

CITY COUNCIL CONFERENCE MINUTES

April 12, 2016

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a conference at 5:04 p.m. in the Municipal Building Conference Room on the 12th day of April, 2016, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray, and the Norman Public Library at 225 North Webster 48 hours prior to the beginning of the meeting.

YEAS: Councilmembers Allison, Castleberry, Heiple,
Holman, Jungman, Lang, Miller,
Mayor Rosenthal

NAYES: Councilmember Williams

Item 1, being:

CHANGE ORDER NO. ONE TO CONTRACT K-1415-118 WITH CIMARRON CONSTRUCTION COMPANY INCREASING THE CONTRACT AMOUNT BY \$116,004 FOR A REVISED CONTRACT AMOUNT OF \$1,302,564 FOR THE LINDSEY STREET COMMON UTILITY TRENCH PROJECT.

Mr. John Clink, Capital Project Engineer, said on November 22, 2011, City Council approved federal funds to widen and reconstruct Lindsey Street between 24th Avenue S.W. and Berry Road. One of the City's key obligations for this project is relocating all existing utilities in the corridor that may be in conflict with street and storm water improvements. Public right-of-way is limited to 100 feet of width along Lindsey Street and in order to fit all existing and proposed utilities into that limited space the project design team developed the concept of a "common utility trench." Rather than placing the relocated utilities in separate trenches located horizontally along Lindsey Street, multiple utilities would be relocated to one trench and stacked vertically in separate conduits. On April 14, 2015, Council approved Contract K-1415-118 with Cimarron Construction for construction of the Common Utility Trench Project.

Mr. Clink said construction bids are determined using estimated plan quantities multiplied by the contractor's unit prices for all bid items of the contract. The total of all of these costs represents the contractor's bid and, during construction, each quantity is measured in the field and the contractor is to be reimbursed based on the actual quantity. Change Order No. One adjusts the contract amount from previously estimated quantity costs to actual measured quantity costs. Twelve bid item quantities changed with seven that increased the contract for a total of \$162,599 and five that decreased the contract amount for a total of \$46,595. The net contract change is an increase of \$116,004 or 9.7%.

Items submitted for the record

1. Text File K-1415-118, Change Order No. One, dated March 15, 2016, by John Clink, Capital Projects Manager

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Item 2, being:

DISCUSSION REGARDING PROPOSED AMENDMENTS TO DEVELOPMENT AGREEMENT NO. 5 FOR UNIVERSITY NORTH PARK.

Ms. Kathryn Walker, Assistant City Attorney, said proposed amendments to Development Agreement No. 5 (Agreement) were presented to Council in December 2015, in a Council Conference. The City Council Finance Committee and the University North Park Tax Increment District (UNPTIF) Oversight Committee reviewed the amendments in January and March, 2016. She said the amendments addressed four primary areas as follows:

- Incentive criteria updating and clarification
- Coordinated Master Planning
- Construction of Entrances into the District and Lifestyle Center
- Timeline extensions for Cultural Facility and Lifestyle Center development

Ms. Walker said during the process, Staff continued to negotiate and tweak the Agreement and Council is now being presented with an update of that process. She introduced representatives from University Town Center, L.L.C., (UTC, LLC) the developer for the south half of the UNPTIF and University North Park, L.L.C., (UNP, LLC), a subsidiary of the University of Oklahoma Foundation (OU Foundation) and owner of the north half of the UNPTIF.

Incentive Criteria and Updating and Clarification

Ms. Walker said the UNPTIF Project Plan authorizes up to \$8.25 million to be made available for retail incentives, but to date, none of these incentives have been granted to the developer. Currently, a retailer could request an incentive if two of the following criteria are met: (1) the retail store does not exist within a 21 mile radius, (2) retail sales thresholds were met (\$175 per square foot for stores more than 10,000 square feet and \$275 per square foot for stores less than 10,000 square feet), and (3) the retail store is relocated from outside of Norman.

The proposed incentive criteria amendment tightens that criteria and brings in an element of the City's vision for the design of the Lifestyle Center. Under the new proposal, a retailer would not be eligible for an incentive unless (1) the retail store does not exist in Norman, (2) higher retail sales thresholds are met (\$300 per square foot for stores more than 10,000 square feet and \$400 per square foot for stores less than 10,000 square feet), and (3) the design incorporates urban design elements of walkability and connectivity. All three of these criteria must be met to be considered by City Council; although City Council would still have authority to grant an incentive, the added language helps define when such an incentive might be considered.

