MINUTES
CITY OF LAKE WORTH
CITY COMMISSION
WORK SESSION
MAY 19, 2015
IMMEDIATELY FOLLOWING
A REGULAR COMMISSION MEETING

The meeting was called to order by Mayor Triolo on the above date at 7:34 PM in the City Commission Chamber, located at 7 North Dixie Highway, Lake Worth, Florida.

1. ROLL CALL:

Present were Mayor Pam Triolo; Vice Mayor Scott Maxwell; and Commissioners Christopher McVoy, Andy Amoroso, and Ryan Maier. Also present were City Manager Michael Bornstein, City Attorney Glen Torcivia, and City Clerk Pamela Lopez.

2. PLEDGE OF ALLEGIANCE:

The pledge of allegiance was led by Commissioner Christopher McVoy.

3. UPDATES/FUTURE ACTION/DIRECTION:

Consensus: To waive the rules to extend the public comment time per speaker from two to three minutes.

A. Lake Worth Beach Complex, Casino Building Vacant Space and Municipal Pool Invitation to Negotiate (ITN)

Mayor Triolo thanked everyone for attending the Work Session because the Beach and Casino Building matter was important to everyone. She said Lake Worth had amazing assets and there was a need to figure out how best to use them for the benefit of the residents and taxpayers. There were issues with the beach budget as it related to the Casino Building operations, and a pool that was never factored into any equation. There was a Casino Building Complex in which the green features that were wanted and planned were then value-engineered right out of the Complex. The Complex had conflicts due to budgetary constraints and decisions. The pool was not deep enough to be used as a qualifier pool. She explained that this meant any meets, or if someone set a record, then that record could never be certified because the pool did not qualify. The pool and pool building facility were never addressed in the original Beach and Casino Building Complex. Everyone was here to create and finish the Casino Complex with a sustainable project that gave the community an amenity it needed and deserved. This was about the future of the City and not about

making a decision based on who spoke the loudest or on politics. It was about creating a plan that was fiscally obtainable and, more importantly, was sustainable. She said she wanted to clarify that the Invitation To Negotiate (ITN) was an invitation to investors and business people from within the City and beyond to share their ideas and possibly partner with the City to help the City do what it could not do on its own due to financial restraints. The ITN was a process, an end to a means, to negotiate. She commented that the City did not have to do anything it did not want to do. She asked everyone to keep focused on the facts. The facts were that no one was selling the beach, which meant that no one could buy the beach. She said that if it was up to her, no one would ever be able to buy or sell the beach. She asked everyone tonight to be respectful and listen to one another. If anyone could not obey the rules of decorum, which were clearly stated in detail on the blue comment cards in the back of the Chamber, then that individual would be warned first then asked to step outside if the decorum rules were not followed. She announced that the public would be allowed to speak an extra one minute. She reminded everyone that, at the end of the meeting, no decisions would be made and no vote on any information received or spoken would be made. This was the publics' chance to be heard; to speak their minds; to be respectful to one another; and to speak on their hopes, passions, and dreams. She said she was very excited to have everyone present at this meeting because this issue was something that had to be done together.

City Manager Bornstein explained that there were staff vacancies, the Leisure Services Department was running the Casino Ballroom on a shoe string, and there were shortfalls in the Beach Fund. He said he wanted to make it clear that the Casino Ballroom operations was not a reflection on the staff. Administration did too good of a job making the Casino Ballroom operations look easy, but administration was obligated to balance the budget. The Beach Fund was balanced with inadequate staffing. He said the Casino Ballroom was operating with one person; there was no adequate storage or staff office; the maintenance crew was doing the best they could day to day; and staff had made it work, which gave the impression that it was running good. There were certain issues not being taken care of. He said he came up with the suggestion to use the Invitation to Negotiate (ITN) process; explained that the City received many proposals for the beach casino/pool/ballroom areas, and the ITN process was allowed by the State in order to receive creative ideas and provide for a negotiation process. He commented that the ITN Selection Committee members were tough and the process allowed for the comparison of apples to oranges. The ITN allowed for a flexible process and was intended to bring the best proposals forward. In 2007, the Beach and Casino (BAC) zoning district set the parameters on what could be done in that area. The charter stated, "city-owned property east of A1A roadway shall not be declared surplus property and shall not be sold, hypothecated, conveyed, or leased, except for a lease of less than 20 years, without the affirmative vote of a majority of the electors of the City at

a properly noticed and scheduled referendum." He said the Commission could not sell the beach and that there were parameters and processes in place to find the best that could be done with the Casino Ballroom.

