talk about this as the implementation of the plan.

Mr. Falls commented that they could get some infrastructure costs put together because with either plan they choose the infrastructure will basically be the same and the number probably won't change by 25% one way or the other. He suggested letting staff go back and adjust the timeline. He is not hearing that any of the Council is pushing to get this done any more aggressively than the timeline that staff put together. He said that he would bring back a revised schedule at their next meeting.

Vice Mayor Moss stated that she was in agreement with basic recreational uses and whatever they can do as soon as possible. She thinks that would be a good thing for the community.

Mr. Graves expressed that there has been a ton of effort that has been involved in getting this plan to where they are today. He did not like the way that it was portrayed in the paper. He remembers when the money issue first came up. They were meeting at the Community Center and their Finance Director said that there was money in the coffers, which is what their consultant latched onto. No one told the consultant that money was available for this project. They have not been going through this process misleading people and saying that there were funds available. He said that staff has done their due diligence.

Mr. Falls said that he can still hear the Finance Director say that there is no money for operations, but there is \$21 million available to the City Council for capital needs throughout the City, however none of it has been allocated for this project.

Mr. Jeffries brought up the change in the situation that has occurred. At one time before the pandemic this project could have probably been developed without any capital from the City making it revenue neutral. Now, they have something different and the consultant has addressed it with his new designs.

Mr. Graves commented that facing a pandemic is not what anyone would have anticipated, but with any project there is never a straight line from a to b. They are doing the best that they can do and react to the environment and problems that have occurred and everyone is doing a good job.

Mayor Young assured the public that this Council has been engaged throughout every step of this process.

At this time, Council took a 10-minute break and the meeting reconvened at 10:33 a.m.

10. CITY ATTORNEY MATTERS

None

11. COUNCILMEMBER MATTERS

A. Mayor Young's Matters

Sponsored presentation items by the public (10-minute time limit)

Mayor Young commented that last week the City Council met to take part in a webinar regarding BMAP discussion that highlighted the importance of the Lagoon. He briefly went over some of the things that the City has done to help the Lagoon.

Mayor Young reported that last week he received a phone call from the Press Journal and he told them that he did not plan to run for City Council again this year. He is bringing this up now for public knowledge. He encouraged anyone thinking about running for an elected office to please do so. He went over some of the tough decisions that they have had to make since he has been on City Council. He knows that the three (3) remaining gentlemen on the Council will continue to lead the City. The decision of the destiny of their Airport will be decided, as well as the Three Corners property. He is excited about Vero Beach and encouraged people to take the opportunity to serve on the City Council.

1) Ms. Heather Stapleton to speak on the Vero Heritage Citrus Label Tour.

This item was heard earlier in the meeting.

B. Vice Mayor Moss's Matters

Sponsored presentation items by the public (10-minute time limit)

- 1) Free Live Oak Trees Available at Audubon House! Press Release with details attached.**

Vice Mayor Moss reminded the public that there are free Live Oak Trees available at the Audubon House. More information on this can be found on the City's website at covb.org.

Vice Mayor Moss reported on an Indian River County Veterans event that will take place on Saturday, November 7, 2020. She said there will be a Clay Shoot held at the Indian River County Shooting Range. Anyone interested in the event can register on-line.

C. Councilmember Brackett's Matters

Sponsored presentation items by the public (10-minute time limit)

- 1) Mr. Stu Keiller to speak about the Youth Sailing Foundation's proposal to build a Community Sailing Center sited on a public Park at the Waste Water Treatment Plant campus, Three Corners south of 17th Street Bridge.**

Mr. Stu Keiller, Executive Director of the Youth Sailing Foundation, presented a Power Point presentation (attached to the original minutes) on their plans at the new Indian River Park. He said that this is a win/win situation for the City of Vero Beach and Youth Sailing Foundation. There would be no funding required from the City of Vero Beach. Only the lease in exchange for the building. Youth Sailing Foundation has their Board approval to move forward upon the lease agreement. They can be the "charter tenant" at the 17th Street development. With rezoning Youth Sailing Foundation can move before any other plans are developed or approved. They can co-exist with any other type of development. The new Youth Sailing Foundation building will be a long term asset to the City with no financial obligations.