Mayor Rosenthal said in order to be clear, even if a retailer meets all the requirements, it is still Council's decision on whether or not to grant the incentive and Ms. Walker said yes. Ms. Walker said the idea was to set minimum thresholds for eligibility to ensure the developers and the City are on the same page as far as the Lifestyle Center and what the City envisions for that.

Item 2, continued:

Coordinated Master Planning

Ms. Walker said there is currently no requirement for coordinated master planning beyond the original 2005/2006 Project Plan. The OU Foundation wants to master plan its land since market demands have changed significantly since the UNPTIF was adopted in 2006. The proposed master plan for the north half presented an opportunity to coordinate future development of the north half with the existing and planned development for the south half with the focus on the Lifestyle Center. The master planning will be conducted by RTKL Associates, a global architecture planning and design firm. In the north half, RTKL will test fit a range of uses and densities, incorporate urban design and walkability into the plan, and identify the optimal uses for the property. In the south half, RTKL will identify potential anchor tenants that could be supported by the Norman market, identify key uses, test fit a range of uses and densities that incorporate the Lifestyle Center into Legacy Park and the hotels, all while considering urban design concepts, walkability, and connectivity.

Originally, it was proposed the Norman Tax Increment Finance Authority (NTIFA) would split the cost of the master planning effort (\$40,000) with UNP LLC with each party paying \$20,000; however, under the current proposal, the City would be sharing the costs of its portion with the developer for the south half (\$10,000 each). The developer expressed a willingness to fund the full \$20,000 for the south half, but Staff believes funding a portion of the master plan ensures the City will have input into the planning process.

Construction of Entrances

Ms. Walker said Council has long expressed a desire for an entrance into the UNPTIF at Robinson Street and 24th Avenue N.W. A proposed design was circulated several years ago, but a funding arrangement has never been finalized. The Agreement allows University North Park (UNP) Business Improvement District (BID) funds to be used for this purpose. It is estimated the Robinson Street entrance will cost an estimated \$300,000. The original proposal was for two entrances to be constructed, one at Robinson Street/24th Avenue and one at Legacy Park Drive/24th Avenue marking the entrance into the Lifestyle Center. The Lifestyle Center entrance costs were estimated to be \$600,000 to be funded equally by UTC LLC, UNP BID, and the enhanced landscaping allocation from the NTIFA.

In the new proposal, the entrance design would be modified to ensure it ties into Legacy Park features. The new design would be installed at Robinson Street/24th Avenue and Tecumseh Road/24th Avenue entrances to “bookend” the district. The Tecumseh Road entrance would be funded equally by UNP LLC and BID (estimated to cost \$150,000 each) and the Robinson Street entrance would be funded equally by UTC LLC and BID (\$150,000 each). The Lifestyle Center entrance is no longer included in the proposal.

Timeline Extensions – Cultural Facility

The original Agreement identified approximately two (2) acres of land south and east of Embassy Suites that obligated the developer to donate it to the City. An option was also granted to the City to purchase additional land adjacent to the site at five dollars (\$5) per square foot. That option expired

Item 2, continued:

on June 30, 2015, but under the current proposal, the City will be allowed to move the donated land to a site north of and adjacent to Embassy Suites. The option to buy additional land at five dollars (\$5) per square foot and the timeline for development of the additional land would be extended to June 30, 2026.

Timeline Extension – Lifestyle Center

Ms. Walker said the original Agreement contemplated development of the Lifestyle Center before development of Legacy Park, but in 2007, Development Agreement No. 3 reversed the order and provided for certain penalties to reimburse the City for frontage road and Legacy park costs if at least 250,000 square feet of retail space is not built to shell completion for the Lifestyle Center by January 1, 2016. In 2012, City Council approved Development Agreement No. 5 that credited UTC LLC with the square footage of the Crest Store toward the penalty provision and extended the deadline to January 1, 2018, for UTC LLC to construct the remaining 146,000 square feet of retail space to shell completion. If the developer fails to meet the deadline to construct retail space to shell completion, the money must be repaid to the City for the frontage road (\$2.4 million) and Legacy Park (\$5.9 million).