City Attorney Torcivia explained that the ITN process was commonly used by other cities, but not in Lake Worth. It was used when a city did not know what it wanted. The ITN process was asking for proposals. Hudson Holding, Anderson Carr on behalf of Oceanside Bar & Grill Restaurant, and Wave House Miami proposals were received. The process provided for quasi-public/quasi-private meetings so that the proposers were not in the same room and hearing about the other proposals. The Commission would ultimately make the decision.

He said the Selection Committee made the following three recommendations to the Commission:

1. The City Commission direct staff to develop a Request for Qualifications (RFQ) for a qualified firm to prepare a traffic/development impact study with related evaluations in order to discern viable levels of development and intensity of uses at the beach;

2. During the budget process, the Commission hold a separate workshop on the Beach Fund in order to address policy decisions that must be made for the Fiscal Year 2016 Beach Fund budget; and

3. The City Commission continue negotiations with Anderson Carr (on behalf of Oceanside Bar & Grill) for the lease of the upstairs vacant space at the Casino Building and management/lease of the ballroom.

Commissioner Amoroso announced that he was the Commission's appointed member on the Selection Committee. Wave House was asked to downsize their proposal, but they did not come back. He said he was concerned because there was no traffic study done when the Casino Building was reconstructed. He said he was also concerned about constructing two floors of parking for the preexisting parking needs, which may not be enough without a traffic study being done.

Commissioner McVoy commented that he served on the Commission the longest and served when the Casino Building renovations were being considered. He said he recalled that when the Commission was trying to find community support, the comments he heard were for the 20 acres of land and building to be a community focal point, a place where the community had pride and meant something in their personal lives. The focus on that area was a park and a meeting place for the community. The commercial area was secondary to the meeting place and that was the bases for dipping into the City's Utilities Department "pocket" to redo the building in order to do it "for us." The building was a place the community

cared about, took pride in what it looked like, and the functionality. The Commission wanted to quantify the amount of commercial space. There was concern that the Casino Building needed to be a public focal point and at times the City got away from that, which undervalued what it meant to the community. He said it was fine that there was a place to eat, but the Casino Ballroom needed to be a place that promoted things that may not make money. The community's concern was not about selling or not selling the beach. He said the concern he heard was that the City had to be careful about the beach making money or going into a private/public partnership.

Vice Mayor Maxwell said that he was serving on the Commission in 2001 and 2002 when a decision was made to seek at $19 or $20 million bond to rebuild the beach. He said he was the only person who said it could not be done and objected because the vast majority of the users did not live in the City. Those individuals who used the beach were regional, which then made it a regional beach. At that time he asked why Lake Worth residents would "foot the bill" for the region at the residents' expense. Usership did not change, and the beach area continued to be used as a regional beach. The fact that there was 19 acres of beach was spun off by the previous Commission in order to break even and to no longer be funded by the public. When the Casino Building renovation was being considered, he said the proposed business model would not work and gave many reasons why it would not. He said that was why the Beach Fund was created in order to pay for itself. The Beach Fund was supposed to pay the Utilities Fund back. Afterwards, staff was cut, maintenance deferred, the City did not keep up with its capital plan, and corners cut to fund the Beach Fund. These changes created an unsafe situation, which was how the Casino Building was now in a situation because it was not maintained. The ITN was to cover commitments made by the City's predecessors. Lake Worth told the public that the building would "break even." The City took $6 million from the Utility Department, continued to raise rates, but did not find money for infrastructures. The Casino Building was overbuilt. During the reconstruction discussion, he said he looked at the vendors and companies and asked them if the building would cost no more than $6 million. He said he was told the Casino Building would be built for $6 million, then items were removed from the project to keep the costs down. The building does not have a Certificate of Occupancy yet because it was not built right. The big question was that all City funds needed to balance, but the Beach Fund was not balanced. The deferred maintenance would catch up with the City. The building was not staffed enough. The project did not do what it was intended to do. Had it gone without a hitch, there would have been no discussion about the ITN. He said it bothered him that people did not understand how the City got here, and they needed to know. Once the public knew, it would be easier for them to understand how to get out of the mess. He asked why the City would invite people to respond to the ITN when the City did not know the capacity. Any development would create cars and, if the City did not know what its capacity was, then it did not know

what it could do. If the Commission moved forward and did something at the Casino Building, the City would not be financially liable. A private company would make sure its assets were protected.

