

**THREE CORNERS STEERING COMMITTEE MINUTES
THURSDAY, NOVEMBER 21, 2019 9:30 A.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

PRESENT: Tony Young, Mayor; Laura Moss, Vice Mayor; Robbie Brackett, Councilmember; Joe Graves, Councilmember; Rey Neville, Councilmember; Members: Mark Tripson, Mike Johansen, Alma Lee Loy, Richard Baker, Vicky Gould, Member at Large and John Cotugno, Alternate Member **ALSO PRESENT:** Monte Falls, City Manager; John Turner, City Attorney and Tammy Bursick, City Clerk

1. CALL TO ORDER

The meeting was called to order at 9:40 a.m.

A) Pledge of Allegiance

Mayor Young led the Committee and audience in the Pledge of Allegiance.

B) Introduction of Members

Mayor Young asked that the Committee members to introduce themselves. He also allowed the City Manager and the Planning and Development Director to talk about this project.

2. SWEARING IN OF COMMITTEE ENMASSE – City Clerk

The City Clerk swore in the Committee en masse.

3. SUNSHINE LAW BRIEFING – City Attorney

Mr. John Turner, City Attorney, gave a Sunshine Law briefing.

4. ITEMS FOR DISCUSSION:

A) Discussion Regarding the Development of the Five Scenarios

Mr. Jason Jeffries, Planning and Development Director, introduced Mr. Andres Duany, Mr. Xavier Iglesias and Ms. Irina Wolfe from DPZ. He said that Ms. Wolfe is promoting the website in making sure that the core citizens are always involved in the community activities. He said at the end of January is when the charrettes will began and where the design of the five (5) scenarios will come about.

Mr. Johansen asked if at the end of the process will they have to take the proposal to the voters by referendum. He asked how are they going to educate the voters so they have the knowledge of what they are voting on.

Mr. Jeffries explained that they will have five (5) deliverable designs that will come out of the charrette process. There will be graphic plans showing these five (5) scenarios. The Steering Committee will make a recommendation to Council to vote on one (1) of those scenarios in order to adopt the plan.

Mr. Andres Duany, President of DPZ, introduced his team and told where his offices are located. He said that Ms. Irina Wolfe and Mrs. Lil Miller Fox are a part of the local offices and more people will get involved in January. They will work closely with the City Finance Department concerning the cost of the project as they move ahead. He said that drawings will be compelling and clear particularly when it comes to a vote. This group should meet and learn how to be creative. He said that yesterday he spoke one on one with the City Councilmembers, as well as some other people and then took a tour of the Power Plant. He also met with the Youth Sailing group. He expressed that all conversations became creative. What he found out is that everyone here has made a great deal of effort to tell him how great Vero is and to leave Vero/Vero. This is a laid back place. Even with growing tremendously it actually continues to be very laid back. He asked is this project just a “tune up” or is it an “incredible centennial project,” which is their legacy. The legacy is a big move and the last opportunity to do something great here. This site is very large. He said there are not enough ideas for a site this large. The site that has multiple character. He noticed that there was a lot of noise with the traffic going by. But, when you move away from the highway then the noise drops off very quickly. He alerted the Committee that they really needed to have multiple ideas. His difficulty is putting together their ideas and making it one (1) coherent place. Their task is to come up with more ideas. This Steering Committee should have meetings and learn to be creative together. He knows that is difficult with the Sunshine law. He said they need to go through the exercise of trying to bring every exercise to life. They will see if it naturally dies or succeeds. It is rational to not want to see change. Understand this might go up for referendum. One way out of having to go to a referendum is if it is exclusively recreational. One of the plans (scenarios) will be for recreation. If it goes to referendum they will need to decide how to present it to the voters. There has to be a project that pays for itself (second scenario). He is bias that the process includes the young population. They are the ones who are going to get to enjoy it. Most of us (Committee members) won't be around to see the project completed. They have to empower people that normally won't show up at these meetings.

Mr. Tripson asked how soon are they going to move the Sewer Plant.