The deadline for the Lifestyle Center has been problematic since the recession of 2007 through 2009, and discount retail has rebounded more quickly from the recession than more upscale retail. Large retail anchors are more cautious with expansion plans and new stores are smaller than the pre-Great Recession. The master planning effort will help to shape the development of the Lifestyle Center into something that is designed to be successful and sustainable. Additionally, the City is aware of a proposal for a regional draw entertainment venue that, if built, could help define the area as a destination and diversify the tenants for the Lifestyle Center.

Ms. Walker said the current amendment extends the deadline for approximately 146,000 square feet of retail space in the Lifestyle Center area to June 30, 2023, to allow the planning efforts to move forward and the regional draw entertainment venue possibility to be further explored. It clarifies the stores that locate in the Lifestyle Center must be from outside of Norman, which is a further anti-cannibalization provision. If design concepts that are important to the City, such as urban design, walkability, and/or mixed use concepts are used, an additional three-year extension may be given to allow the project to come to fruition as envisioned.

The developer suggested a Lifestyle Center Planning Committee be formed to meet in conjunction with master planning efforts every March and October so the City can review design concepts as well as potential tenants. This would be a good way for the City to be kept informed of the progress the developer is making on the Lifestyle Center.

Regional Draw Entertainment Venue

Since January, the City has learned of a potential regional draw entertainment venue that could be located in the UNPTIF. The developer has expressed a willingness to reserve 16.87 acres north of Embassy Suites and the new Cultural Facility site for this venue. The developer has agreed to hold

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off on developing that land for 30 months and to sell it for \$5.50 per square foot. The 30 month deadline can be extended if the project is moving forward towards realization. The entertainment venue could solidify this area as a destination and help spur other components of the UNPTIF Project Plan.

Councilmember Jungman asked what “entertainment venue” means and Mr. Jeff Bryant, City Attorney, said some of the things discussed included a concert hall, sporting event center, etc., to bring visitors to Norman to shop, eat, and attend events. Councilmember Jungman asked what the advantage of that venue being in the UNPTIF versus other locations in Norman and Mr. Bryant said the fact that the developer is willing to offer land at \$5.50 per square foot plus hotels within walking distance so it would be part of the synergy in the area.

Councilmember Miller said in the original Development Agreement No. 5, the developer is required to construct 146,000 square feet of retail space to shell completion by January 1, 2018, or the developer has to pay back the frontage road and Legacy Park costs. Does that mean the 146,000 square feet has to meet the standards set in that agreement? Can they build the 146,000 square feet for any retail and not pay the money back? Ms. Walker said the standards state 146,000 square feet of shell completion, so there are no standards saying the retail space had to be leased or the type of retail the space had to be leased to. Councilmember Miller said standards will not be changed until the new Agreement is accepted and Ms. Walker said that is correct.

Mr. Bryant said in the original Project Plan, \$8.25 million was set aside for incentives for the Lifestyle Center so that is the carrot approach. He said the sticky part came in when the City approved Development Agreement No. 3 allowing Legacy Park to be developed before the Lifestyle Center and the sticky part is if the developer does not complete at least 250,000 square feet of retail space to shell completion by 2016, the developer has to pay back costs for the frontage road extension and the Legacy Park construction. When the City approved Development Agreement No. 5, Council recognized development of the Crest Store (104,000 square feet) towards the 250,000 square feet requirement, which lowered the square footage to 146,000 and that requirement was extended to 2018. The new proposal would be a further extension and the theme of this Agreement has been to work together to help protect against future cannibalization of existing Norman businesses and ensure there is a mutual understanding of the types of retail the City is trying to recruit to be eligible for incentives. A regional draw entertainment venue would attract more people from outside of Norman.

Councilmember Miller wanted to be clear that the incentive is that the developer does not have to pay back the money for the frontage road and Legacy Park if 146,000 square footage retail space is constructed by 2018. Mr. Bryant said the incentive is \$8.25 million that can be available at Council’s discretion if the developer brings in a store that performs at a particular level so the incentive is really both of those things.