Commissioner Maier said there were two different perspectives. A regional beach because people outside Lake Worth enjoyed the beach. If outside people used the golf course, he asked if that made it a regional golf course. Lake Worth owned its beach, it was the heart of the City, and it was personal to each one. He said that if the decision was to not keep it the City's, then he would be on the opposite side.

Commissioner Amoroso commented that people could not live in the past. There was a need to move forward. New memories would be made. He said he was a native, born and raised in Lake Worth. He owned three businesses and said the last thing he would want was for overdevelopment or to overdevelop the beach. The Casino Building was financially bleeding. It had nothing to do with the beach, but the beach complex. The Casino Building did not pay for itself. The pool area was not included in the original plan. The City was now trying to fix a problem. There was a need to move forward, a need to make sure it was done, and a need to take in all of the considerations. A portion of the beach area was a park; however, the lease rents and common area maintenance (CAM) rates were not up to par. There was a need to make sure the rents and CAMs paid for itself. There was a need to look at the business plan structure to make sure the City paid for its overhead.

Mayor Triolo announced that this was the time for public comment.

Peggy Fisher commented that she agreed with Commissioner Amoroso about having leases cover costs. She said she had no problem with subsidizing the park portion, but not businesses. Previous Commissioners agreed to accept $5 million from the County for improvements; however, the County dictated the number of parking spaces that needed to remain for regional residents. She said she heard from Anderson Carr that rents were sufficient to cover the CAMs. She commented that she did not have a problem keeping the park, but not subsidizing the commercial businesses.

Retha Lowe commented that the City had been tossing the Casino Building "football" issue around for 40 years. Vice Mayor Maxwell, Commissioner Amoroso, City Manager Bornstein, and City Attorney Torcivia all explained everything. She said it would not matter how much was explained or known because the issue would still be discussed for another 40 years. A traffic study should have been done as part of the project, but did not want to spend any more taxpayer money for it. The Commission needed to listen to residents and take heed on what was being said. She suggested the Commission vote on one of the Selection Committee's recommendation and not continue to discuss the issue for another 40 years.

Dean Sherwin asked how much money the City was losing and the allowable space that could be built. He said he did not mind subsidizing for the residents. He asked who used the beach; said the beach was busy especially on weekends; and most of those who used the beach were from out of town, which did not benefit the residents. He said he wanted local businesses to benefit from the beach and provide employment. He said he also wanted to put Lake Worth "on the map" in a good way. He supported expanding the swimming pool, said the current pool was ugly and in the way, and the City could do something manageable with the pool space.

Robert Lepa said he wanted to hear presentations from Hudson Holding and Anderson Carr before he heard the chatter of the Commission. The City was still talking about the Casino Building. For years, the John G's Restaurant at the Casino Building was subsidized by the residents. There was a need to have the commercial aspect pay for itself.

John Szerdi said he was a part of the Kimley Horn team to engineer the Casino Building renovations. At that same time, William Waters, the City's current Community Sustainability Director, was part of the REG Architect team. The original Request For Proposals (RFP) included renovating 50% of the second floor. What was built was doomed. He said the de-engineering of the project took out all of the energy efficiencies. The building was also supposed to have been on pilings, which was taken out. He asked how the previous Commission could add 30% more to what was originally planned and still stay within a $6 million budget. He cited items that were removed from the original design and problems with the structure. He commented that the City financed the Casino Building using Utility Fund money and asked to see the proposals.

Reverend Elie Louissaint asked to see the proposals.

Peter Timm said he was fed up with what was going on in Lake Worth. The Mayor did a good job selling how bad the Casino Building was. Parking fees were increased and he asked where the money was going. The Casino Building was not a losing proposition if it was done right. The only people making money were the contractors and tenants renting below the market rate. The City was collecting a lot of money at the beach and should be collecting more. The City wrote off a debt for the golf course and taxpayers paid for maintenance of ball fields.