Mr. Monte Falls, City Manager, explained that they are looking at a five (5) year time frame. They are still working on the cost and it looks like to build a new Plant it would be in the \$50 million range. Then if they decided to stay there and rehab the existing facility it is in the \$30 million range.

Dr. Baker asked if the referendum was for both City and County residents. Mr. Falls said it is only for City residents.

Ms. Gould commented that if they go to referendum then the property will come out of the Charter. Mr. Turner stated that it is the direction of City Council that this project go to referendum regardless. The property cannot be sold without a referendum. If the property was leased that could be done without going to referendum.

Vice Mayor Moss referred to Section 5.05 of the City Charter and said that this piece of property is in the Charter.

Mayor Young said that is an option available to them. He knows that some people want to change this under the Charter.

Mr. Duany showed a map of the three (3) corners site and the possibilities of what can be done. He said that they could always do this project in phases.

Mr. Cotugno asked if there was only one (1) piece of property in the Charter or was it all three (3) pieces of property. He was told that there are two (2) pieces of property in the Charter. The third piece of property is where the old Post Office annex resides and it is not in the Charter.

Mr. Falls gave some history of the site. He said that when the Power Plant and Water and Sewer Plant were built on these two pieces of land the bridge was not there. He said who would have known that these two (2) properties were to be the gateway to the bridge.

Vice Mayor Moss said that they need to have space for virtually anything. Now and in the future. That is why she calls this the “popup place”.

Mr. Duany used the term “successional” meaning if on the site they had a food truck and then when a restaurant is built there is no need for the food truck. This is called testing the site.

Vice Mayor Moss commented that this will always be a work in progress.

Mayor Young said they will define objectives as they proceed ahead. He asked Mr. Duany what is the primary focus that he is looking for in order to proceed.

Mr. Duany said that staff is essential. He needs to know what things are going to cost and needs to have legal documents completed. He would like to continually meet with each of them individually. He will set up a series of one (1) hour appointments where he can sit and talk with each one of them.

Mayor Young explained that as a group they are trying to understand how to proceed so he will be able to visualize the various scenarios.

Mr. Duany explained that the scenarios are guided by different consequences. He referred to the different scenarios and said one is they don't have to do anything. The second scenario would be to do what the neighbors want or what do they fear. The

neighbors do not represent the community as a whole, but they attend the meetings. The third scenario is the community as a whole (everybody). The fourth scenario is this Committee. The fifth scenario would be the most viable ideas from scenario one (1) through four (4). They pick out the best ideas from everyone and see what makes the most sense. Blend of all the best ideas. He expressed that he wants to put a price tag on the project.

Mayor Young asked him if he thought it would be helpful to have a timeline and understanding the different pieces of property.

Mr. Duany said that he could propose something. He said given dates is not good. He said if a recession was to hit they would not be able to make their timeline and stay with their commitments.

Mayor Young asked Mr. Duany what would he like the Committee to do.

Mr. Duany said that he would like to be able to call the people on the Committee individually. He wants them to have a couple of meetings and work with each other so it is a workable group.

Mr. Neville wondered if it would be helpful to have a facilitator for the group so they don't "kill" ideas.

Mr. Duany said they might need a "coach."

Vice Mayor Moss commented now that the City Council is holding their City Council meetings in the mornings they could hold their Steering Committee meetings in the afternoon on the same day.

Mayor Young asked Mr. Jeffries to look at the calendar to figure out some more meeting dates.

Mr. Duany said they would need a record keeper. He was told that the Clerk would handle that.

Mr. Turner cautioned Mr. Duany that his Team are fact finders, but must not share the information that they receive individually from the Committee members because of the Sunshine law.

Vice Mayor Moss asked how many times should the Steering Committee meet before the end of January.

Mr. Duany suggested having two (2) meetings.

Mayor Young asked Mr. Duany what were his expectations.

Mr. Duany commented that he went to Walking Tree Brewery last night and there were a lot of young people there. He said there is a room that maybe they could hold one (1) of their charrettes at. He said they also would probably have to reach out to the people on the barrier island. They might consider having a charrette on the barrier island. He said the meetings should take place in different locations.

Mayor Young asked Mr. Duany what were his thoughts about going out and doing a site visit on the Power Plant property.