Mr. Keiller went over the financial benefits to the City of Vero Beach. He said that the Youth Sailing Foundation employs coaching and an executive staff. They have regular regattas that attract sailors, family, and coaching staff requiring lodging and food. The northern schools spring training requires housing and food. The Youth Sailing Foundation fleet is purchased and serviced by local marine businesses. The Youth Sailing Foundation summer camps employ high school staff for eight (8) weeks each summer. Youth Sailing Foundation events and camps use local caterers and retailers for food preparation and paddle sports concessions will be run from the center for local businesses.

Mr. Keiller presented a couple different plans. With Plan A it is to lease the area for the building and Park and was reviewed by staff on March 9, 2020. Plan B has the tank remaining as workable, but not ideal because of parking questions. The building footprint of about 50' to 100' is the only space dedicated to the sailing center. There is sufficient

open space and parking for normal daily operations and special events. There is a dedicated public access entry to the Community Sailing Center. There will be boat storage under the bridge. They will retain the ADA compliant floating docks, launch ramp and infrastructure in the canal.

Mr. Keiller went over the proposed agreement between the Youth Sailing Foundation and the City of Vero Beach. He said that the lease terms are similar to the Vero Beach Rowing Club. They will have a fundraising period of 24 to 36 months. They will be exchanging the building (\$2.5 million) for the land lease. There will be public access and parking. The only fencing installed will be to secure the Water Treatment Plant. They will co-use the paddle board concessions, kayak launches and storages with other businesses and people in the community. The visiting areas will be open to the public and there will be event space in the Youth Sailing Foundation building for Vero Beach residents and organizations.

Mr. Graves asked how much longer they will be utilizing the Water Treatment Plant.

Mr. Falls said that he talked to Mr. Bolton and one (1) of the tanks will be taken out of commission.

Mr. Keiller explained that he also spoke to Mr. Bolton about that and this is their (Youth Sailing Foundation) preferred location and they feel that it is the perfect solution for their operation. It maintains the infrastructure that they already have. They are ready to go as soon as they receive the letter of understanding from the City.

Mayor Young asked if there would be enough parking spaces for when they have regattas.

Mr. Keiller said that there are 100 parking spaces available. Last year they had 125 cars parked for the regatta so he feels that they could accommodate another 25 cars. He said that this is a public Park anchored by a beautiful building. They are asking Council for 1.1 acres in addition to what they already have.

Mayor Young said his next concern was access. They want it made clear that the public has clear access on all fronts.

Mr. Keiller said there would not be a gate. The yellow line would be a public line and the only fencing put up is to secure the area.

Mayor Young commented that the integration with the concept plan will be something that Mr. Jeffries and staff will have to work out.

Mr. Keiller did say that they eliminated the glamping.

Mayor Young brought up the concept plan for the dock to the east along the Lagoon. Mr. Keiller commented that there were many issues. He said that the docks in the Lagoon are an eyesore to many people. They already have floating docks that are perfect for kayaks.

Mayor Young asked about storage.

Mr. Keiller said that they will use three (3) bays under the bridge to store their boats. He went on to say that their business is booming. They had to hire some new employees. They are in very good financial shape. Since COVID-19 they have been so busy that they have added classes on the weekends and at night to keep up with the demand.

Vice Mayor Moss asked what portion would be public access.

Mr. Keiller said all of it. The only place the public would not be allowed is in the shop. They can come up to the building, which would be used for maintaining boats, office space and classrooms. There will be restrooms available for the public and there will be public water fountains.

Mr. Brackett wondered if they could make a commitment to a spot in the general area.

Mr. Turner said that would not be appropriate at this point because the Steering Committee will be vetting it and making proposals.

Mr. Brackett explained that Mr. Keiller would like to start fundraising, but he has to have something concrete in order to get donors.

Mr. Keiller suggested allowing him to work with staff to flush out a letter of understanding making no commitments and maybe Plan B could be an interim. He said that there could be parking under the bridge, but that is a long shot because Florida Department of Transportation would have to give approval. Also, Plan A is their preferred plan, but they could work with Plan B in order to be able to do fundraising.

