

**MINUTES OF THE
TREASURE COAST REGIONAL PLANNING COUNCIL
SEPTEMBER 20, 2019**

Agenda Item 1: Pledge of Allegiance

Chair Adams called the meeting to order at 9:41 a.m. and welcomed everyone. She led the pledge of allegiance.

Agenda Item 2: Roll Call

Thomas Lanahan, Council's Executive Director, took roll and announced a quorum was not present. He stated that several Council members had indicated they would be attending and suggested proceeding to agenda items that did not require a vote.

The following members and alternates were present:

Indian River County:	Commissioner O'Bryan Commissioner Adams Councilmember Browning Councilwoman Moss, Alternate
St. Lucie County:	Mayor Oravec, Alternate
Palm Beach County:	Commissioner Weinroth, Alternate Commissioner Hardy
Martin County:	Commissioner Smith Commissioner Hetherington Commissioner Conze
Gubernatorial Appointees:	Douglas Bournique Michael Houston Peter Sachs Reece Parrish
Ex-Officios:	Kathy LaMartina, South Florida Water Management District
Council Staff:	Kathryn Boer Phyllis Castro Kim DeLaney Liz Gulick Stephanie Heidt Thomas Lanahan Dana Little Jessica Seymour

Council Attorney: Keith Davis

Agenda Item 5: Presentation by Beth Westvold, Florida Trust Portfolio Manager

A presentation was provided by Beth Westvold, Lisa Redding, and Zach Falconer with Payden & Rygel, on the Florida Local Government Investment Trust (Florida Trust), which is a local government investment pool developed through the joint efforts of the Florida Court Clerks and Comptrollers and the Florida Association of Counties. Organized in 1991, it is the longest running member-owned and member-governed local government investment pool in the state of Florida. The Florida Trust is designed to complement existing investment programs by providing investment vehicles for funds that can be invested in short- to intermediate-term securities and have returns generally greater than the national average for money market instruments. The Florida Trust offers two open-ended, professionally managed funds available only to public entities in Florida, and manages \$115 Billion in assets.

Commissioner O'Bryan with Indian River County asked for an explanation of a negative yielding debt as described in the presentation regarding European markets. Ms. Westvold explained that this can occur when there is concern about a weak economy, so people will pay a small amount of money as a safeguard to protect their assets.

Mr. Lowe asked if there is a basic fee structure for their services. Ms. Westvold stated that their fees are very low, because they are spread across a big pool of assets. She noted that there is no fee to open an account and no transaction fees, just when you want to take out your money. Mr. Lowe asked if there are fees to move money around in the funds. Ms. Westvold indicated no.

Councilmember Bournique, Gubernatorial Appointee from Indian River County, indicated he had just been to London where Brexit is huge right now. He asked what impact that vote will have on the markets. Ms. Westvold noted Brexit is one of the many issues that is troubling the markets and introducing a fair bit of volatility. She stated they are doing a good job of navigating through the issue, but there will be some volatility as they get to a workable solution to Brexit.

Mr. Lanahan asked what types of entities are eligible to participate in Florida Trust. Mr. Falconer noted that their company, Payden and Rygel, is the investment manager for the Florida Trust, so they handle all the investment strategies and inner workings of the program. He stated that any local government and any special taxing district is eligible to participate in the program. Mr. Falconer noted that the program is sponsored by the Florida Court Clerks and Comptrollers as well as the Florida Association of Counties. Commissioner Smith with Martin County indicated he sits on the Board of the Florida Trust, which is made up of three county commissioners and three clerks.

Mayor Oravec from the City of Port St. Lucie stated that during the presentation he heard they have low fees that come out of the yield, but not if there is a range per asset class. He asked what points they are charging. Ms. Westvold stated that it is about 8 basis points for the Day-To-Day Fund and around 16-18 basis points for the Short Term Bond Fund. She indicated the thing to look for is the returns over and above the benchmark net of fees. She said she would strongly

argue, based on the numbers, they are more than earning the fees that are paid to invest in those funds in terms of the outperformance to the benchmark index.

Mayor Oravec stated that is a good point, because although many of the Council members are familiar with the concept of high finance, there are a lot of people that only relate to the fees they are paying. Ms. Westvold stated their fees are in the realm of what competing funds charge, but the difference is the consistency of the positive results over and above the benchmark index. She stated they have a consistently strong record of results, including during the financial crisis, and have no problems with clients getting their liquidity when they need it. Mayor Oravec suggested that they meet with individuals at all the local governments to have a conversation and get them to the level of knowledge needed to be able to answer questions when asked by the public. Ms. Westvold indicated they would be happy to talk with individuals to help with the education process. She also indicated they would stay after the meeting to answer individual questions.