Mr. Jeffries said that he was working on that. He said maybe they could meet at City Hall and then go to the Power Plant and then come back to City Hall for their meeting.

Mr. Duany felt that the Power Plant was like a Museum with a wonderful piece of technology. It has tremendous potential if they would want to keep the Power Plant. They would have to imagine the machinery gone. He said having a rooftop bar or something on the roof presents a beautiful view.

Mr. Falls explained that they could offer a tour of the Power Plant realizing that some of the rooms will not be open to the public and some access is limited.

Mr. Duany hoped that everyone would be able to go on the roof.

Mayor Young wondered if there was a way to have a scale replica of that building.

Mr. Duany agreed that was necessary. He suggested that they take the tour in the afternoon when the sun is shining through.

Ms. Gould felt that it would behoove them to do this sooner rather than later in order to come up with ideas.

Vice Mayor Moss suggested having the next Steering Committee on December 3rd in the afternoon.

Mr. Duany said that they should use the visit to stimulate discussion.

Mr. Turner suggested meeting first at City Hall and opening the meeting then adjourn it, take the tour and reconvene back at City Hall and then reopen the meeting.

Mayor Young said a bus would be needed for transportation.

The meeting was tentatively set for 1:00 p.m. on December 3rd.

Mr. Duany suggested that Mr. Rob Bolton, Water & Sewer Director, give the tour. He has a wealth of information concerning the building. He (Mr. Bolton) has said that Florida Power and Light (FPL) will start taking some of the equipment out of the building and he hopes that the building is not harmed when that happens.

Mr. Falls explained that FPL will have their new substation in operation by the end of January and then will salvage some of the equipment that is on site. He said they will be taking some of the things out of the building, but not anything that affects the generation of the building.

Mayor Young asked how is the best way to communicate the ideas about the project with people that they speak to.

Mr. Duany suggested letting Mr. Jeffries do that.

Mr. Jeffries said that he is in constant contact with Mr. Iglesias and is able to find the answers to most people's questions.

The Steering Committee took a break at 11:15 a.m. and the meeting reconvened at 11:30 a.m.

Mr. Turner stated that it is a housekeeping matter since they now have a Steering Committee it would be helpful to elect a Chairman and a Vice Chairman. Additionally, he would recommend that the Steering Committee have a sunset provision probably to coincide with the Election of new Councilmembers coming in. He will prepare a Resolution to be adopted by the City Council at their next meeting.

Mr. Graves commented that this needed to be properly noticed before these things can take place.

Mr. Turner said that this meeting has been noticed.

Mayor Young commented that the Resolution will be brought to the City Council at their next Council meeting. He asked for recommendations for a Chairman and Vice Chairman.

Mr. Brackett made it clear that they are acting as members of the Steering Committee and not City Council.

Vice Mayor Moss asked if there were any volunteers who would like to be Chairman.

Ms. Vicky Gould was nominated as Chairwoman of the Steering Committee.

Mrs. Sharon Gorey asked if Ms. Gould has to be a full member in order to be Chairman of the Committee. She was told that Ms. Gould is a full member.

The motion was unanimous to have Ms. Gould serve as Chairman of the Steering Committee.

Vice Mayor Moss nominated Dr. Baker for Vice Chairman of the Steering Committee. Mr. Neville seconded the nomination.

Mayor Young nominated Mr. Brackett for Vice Chairman of the Steering Committee. Mr. Neville seconded the nomination.

Mr. Brackett was unanimously appointed Vice Chairman of the Steering Committee.

At this time the Steering Committee was asked to make their comments about the project.

Dr. Baker said that he had concerns with the Lagoon and was happy that they were going to be taking a tour of the site. He wondered how to educate people about the Lagoon. He said they need to find out what runoff water is going into the Lagoon.

Mr. Falls asked Dr. Baker if he was talking about stormwater generated from the site or the City in general.

Dr. Baker said the City in general.

Mr. Falls explained that with the canals in Vero Isles the outfalls come from the west. There are baffle boxes and a quarterly cleaning regimen for those.