Mayor Rosenthal did not understand the arbitrary deadline of June 30, 2026, and wanted to know what other performance benchmarks are being done that allows the community to know that progress is being made. Are there any benchmarks here? Mr. Bryant said no, not really. He said there has been discussion regarding benchmarks and the response from developers has been that a lot of the

Item 2, continued:

development is market driven and beyond the control of the developer and the City. The developer suggested a Lifestyle Center Committee be formed to meet at least twice a year to talk through items. Mayor Rosenthal said it is her understanding this proposed Lifestyle Center Committee would be a Staff Committee, closed to the public, and meeting notices would not be posted and Mr. Bryant said that is correct due to the competitive nature of retail recruitment.

Mayor Rosenthal said Council has been updated on traffic requirements at the UNPTIF and she is assuming the regional draw entertainment venue will require additional traffic capacity. The higher end analysis presented to Council estimated \$26 to \$30 million in additional traffic improvements would be needed. Has there been any discussion in the proposed Agreement regarding how to address those traffic improvements if a regional draw entertainment venue comes to fruition that will cost the community another \$26 to \$30 million in additional traffic improvements? Mr. Bryant said that would definitely need to be addressed in a Development Agreement. He said the traffic study from Garver Engineering looked at the existing development north of Rock Creek Road without retail and the existing development with additional retail on the north half. He said additional retail on the north half would certainly increase the need for improvements.

Councilmember Castleberry said Council already committed to certain traffic improvements in Development Agreement No. 1 so if there are additional traffic improvements would that be the UNPTIF's responsibility or the developer's? Mr. Bryant said Development Agreement No. 1 set aside a particular level of UNPTIF contribution funding for traffic improvements and most of that has been spent. The remaining balance will go toward matching funds with the Association of Central Oklahoma Governments (ACOG) for improvements on the west side of Robinson Street. The developer is responsible for any further traffic improvements.

Councilmember Jungman said the City is seeking an extension because the market is not really in a place where construction of the Lifestyle Center will realistically happen by 2018, so the period between 2018 and 2023, is basically a waiting period to see if the market rebounds. Mr. Bryant said the life of the UNPTIF is 25 years and there are only 15 years left so the developer will have to get with it or the chance of obtaining incentives will evaporate just by the matter of elapsed time. Councilmember Jungman said it is puzzling to him to keep extending the deadlines to wait on a market that no one can predict and Ms. Walker said the reason for the master planning is to see what the market can bear and help to make decisions on how the area gets developed based on that. Councilmember Jungman did not understand why the City should spend \$10,000 of UNPTIF funds on a master plan because if a master plan is that important to retail, the developer should be happy to carry that cost. Mr. Bryant said the developer did offer to pay the full \$20,000, but the reason the City suggested they split the cost is because Staff felt it was important for the City to have a "seat at the table" with the developer, but Staff will do whatever Council desires.

Councilmember Lang asked if a Lifestyle Center Committee could have a potential of hindering development because the Committee would only meet twice a year and Mr. Bryant said twice a year is a minimum time to meet. If development picked up the Committee could meet more often.

Councilmember Jungman asked what the percentage of retail sales in the UNPTIF over the last four to five years has been and Mr. Anthony Francisco, Director of Finance, said around 12%. Councilmember Jungman

Item 2, continued:

asked if that was proportionate to other retail areas in Norman and Mr. Francisco said he has no way to measure that. Councilmember Jungman said it would be nice if Norman could diversify where its new retail is located because every retail business in the UNPTIF received a substantial tax break in terms of what goes to the City's General Fund. The General Fund is struggling and the City is asking citizens for more money in the form of a storm water fee and he is troubled by that. Councilmember Allison said Norman is being promoted in all areas, but the fact is that a retailer will build where they want to build and where people are spending money and according to traffic counts, that is in the UNPTIF. Councilmember Jungman said if that is the case then the City should not be incentivizing or tying up the General Fund to entice people to go to the UNPTIF because it sounds like it is enticing on its own.

Mr. Bryant said Staff plans to bring the proposed amendment to the Agreement to City Council for consideration on April 26th due to the time sensitivity. Councilmember Castleberry asked why this needed to be decided in two weeks as opposed to six months from now. Mr. Robert Collette, UTC LLC managing partner with Mr. Bob Stearns, said the UNPTIF has been a true partnership between the City of Norman, UTC, LLC and UNP LLC. He said the UNPTIF was once a piece of land that was not on the tax rolls and ideally suited for retail. The developers can currently develop the property any way they want to, but they prefer to bring in the type of tenants the City deserves. Everyone wants a development the City can be proud of and the original vision was outstanding and considering the economic downturn in 2008, the UNPTIF is doing well. He said the retail environment has changed drastically since 2008, but by working together the dreams of the original plan can be realized.