Agenda Item 3: Agenda

During the previous presentation, Mayor Oravec and Councilmember Houston, Gubernatorial Appointee from Martin County, arrived at the meeting. Mr. Lanahan noted that a quorum was now present.

Council Action: Commissioner Smith moved approval of the Agenda. Commissioner O'Bryan seconded the motion, which carried unanimously.

Agenda Item 4: Consent Agenda

Mr. Lanahan asked if there were any public comments on any of the consent items. There were none. He noted that additional comments from St. Lucie County related to the City of Fort Pierce Evaluation and Appraisal Review amendments were provided as an addendum.

Councilmember Houston stated he needed to recuse himself from voting on Agenda Item 4B12, Port St. Lucie Amendment No. 19-03ESR, because of his firm's involvement with the amendment.

Items remaining on the Consent Agenda were: 4B1, Financial Report – June 30, 2019; 4B2, Financial Report – July 31, 2019; 4B3, Minutes – July 19, 2019; 4B4, Fort Pierce Amendment 19-01ESR (19.07 acres from CG to RM); 4B5, Fort Pierce Amendment 19-02ER (EAR Based); 4B6, Highland Beach Amendment 19-01ER (EAR Based); 4B7, Jupiter Amendment 19-01ESR (16.6 acres from General Industrial to Conservation); 4B8, Martin County Amendment 19-02ESR (Creation of new CRA Element); 4B9, Palm Beach County Amendment 19-09ESR (9.73 acres from AGR to CLR); 4B10, Palm Beach Gardens Amendment 19-02ESR (977.81 acres from RR2.5 to RL1); 4B11, Palm Springs Amendment 19-01ESR (MXD text); 4B13, Royal Palm Beach Amendment 19-01ESR (13.14 acres from LR2 to OS); 4B14, Intergovernmental Coordination and Review Log; 4B15, Consultant Selection Approval for Brownfields Coalition Assessment Grant; and 4B16, Memorandum of Agreement for the Brownfields Assessment Coalition Grant.

Council Action: Commissioner Smith moved approval of the Consent Agenda as amended. Commissioner O'Bryan seconded the motion, which carried unanimously.

Consent Agenda Item 4B12: Port St. Lucie Amendment 19-03ESR

Council Action: Commissioner Smith moved approval of Agenda Item 4B12. Commissioner O'Bryan seconded the motion, which carried with Councilmember Houston abstaining.

Under staff comment, Mr. Lanahan noted that this is Commissioner Conze's last Council meeting as he has sold his house and resigned his position at the Town of Jupiter Island. He stated it has been a pleasure working with Commissioner Conze.

Commissioner Conze thanked staff, noting this has been a very interesting experience and he has enjoyed getting to know everyone. He suggested that everyone needs to keep their eyes focused on Tallahassee, because the threats to Home Rule are as significant as they have ever been. He wished everyone good luck and success in the future trying to administer what is becoming a more complex situation every day. He indicated his successor on the Council will be Commissioner Penny Townsend.

Agenda Item 6: Overview of Traditional Planning Principles

Dana Little of Council staff provided an overview of the upcoming presentation series that will examine many of the important growth management issues in the Region, and will be based upon Council's adopted Strategic Regional Policy Plan. The series will explore the many components of sustainable planning and design at the regional and neighborhood scale. By providing additional insight into the history and use of time-tested planning techniques, staff hopes to provide Councilmembers with additional understanding and knowledge to promote positive growth in the Region.

Commissioner Hardy from the City of Lake Worth Beach thanked Mr. Little for his presentation and stated that he really appreciates the work Council has done, all the way back to 1995, to incorporate and support these types of planning principles. He noted that if we plan towns in a traditional way, we can solve a lot of other problems.