Lee Lipton said he bought Benny's On The Beach Restaurant two years ago and was doing everything he could for Lake Worth. He had 76 employees. He said he looked into leasing the Casino Building's second floor space and said there were reasons why it was empty. If someone wanted to invest money into the area and the area reached a point where everyone was doing well, then a business on the second floor made sense. He asked how

many jobs would be created. He said this process was an evolution, the pool area was an embarrassment, and said he believed there should be a lot more things available for Lake Worth.

Barbara Aubel commented that Lake Worth was "Where The Tropics Begin" and "Where Discussion Never Ends." She said she had listened to the discussion on this subject for years. The beach could never be sold so she asked everyone to stop eluding to a sale. She said she was a wedding planner and the second floor space was unusable for weddings because it did not have reasonable space. She cited her reasons why the space was not usable and said there was no hot water in the kitchen. She said she hoped the commercial spaces were doing okay. She commented that someone needed to make a substantial change to the second floor to make it work. There was a need to move forward and not let "poking the beach" get in the way of doing other things.

Herman Robinson said he hoped Lake Worth was not oppose to ideas that would improve the beach. The Casino Building needed improvements and needed to be self-sustaining. The Commission was elected to set policies and provide amenities. The Commission should know the income and expense and not be affected by the hysteria of selling the beach. The City asked for ideas, then rejected them. The pool and second floor of the Casino Building needed improvements. The Commission needed to cut the "bull shit" and make a policy on the beach. The building was built, now deal with it, and do not spend another two years talking about it.

Jo-Ann Golden said she loved Lake Worth and worked to make it a great place to live. That commitment was why everyone was present at this meeting. She said it was not possible for everyone to love one another, but as good parents think about their children first, residents should think about this little planet and beach. Sustainability was not just to provide property or water, but to provide safety in a community that everyone loved. It was a shame that there was no Certificate of Occupancy issued on the building because that was a problem. Residents were promised a building. The building was leaking, was built improperly, and did not provide safety for the community. There was no need for anymore buildings at the beach. She suggested getting the space rented, having a usable kitchen, forget about taking any of the proposals, and fix what was needed.

Rosann Malakates said she was amazed at the projects that went on before, which proceeded without an impact study being done. Making a decision without the right information did not make sense. She said she could not see how the Commission could move forward without the proper input or studies. The pool was there to teach children how to swim. The pool was meant for people to swim and not for parties.

Mayor Triolo read the comment written by Fran Eberhardt. Ms. Eberhardt wrote [asking] this Commission to remember what happened with Greater Bay. Be very careful. There was no need for a convention center on the beach. It was fine the way it was.

Laurel Decker said a lot of time was spent talking about the past and very little talk about the solution. This was a financial problem without discussing a financial solution. No one was talking about selling the beach, but selling out. The City Manager said the Beach Fund was not paying back a loan from the Utility Fund; however, she said she did not believe that because $250,000 was paid in the last fiscal year and $200,000 was paid in this fiscal year. There had not yet been one full year of operations and the financial information had not yet been audited. Asking for plans to build on the beach was jumping the gun without knowing how much money was being lost. In 2012, $1.8 million in debt was forgiven for the golf course. If one fund was forgiven, then the Beach Fund should be given a chance. She suggested working with the numbers until the terms of the leases came up again because ten years was not a long time for a City.

Ginny Powell said she was a resident for 28 years and for years she had been waiting to see something happen at the beach. The people of Lake Worth did a lot to make it a "people beach." Problems at the beach were raised by the same people who designed it. She asked for the second floor of the Casino Building to be viable and what the minimum cost to fix it up would be. She said it was a short period of time to be upset about the finances. The parking fees were increased by 25 cents per hour and said she heard that the City made a lot of money. People could not get to the beach because of the traffic.

Greg Rice commented that this issue had been kicked around for years. Everyone had fond memories of places in town, and the Casino Building had commercial tenants for years. Yes, everyone wanted public space and there was no parking spaces available on the weekends; however, there was a need to draw people to the beach during the weekday. The existing problems of the Casino Building needed to be addressed. He said he wanted to hear about the three proposals and that there was no place around to rent oceanfront space for $20 per square foot.

Barbara Jean Weber said every word shed light on what was not known. It was time for the Commissioners to hold hands. Everyone was caught up about the numbers not adding up. She asked if it was possible to take the best of the ideas and combine them. There was talk about the mistakes made on the building, but the Commission was making the same mistakes. The Commission was smart, bright, and had the advantage of having each other and staff. She asked the Commission not to close their ears. It was not a matter of size. She asked the Commission to move forward. The Selection Committee members were vocal. She asked the Commission to

respect each other. This was an opportunity to take care of what was already there. She suggested getting volunteers to work at the Casino Building.