Mr. Collette said the developers have spent hundreds of thousands of dollars on site planning and marketing of a Lifestyle Center, in order to accommodate the current timeline, they would need to begin immediately to avoid the penalty. The developers could move on with tenants wanting to develop in the UNPTIF, but they are not the tenants needed in this environment. He said we need to stay together and work together to ensure the original vision comes to fruition so developers are asking Council to please take this Agreement to Council on April 26th to support the team.

Mayor Rosenthal asked if the urgency is to develop the 146,000 square feet to fill empty shell buildings and Mr. Collette said UTC LLC wants to find the right tenants and constructing shell buildings in order to meet a deadline would not be conducive to attracting the type of tenants the City has envisioned all these years. He said there are not many developers that would not have already started construction to fill spaces, but he wants to work with OU, the City, and other stakeholders to do what is right for Norman.

Mayor Rosenthal felt there is already a disconnection between the original dream and what has happened in the UNPTIF and that is the problem Council has to grapple with. She said seeing an article in the newspaper's business section regarding the ribbon cutting for a resale store in the UNPTIF is further evidence there is a huge disconnect about the types of tenants that are going into the UNPTIF. She said that is the reason Council wants benchmarks for performance going forward. Councilmember Jungman agreed and said it is hard to see how a Lifestyle Center will fit into that puzzle. Mr. Bob Stearns said those types of retail stores generate the traffic necessary to make the capital investment necessary to attract the high end retailers who look for high traffic locations, not empty fields. He said UTC LLC is fully committed to bettering the original vision, but some retail stores might not fit everyone's opinion of what should be in the UNPTIF.

Item 2, continued:

Items submitted for the record

1. Memorandum dated April 8, 2016, from Kathryn L. Walker, Assistant City Attorney, through Jeff H. Bryant, City Attorney, to Honorable Mayor and City Councilmembers
2. Memorandum dated December 7, 2015, from Kathryn L. Walker, Assistant City Attorney, through Jeff H. Bryant, City Attorney, to Honorable Mayor and City Councilmembers
3. City Council Conference minutes of December 8, 2015
4. Memorandum dated January 12, 2016, Kathryn L. Walker, Assistant City Attorney, through Jeff H. Bryant, City Attorney, to Honorable Mayor and City Councilmembers
5. Pertinent excerpts from Finance Committee minutes of January 14, 2016
6. Tax Increment Finance (TIF) District #2 – University North Park (UNPTIF) Oversight Committee minutes of March 22, 2016
7. UNPTIF – Development Agreement No. 5 Amendments

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Item 3, being:

PRESENTATION OF THE WESTWOOD FAMILY AQUATIC CENTER PRELIMINARY CONCEPT.

Mr. Dave Schwartz, Waters Edge Aquatic Design, said his company was hired to prepare the design concept for the Westwood Family Aquatic Center approved in the Norman Forward package to replace the current Westwood Pool, which is fifty years old. He said Waters Edge Aquatic Design distributed a survey on citizen’s preferences regarding three groups of features for a public pool and received approximately 850 surveys back. The survey sources included paper forms, interactive Portable Document Formats (PDFs), and an online survey (i.e. Facebook, City’s website, etc.). The survey period began March 9th and ended March 28th, 2016. Public meetings were held on March 9th, 10th, 23rd, and 24th, 2016; Staff meetings were held on March 9th, 10th, and 24th, 2016; and Family Aquatic Center Ad Hoc Committee meetings were held on March 9th, 10th, and 31st, 2016.

Mr. Schwartz said citizens were asked to rate their preferences on a scale of one through eight with one being the most desired preference and eight being the least favorite preference. The survey results show preferences from most preferred to least preferred as follows:

Large Featured	Water Slides	Moderate Features
Lazy River	Family Slide	Shade in Water
Large Water Slides	Enclosed/Open Slide	Small Sprays
Play Structure	Tube/Raft Slide	Water Walk
Lap Swimming	Swirl Bowl Slide	Tall Sprays
Shallow Water	Aqua Loop	Toddler Slide
Deep Water	Funnel Slide	Underwater Bench
Waves	Boomerango	Climbing Wall
Flow Rider	Speed Slide	Wet Bubble
		Water Journey
		Floatable
		Basketball Goal
		Log Roll

Item 3, continued:

Mr. Schwartz said many of the features preferred in the survey are included in the preliminary Westwood Family Aquatic Center design layout. He said even though the basketball goal did not score high in the preference, it is pretty inexpensive and a lot of fun so it is being included in the preliminary design. He said there is a small area of land that could be used for expansion of pool features in the future. He said the bathhouse will be large because it has to be based on the Oklahoma Health Department requirements for water surface area. He highlighted the bathhouse layout, administration building layout, and concession area layout.