Agenda Item 7: Brightline/Virgin Trains USA and Quiet Zones Update

Kim DeLaney of Council staff provided an update on the Brightline passenger rail service. She noted that construction activities have begun along SR 528, which include bridge construction and laying of new tracks. Additionally, construction activities are underway between West Palm Beach and Orlando. Dr. DeLaney indicated that Brightline is expecting to begin service into Orlando mid-2022. She noted that Brightline representatives have been establishing direct points of contact within the local governments so there can be consistent communication during the construction work. She stated when a schedule for the construction activities is available, Council staff will distribute that to all the local governments. She indicated that Brightline has stated they will be constructing all the infrastructure necessary to allow local governments, if

they wish, to establish quiet zones. She noted that quiet zones can only be established by local governmental entities, and Council staff is available to assist with that.

Dr. DeLaney also provided an update with respect to infill commuter rail stations. She noted there are active negotiations underway with the cities of Boca Raton and Aventura, and preliminary discussions regarding potential stations at the Fort Lauderdale/Hollywood International Airport and at PortMiami. She also noted that the settlement agreement between Brightline and Martin County requires the construction of a station either in Stuart or Fort Pierce once the Orlando service has been initiated. She stated that to the north, the station location in Cocoa is being fine-tuned and Brightline has indicated it is in discussions with Disney and Tampa for finalizing station locations in those two areas. Additionally, Brightline is considering a connection with SunRail, which provides commuter rail service in greater Orlando.

Dr. DeLaney noted that Brightline, the South Florida Regional Transportation Authority, and other governmental entities in Miami-Dade County, have completed a Tri-Rail station within the Brightline Miami-Central Station to enable Tri-Rail service into downtown Miami. She noted that there is a delay in the activation of that station due to what is called positive train control (PTC), which is an electronic communications and automatic braking interface between passenger trains and freight trains to improve safety and reduce the potential for conflict. Tri-Rail has already completed the establishment of PTC on the South Florida Rail Corridor where they currently operate, and the agency will begin its PTC certification on the FEC rail corridor once Brightline's PTC system has been certified. It is expected that Tri-Rail service into the Miami-Central station will begin in late 2020.

Commissioner O'Bryan noted that when All Aboard Florida presented their first ridership study and business plan, it was to move millions of tourist between Miami and Orlando in 3 hours. At that time they stated additional stations did not fit into their business model. He stated they are now looking at additional stops and it appears they are going to a commuter-based ridership, and not the tourist model. He asked if they have redone their ridership studies and are now showing that additional stations will be feasible. Dr. DeLaney stated Brightline has not provided new ridership studies, but has indicated that there is a lot of ridership coming from the Treasure Coast Region as well as land development interests, in other parts of the corridor. She stated they will still have trains that will meet the 3-hour timeframe, because not every train will stop at each station. She indicated she will ask for an updated ridership study.

Commissioner Hetherington from Martin County asked if there are certain criteria that must be met for a crossing to be a quiet zone. Dr. DeLaney indicated criteria have been established by the Federal Railroad Administration that relate to the safety conditions in every grade crossing and those criteria require that a quiet zone be able to perform at the same level of safety with a horn or without a horn. It is called the Quiet Zone Rating Index, which indicates the amount of information and preventative infrastructure that is needed to keep people out of the grade crossing. Dr. DeLaney noted that the theory is that if you have, for example, 4 quadrant gates and median separators to keep people out of the grade crossing when a train is coming, blowing a horn in addition to all that infrastructure will not prevent someone from entering into the grade crossing. She stated that Brightline has evaluated all the grade crossings in the entire structure of the project and is installing the additional infrastructure necessary to ensure the crossings meet

federal criteria and allow local governments, if they wish, to establish quiet zones. She noted that there is a series of analyses that are required for local governments to undertake to be able to prove mathematically that with all of that additional safety infrastructure a quiet zone can be established at a particular crossing.

Commissioner Hardy expressed concern that with an increase in stations for Brightline service, it will crowd out opportunities for more affordable commuter rail service for the working class. Dr. DeLaney indicated that Tri-Rail actually provides benefits to Brightline, because they do provide a different service, and Tri-Rail can feed riders into the Brightline system. In addition, the Tri-Rail stations for Coastal Link can be smaller and simpler than the Brightline stations. Commissioner Hardy asked what the elected officials can do in this region to encourage the Tri-Rail Coastal Link. Dr. DeLaney indicated that the missing piece is having a dedicated funding commitment to operate Tri-Rail service. She stated that this will be discussed at the upcoming joint meeting of the Treasure Coast and South Florida regional planning councils. She noted that in the interim, local governments can continue to identify and develop transit-oriented development areas and encourage ridership.