Janet Labanara commented that she was a new resident to Lake Worth and that it would be good for all to know that she chose Lake Worth over other cities because of many things. Lake Worth was a fabulous place. She said she did not care that there were problems, but this was an opportunity to get a stronger economic base. People were afraid of overdevelopment. She said she was concerned about crime and a stronger economy would affect crime. She suggested having a traffic study and bringing in experts to help the Commission make a decision.

Mayor Triolo read the comment written by Erika Bell. Ms. Bell wrote [asking the Commission] to spend $50,000 to create a City staff position of curator [who would] book the Casino Building space and the pool. No one ever realized they could rent it. Lake Worth was full of potential fantastic events.

Mayor Triolo left the meeting at 9:06 PM and passed the gavel to Vice Mayor Maxwell.

Mary Watson said it was fiscally irresponsible and disingenuous to say the beach must be privatized because it was losing money from the pool. Close the pool if that was the real issue. The ITN was grossly misrepresented to Commissioner McVoy and the public. Many people live in Lake Worth because it was a beach community. She asked why the residents should pay for the Casino Building for Hudson Holding or have to pay the $6 million back. A convention center could be constructed anywhere, but the beach. The public was overwhelmingly against this. This was the reason why John Szerdi was not re-elected. If buildings were constructed that lasted longer than 20 years, then the residents needed to vote on it.

Elise Crohn said she was amazed by all of the opinions and that there was value in each of them. A lot of people were upset because it took so long, and should have taken longer. She said she was concerned about the Hudson Holding proposal and that there was a need to do a lot more homework. She said she missed the discussion on how the ITN process was decided.

Tammy Pansa commented that she was still waiting for the formal presentations of the projects to be heard by the Commission. She asked if everyone was supposed to trust the ITN, said she wanted to hear straight from the proposers, and wanted to see the presentations. Two hours was just spent rehashing why the ITN did not work.

Cara Jennings said disturbing statements were made by one of the Selection Committee members during the February ITN meeting regarding

not meeting again until after the March election when Commissioner Szerdi would be re-elected. The public did not support any privatization at the beach. The public wanted 100% of the entire beach owned by the City and to remain public. Any Commissioner who supported a private/public partnership was not re-elected. There was a lot of commotion about losing money without an audit being done. It was a shame to go the ITN route. She said the public did not want a larger building. She asked what the City was doing about a developer who built an inferior building.

Marty Welfeld said the public was uninformed and trends could be looked at without a financial audit. Elected officials observed and acted. The City was bleeding and the loan was not repaid. If the City had taken out a loan from a bank instead of borrowing from the Utility Fund, it would be in default. There was a need to move forward. The past was not the path to the future.

Mayor Triolo returned to the meeting at 9:18 PM and resumed the gavel.

Jim McCandlish said he wanted to save the olympic-size pool. Before the City bulldozed it, he asked the Commission to look into marketing it to pay for itself. Children swam in the pool. It was time to make the pool work again. He said he had a plan, prepared by a former pool employee, to get people involved to generate revenue. An Olympic swimmer talked about bringing in clubs from England to work out. Since the renovations, the beach was never more crowded. He suggested marketing the second floor and pool.

Ramsay MacLeod commented that he had listened through the studies and Commission work sessions, and the bottom line was that the Commission made the decision on the proposals. He asked the Commission to defer a decision and go back to the citizens on the aggressive way to go. There was a need for information on what could be built. He supported getting traffic, impact, and/or sustainability studies. There was a need to support businesses and a need for the financial audits to be available to the public. If businesses were failing, then the business might be in the wrong location. There was a need for the studies and information within 90 days, then schedule a public showing of the proposals.

Richard Guercic said he attended the last ITN meeting and was pleasantly surprised at the Selection Committee's comments and the process. The comments given by Commissioner Amoroso and William Waters, during the Selection Committee discussion, needed to be disseminated. The process needed to move forward.