Mr. Schwartz highlighted preliminary capital and operating costs. He said preliminary capital costs will be \$10 to \$10.7 million with preliminary operating costs of \$369,000 and preliminary revenues of \$388,000, which are based on comparable facility experiences.

Councilmember Miller asked if operational expenses can really be projected going forward as the facility begins aging. Mr. Schwartz said yes, once the final features are chosen, Waters Edge Aquatic Design can project maintenance costs over the next 20 years and recommend an amount of funding that should be put back yearly to create a sinking fund for maintenance costs.

Councilmember Jungman asked how much a person would be charged for the City to acquire the revenues projected and Mr. Schwartz said \$7 per person or \$120 for a family season pass for four people was used in the projections. He said there would be lower cost for seniors and young children, but he did not remember those rates. He said the City does not want to overprice the facility because the public has other choices so while the City does not want to be the cheapest choice, they do not want to be the more expensive one either. Councilmember Holman asked the current cost at Westwood pool for one day and Mr. Jud Foster, Director of Parks and Recreation, said \$6 per person per day. Mr. Schwartz said the goal is attendance so the City wants to get as many bodies in the door as possible to buy concessions, join swim teams, participate in exercise classes, and create a sense of community during the summer. He said high admittance fees will not accomplish that. Councilmember Holman said some citizens have expressed concern that a bigger, better pool means higher prices. Councilmember Allison said the City needs to charge a rate that allows them to at least break even and thought the City was in the process of preparing a fee study for all recreations programs.

Mr. Schwartz highlighted the next steps and said geotechnical testing will be needed; demolition bids need to be done in July for demolition to begin in early August; ongoing communication with the Health Department needs to be maintained; and detailed design process needs to begin.

Mayor Rosenthal said a comment was made at the Ad Hoc Committee meeting about the amount of concrete being used. She said there is almost 40,000 square feet of concrete being proposed which generates a lot of heat that will deter people from attending. She said more shade structures and more shade areas will enhance families to spend more hours at the pool. Mr. Schwartz said it would be very helpful to install mister systems along common paths to help cool the concrete. Councilmember Castleberry asked if mister systems make the concrete slippery and Mr. Schwartz said no, just cooler.

Mayor Rosenthal asked if Council is ready to give their approval to move forward and there was consensus to proceed.

Item 3, continued:

Councilmember Allison was concerned about American with Disabilities Act (ADA) access to the center island. He knows that a ramp is cost prohibitive, but he would like to have options to make this accessible so areas are not off limits to those with disabilities. Councilmember Holman agreed and said citizens with disabilities want to be integrated, not separated. Mr. Schwartz said a ramp could be installed in concert with the stairs.

Councilmember Castleberry asked about the administration building design and why there would be the need for a conference room. Mr. Schwartz said "conference room" is probably not the right terminology as it is basically a safe, cooler place for adolescents to wait to be picked up by their parents. He said the room can also be used for Staff meetings, lifeguard training, rented for parties, etc., and is currently just a suggested idea.

Councilmember Miller asked if there is will be other opportunities for public input and Mr. Schwartz said the plan is to come back in thirty days with tangible plans for the Ad Hoc Committee to review. He said time can be arranged to allow for public comment. Councilmember Miller said she would like the Ad Hoc Committee meeting to be advertised so the public can attend and Mayor Rosenthal agreed.

Councilmember Allison asked about parking and Mr. Foster said there are preliminary plans for an additional 140 spaces. Councilmember Allison asked if the additional parking is included in the capital costs and Mr. Schwartz said yes, the capital costs include the buildings, parking, deck chairs, etc.

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The meeting adjourned at 6:24 p.m.

ATTEST:

City Clerk

Mayor