Mr. Lowe asked if the selection of a station in the Treasure Coast region has already occurred, or will it be after the start of construction for the Orlando service. Dr. DeLaney stated that the agreement is that a station must be operational within 5 years after the service to Orlando begins. She indicated that with the increased ridership from this region, she believes that it will happen sooner than the 5 year timeframe. She noted that Brightline has been looking at sites and coordinating with local governments, so that would imply there is a greater benefit to have those service opportunities to pick up the ridership in our region, because that is a form of revenue for them as an organization.

Councilwoman Moss from the City of Vero Beach asked if staff is aware of when Brightline will be contacting the local governments. Dr. DeLaney indicated that Brightline staff met with the local governments about 6 months ago to lay out their construction activity plans. She stated she will follow up with Brightline and find out when they will be getting back with the local governments and circulate that information.

Councilmember Houston noted that he recently was on a Brightline train that struck a vehicle that tried to go around the crossing gates. He asked if they are considering any alternative rail crossing designs that would prevent people from doing this. Dr. DeLaney noted that Brightline has been providing extensive public education and information in the forms of signage and outreach to neighborhood associations, local governments, and other organizations to make the public more aware of the dangers of trying to circumvent the safety measures. As part of the construction piece, there are different type of infrastructure required where trains are operating at a higher speed, but the challenging part is controlling when a driver behaves inconsistent with what the infrastructure is designed to do.

Councilmember Browning from the Town of Orchid asked how fast the trains will be traveling. Dr. DeLaney stated that the original permit applications indicated the maximum speed would be 110 mph from northern Palm Beach County to SR 528, but slower in several locations of that corridor, because of interventions such as curves and bridges.

Agenda Item 8: Announcements

Mr. Lanahan indicated that the joint meeting with the South Florida Regional Planning Council will take place on October 25th at Palm Beach Atlantic University in downtown West Palm Beach. He noted that the topics on the agenda include water quality, growth issues, affordable housing, and transportation. The meeting is scheduled for 10:00 a.m. to 2:00 p.m., and lunch will be served.

Mr. Lanahan wished Commissioner O'Bryan a Happy birthday.

Agenda Item 9: Chairman's Comments

Chair Adams thanked staff for bringing back the education series.

Agenda Item 10: Council Member Update

Mayor Oravec thanked everyone who toured the McCarty Ranch water quality project in June. He indicated that the City is working with Cleveland Clinic to formalize a deal where they will occupy the former VGTI building. He also invited everyone to attend the grand opening of the Crosstown Parkway Bridge on September 28th.

Councilwoman Moss noted they are currently looking at redeveloping the former power plant property, which is freed up now that the municipal electric utility has been sold to Florida Power and Light Company. She noted that she is running for a seat on the Indian River County Board of County Commissioners.

Kathy LaMartina from the South Florida Water Management District indicated that in August their governing board voted to significantly expand the water quality monitoring network from 161 monitoring stations to 243 monitoring stations throughout the district, including 15 new stations in the St. Lucie Watershed. She noted that they also voted to expand the python elimination program that to date has seen 2,540 snakes captured. She stated that they will be holding a millage rate meeting on September 24th.

Commissioner Hardy stated that he recently tried to create a diversity of housing types in his community by legalizing accessory dwelling units and found that politically this can be very difficult. He stated that their code and definition of an accessory dwelling unit sets a very high bar, but he remains committed to providing a diversity of housing within their neighborhoods.

Commissioner O'Bryan noted that because they do not have mandatory garbage pickup, they are experiencing contamination issues with their single-stream recycling program. One thing that is occurring is that individuals who are not paying for curbside garbage pickup are throwing dirty diapers into the recycle bins. He noted that they are working to correct this with education and code enforcement. He also noted that they voted to go to mandatory garbage pickup, however the waste hauler refused to do that under the current contract, so they are back to square one.

Councilman Sachs, Gubernatorial Appointee from Palm Beach County, announced that his wife, former State Senator Maria Sachs, has filed to run for a seat on the Palm Beach County Board of County Commissioners.

Agenda Item 11: Public Comment

None

Agenda Item 12: Staff Comment

None

Agenda Item 13: Adjournment

There being no further business, Chair Adams adjourned the meeting at 11:36 a.m.

This signature is to attest that the undersigned is the Secretary or a designated nominee of the Treasure Coast Regional Planning Council, and that the information provided herein is the true and correct Minutes of the September 20, 2019 meeting of the Treasure Coast Regional Planning Council.

Date

Signature