Mr. Graves reported that at the last City Council meeting the City Council unanimously voted to discuss stormwater utility at their January workshop. He said that discussion might address some of these issues. He invited Dr. Baker to come to the workshop and participate.

Ms. Gould said that they need to reach out and find out what other people think. Also they need to be creative in their own thought process.

Ms. Loy said that this has been one of her pet projects for a number of years because it is so important for the development of this area. They have an opportunity most communities don't have. She wants to hear what the people in this community want. She is looking forward to talking to people and hearing their ideas.

Mr. Tripson did not think that the City should sell the property. He said they should keep it.

Mr. Cotugno suggested just taking one (1) piece of property to referendum instead of both pieces of property at the same time.

Vice Mayor Moss explained that the properties are separate in the Charter.

Mayor Young commented that they will need to sort through as what the best plan would be. Either to take both pieces of property to referendum or just one (1) piece of property.

Mr. Graves felt it was important to make sure that everyone gets heard. A lot of people may not show up at these meetings so they need to seek them out. This is an unbelievable opportunity. He is happy with the Committee members that they have.

Vice Mayor Moss hoped that the Steering Committee would be able to publicize the project. People need to know if they can't make the meeting that they can still create an awareness and interact on line with SpeakUpVeroBeach.com.

Mr. Graves said it might be worth considering hiring a videographer to take pictures of the Power Plant and the whole property and put that on the website.

Vice Mayor Moss wondered if Mr. Bolton could do that.

Mr. Falls said that Mr. Bolton is not a videographer. He said they can do anything if they have the money to do it with.

Mr. Johansen suggested getting some artist drawings of what the site looks like and could look like.

Mr. Duany said that his Team would do that.

Mr. Brackett commented that these are exciting times and he is excited to be able to work on this project. It is a great opportunity to be a part of the legacy and what that will be none of them will probably know. They will come up with something that some people want, but not what everyone wants. It is not entirely about what this Committee wants to see it is about what the public wants to see. If they go to a referendum then they need to get it passed. They need to come up with ideas on what the stakeholders want.

Mr. Duany commented that probably the public does not know what they want. This Committee will need to put out ideas and see what happens.

Mr. Neville agreed that this was an incredible opportunity to make a real difference in their community. They need to have more communication from all of the different outlets that are available.

Mr. Jeffries commented that there will be some stories coming out in some of the local newspapers to generate awareness.

Ms. Wolfe added that they recently did an interview with 32963 and one (1) will be done with Vero Beach magazine in January. There is a Press Release on the website. She said they have the ability to garnish national media. The Steering Committee needs to constantly send people to SpeakUpVeroBeach.com. Her goal is to reach out to all the media.

Mr. Graves asked about social media.

Ms. Wolfe said that she is working on getting people to speak up at SpeakUpVeroBeach.com. She invited all the Committee members to go to the website and review it.

Mr. Duany commented that social media is not the cure for everything. He always has to have a proposition to engage people. On the first day of the charrette they will have drawings and present them as the best idea at this time.

Mr. Neville discussed the process with this Committee. He hears that Mr. Duany wants this Committee to come up with ideas. They need to have a facilitator that doesn't kill their ideas. The setting of where these meetings are held encourages that kind of process so it gets the best of minds working. He asked Mr. Duany if he can help with that. He asked if they didn't have their meetings in this room could they be videotaped. He was told that they could.

Vice Mayor Moss supported having the meetings at other places.

Mr. Neville asked what is their decision on the next meeting location.

Mr. Falls said that the next Steering Committee meeting will meet here at City Hall then they will go to the facility and come back here for discussion.

Mr. Duany asked the Committee to come up with a name for this property. He said some people are calling it the three corners property and he hears Centennial Place, they just need to call it something. There are certain proposals on the table. He has also heard calling it Big Blue. He likes Big Blue because it is a thing. He said that this item should be put on their next agenda for discussion.

Mr. Jeffries recalled they talked about putting a survey out on the website to get input on what they should call the property.

5. PUBLIC COMMENT

6. ADJOURNMENT

The next Steering Committee will be held on December 3rd at 1:30 p.m.

Today's meeting adjourned at 12:12 p.m.

/tb