Maryann Polizzi commented that everyone voted in the Commission and there was a need to respect them. She said she lived in Lake Worth for 30 years and believed that there would be more taxes if everything stayed the same. It was a travesty, it was a simple solution, and many had different

opinions. She said her opinion was to move forward and get Lake Worth on the map instead of being called "Lake Worthlessness." Regardless of what was chosen, it was important to do something.

Commissioner Amoroso left the meeting at 9:38 PM.

Commission comments/requests summaries:

1. Commissioner Maier said the public comments he heard were that, without real, audited numbers, the City could not move forward with new development. The Casino Building needed to be fixed and the builder was responsible for fixing it up and solving the problems. The City needed to fix the building that was already at the beach. Getting studies done were for the future. Many individuals said there was not enough information to come up with a new development at the beach.

Commissioner Amoroso returned to the meeting at 9:40 PM.

2. Commissioner McVoy commented that everyone agreed there was a level of problems with the Casino Building. There were other issues with the upper floor design and some of those things could be solved and pushed back onto the builder or designer. He said he did not know if some of the corrections were done. Before entering into a private/public partnership, he suggested the building get fixed in order to receive a better lease price. He asked what the rush was to go into a partnership when there were other City assets that were losing money. The golf course lost money for years, and the City forgave that debt. He asked why it was okay for the golf course to lose money, but the City not support an amenity at the beach. He supported doing things to fix the problems with the building in order to open up an opportunity for a better restaurant. The building was designed after many public charettes.

3. Commissioner Amoroso suggested Commissioner McVoy meet with the City Manager or City Attorney to discuss the issues the City had with the developer or contractor. The parking fee revenues were currently paying for the Casino Building's overhead and maintenance. He said the parking fees should not be paying for the overhead. There was a $1.8 million deficit at the golf course, which was taken off the budget's line item. The deficit was not forgiven. Former Commissioners were talking on blogs and emails, which resulted in the City having to pay a $1.6 million lawsuit settlement.

4. Vice Mayor Maxwell commented that fixing the Casino Building would not change the financial picture because of the rents received. An audit was done every year; however, an audit did not address how money was spent. He said he was still waiting for information from staff about the building's bleeding finances, the amount of staffing needed to operate

the Casino Building, and the maintenance costs. He said businesses needed to pay for what was needed, including property taxes. He asked to see the proposals and suggested 30 minute presentations by each of the proposers be made before the Commission. He said he did not want to hear from blogs.

5. Mayor Triolo said the City could not afford to lose money every year. Pension and public safety costs were increasing every year. The City was trying to operate on a $28 million budget, which decreased every year. She asked everyone to think about how things had changed. Everything did not have to make a profit, but facilities with commercial buildings had hard costs and needed to support themselves. If a profit was made then that money could be reinvested into the Casino Building. Residents should not have to pay a dime to fix a piece of the Casino Building because it was already paid for. She asked what amenities did the community want and deserve. The decision should be made by the community. There were 27 public meetings to discuss the Lake Worth 2020 infrastructure improvements, so this decision would not happen fast. There was a need to see the proposals. Not having the proposals here was a misrepresentation because everyone was taking about something without knowing what they were talking about. The City could never build, do, or plan anything unless there was a business model to sustain itself. If not, then the City would be setting itself up for failure.

6. Commissioner Amoroso said the Selection Committee made recommendations and there was a need for clarification on the Commission's direction. The reason why there were no proposals presented at this meeting was because one of the proposals was not pushed forward and was not included as one of the Committee's recommendation. The Committee's recommendation was to look forward, possibly negotiate with the upstairs renter, and to possibly look at doing studies. If the Commission was not going to take the Committee's recommendations, then the Selection Committee members needed Commission direction that at the next Commission meeting, the Commissioners wanted to look at all three proposals and to bring all three forward at a public meeting. If that was the Commission's direction then it would be that the Commission did not take the Selection Committee's recommendation.

   Mayor Triolo responded that no decision would be made at this meeting.

   Vice Mayor Maxwell suggested Commissioner Amoroso bring back his comments at the next Commission meeting.

   Mayor Triolo responded that the Commission could then give direction to set up a meeting in which to discuss and vote on the issue.

4. ADJOURNMENT:

Consensus: To adjourn the meeting at 9:42 PM.

PAM TRIOLO, MAYOR

ATTEST:

PAMELA J. LOPEZ, CITY CLERK

Minutes Approved: June 16, 2015

A digital audio recording of this meeting will be available in the Office of the City Clerk.