Mr. Brackett did not have a problem with Mr. Keiller talking to staff.

Mr. Keiller wanted to have something concrete to take before the Steering Committee for their next meeting.

Mr. Neville asked Mr. Keiller why they don't make a request before the Florida Department of Transportation to allow them to park the boats under the bridge.

Mr. Keiller said that is part of the letter of understanding. They would like to be able to having parking under the bridge, but have been told by Mr. Bolton that there is no guarantee, but they can certainly ask.

Mr. Neville asked what happens if they cannot park the boats under the bridge.

Mr. Keiller said they would have to develop some type of another plan using boat covers. They could handle that with this property if they are not allowed to park the boats under the bridge.

Mr. Graves said this matter would be a consideration for the Steering Committee and then they would make a recommendation to the City Council. That is part of the vetting process that needs to be done. It is a Committee process that the Steering Committee needs to do and then it can be brought before the City Council.

Mayor Young agreed that the implementation needs to be looked at.

Mr. Graves made it clear that they support the Youth Sailing Foundation.

Mr. Keiller requested from Council permission for them to work with staff so they can go to the Steering Committee with something of substance.

Mr. Falls said that is fine. He said ultimately the Steering Committee recommends the plan.

Mr. Keiller said in order for the Steering Committee to make that decision they will need a little help from staff.

Mr. Doug Vitunac, President-Elect for the local chapter of the Kiwanis Club, said that his club does a lot of service projects where they have the kids do the work. He said that Mr. Keiller is a dynamic person and a winner. If he says that he can get the funding then he can. The Youth Sailing Foundation has a real good leader at the head of the Foundation. He said when you have fun as a kid and stay up at night thinking about it then that says something. He said that is what a lot of the kids that are a part of this program do at night. They can't wait until they get back on the water. Mr. Vitunac said that the Kiwanis Club supports and endorses this project.

Mrs. Brooke Steinkamp commented that if they were able to gain some funding for the areas on the plan, which are to be used as public space, it is her understanding that the City would be better able to secure larger grants to make those a reality if they are already bring say half of the amount needed to the table. She said regarding the cost to landscape and restore the green areas of the site and while she understands there are already some non-profits involved she has not heard of seeking State or Federal grants and suggested that the City work with several groups to achieve a common goal. She said that ORCA may be interested in helping maintain the living shoreline or hosting clean ups as that is what they do. It could possibly be a win/win situation. She felt that it was important to explore all options and unify every group within their community to work together towards a common goal of a beautiful public space accessible to and enjoyed by all.

Mayor Young said that they would to have the help of ORCA's assistance.

Mr. Keiller added that the Youth Sailing Foundation works very closely with ORCA.

Vice Mayor Moss commented that the Pelican Audubon Society has offered to work with them on the greenspace.

D. Councilmember Joe Graves's Matters

Sponsored presentation items by the public (10-minute time limit)

Mr. Graves was happy to see the COVID infection rates going down. He asked the public not to let their guard down. He said that they need to be prepared for the flu season. The way these rates are coming down is a reflection of this community coming together.

Mr. Graves announced that this might be his last meeting of being in person at their meetings for a while. He is planning to go to Columbia to adopt his new son and will need to be over there for quite a long time. Because of the Emergency Order that has been put in place by the Governor he will be able to Zoom into their Council meetings and be counted as being present for the meetings. He said that his family is super excited about their new addition to the family. He then congratulated Vice Mayor Moss on her recent win in the election where she has won a County Commission seat. He hopes that she will follow through on some of the things that she has been working on while on Council and help with making the two (2) governmental entities work together.

E. Councilmember Rey Neville's Matters

Sponsored presentation items by the public (10-minute time limit)

Mr. Neville also congratulated Vice Mayor Moss on her recent win in the County Commission election. He noted that a great Vero Beach citizen recently passed away. It was Mr. Charlie Gollnick who worked as a lifeguard for the City for many years. Mr. Neville said that he worked for Mr. Gankic when he was a lifeguard and Mr. Gankic taught him a lot of things about life and he was a good person.

13. ADJOURNMENT

Today's meeting adjourned at 11:32 a.m.

/tb