

Village of Wellington

12300 Forest Hill Blvd
Wellington, FL 33414



Action Summary - Final

Thursday, November 7, 2024

4:00 PM

Village Hall - Conference Rooms 1E & 1F

Village Council Workshop

Michael Napoleone, Mayor
John T. McGovern, Vice Mayor
Tanya Siskind, Councilwoman
Maria Antuña, Councilwoman
Amanda Silvestri, Councilwoman

While this is a public meeting, there will be no opportunity for public comment at this workshop. This workshop will be live streamed, recorded and posted to the Village website for viewing.

1. CALL TO ORDER

Mayor Napoleone called the meeting to order at 4:00 p.m.

Council Members in Attendance: Mayor Michael J. Napoleone, Vice Mayor John T. McGovern, Councilwoman Tanya Siskind, Councilwoman Maria Antuña, and Councilwoman Amanda Silvestri.

Mayor Napoleone led the Pledge of Allegiance.

2. REVIEW OF COUNCIL AGENDA

Mr. Barnes said that he would like for the Workshop Item, Presentation By Habitat for Humanity, to be presented before the Review of the Agenda.

Mr. Barnes introduced the agenda for the November 12, 2024 Regular Council Meeting for review.

A. [24-6763](#)

FISCAL YEAR 2025 KEELY SPINELLI GRANT AWARDS

Mr. Barnes introduced the item. He stated that this was the Fiscal Year 2025 Keely Spinelli Grant Awards. He said that the principals and representatives from the Palm Beach County School District would be in attendance for the presentation. He noted that the schools already received their checks; however they would be attending to provide a presentation about the success stories from the prior year.

B. [24-6721](#)

AUTHORIZATION TO 1) EXECUTE CHANGE ORDER TWO FOR THE WATER TREATMENT PLANT (WTP) EMERGENCY GENERATOR 3 REPLACEMENT PROJECT AND 2) EXECUTE A TASK ORDER TO PROVIDE ENGINEER CONSULTING SERVICES FOR THE TESTING AND REPORTING OF THE CORROSION RACK TREATMENT STUDY

Mr. Barnes introduced the item. He stated that this was the Authorization To 1) Execute Change Order Two For The Water Treatment Plant (WTP) Emergency Generator 3 Replacement Project And 2) Execute A Task Order To Provide Engineer Consulting Services For The Testing And Reporting of The Corrosion Rack Treatment Study.

Ms. Panse explained the item. She provided background about the transition to an all membrane treatment. She said that the Public Utility would be proactively demonstrating to the Health Department that we are maintaining stable water under the new process. She noted that this is budgeted in the Capital Plan for this year.

Vice Mayor McGovern commented that this is a planned addition to the project.

Ms. Panse responded to Vice Mayor McGovern's comment.

Mayor Napoleone commented on the project.

Ms. Panse responded to Mayor Napoleone's comment.

C. [24-6784](#)

AUTHORIZATION TO 1) EXECUTE CHANGE ORDER ONE FOR THE WATER TREATMENT PLANT (WTP) EMERGENCY GENERATOR 3 REPLACEMENT PROJECT AND 2) EXECUTE A TASK ORDER TO PROVIDE CONSTRUCTION PHASE CONSULTING SERVICES FOR THE WTP M1 DEGASIFIER-SCRUBBER WIRING AND RACEWAY REPLACEMENT PROJECT

Mr. Barnes introduced the item. He stated that this was the Authorization to 1) Execute Change Order One For The Water Treatment Plant (WTP) Emergency Generator 3 Replacement Project And 2) Execute A Task Order To Provide Construction Phase Consulting Services For The WTP M1 Degasifier-Scrubber Wiring And Raceway Replacement Project.

Ms. Panse explained the item. She noted that there was a failure in one of the plant electrical feeds to the post-treatment equipment earlier this year. She mentioned that there was a project slated with this electrical replacement for Fiscal Year 2026 and the five-year budget but due to the failure the project was moved up to this year.

D. [24-6682](#)

RESOLUTION NO. R2024-61 (REVISED UNIFIED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING APPROVAL AND ADOPTION OF THE REVISED UNIFIED PALM BEACH COUNTY LOCAL MITIGATION STRATEGY PLAN AS REQUIRED BY THE DISASTER MITIGATION ACT OF 2000; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Resolution No. R2024-61 (Revised Unified Palm Beach County Local Mitigation Strategy Plan).

Ms. Coates explained the item. She said that this is a coordinated effort among Palm Beach County and all thirty-nine (39) municipalities to reduce the County's vulnerability on impacts related to natural disasters. She said that this plan is statutorily required in accordance with the Disaster Act of 2000.

E. [24-6847](#) RESOLUTION NO. R2024-58 (SUPPORTING THE APPLICATION TO SEEK MEMBERSHIP IN THE AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES)

A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL EXPRESSING SUPPORT TO ENROLL IN THE AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES AND APPROVING A LETTER OF SUPPORT FOR THE AARP LIVABLE COMMUNITIES DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Resolution No. R2024-58 (Supporting The Application To Seek Membership In The AARP Network Of Age-Friendly States and Communities).

Mr. Stillings explained the item. He said that this would provide support to the Aging-In Place goals within the Comprehensive Plan.

Mayor Napoleone commented on a livable community.

Mr. Stillings responded to Mayor Napoleone's comment.

F. [24-6823](#) APPROVAL OF AMENDED RESOLUTION NO. R2022-19

AN AMENDED RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL AUTHORIZING THE MAYOR TO EXECUTE A COMPREHENSIVE AGREEMENT WITH WELLINGTON ATHLETICS, LLC FOR THE DEVELOPMENT, CONSTRUCTION, OPERATION AND MAINTENANCE OF A RECREATIONAL FACILITY AT THE WELLINGTON VILLAGE PARK SITE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was the Approval of Amended Resolution No. R2024-19.

Ms. Quickel explained the item. She noted that Skip Miller, Bond Council, reached out to finalize the relocation of the Wellington Athletics from the prior location to the current location of Village Park. She said that this is necessary to comply with the original bond agreements. She mentioned the address change and numbers being updated.

Vice Mayor McGovern ask what numbers changed.

Ms. Quickel answered a question from Vice Mayor McGovern.

Mayor Napoleone asked about the numbers.

Ms. Quickel answered a question from Mayor Napoleone.

Ms. Cohen said that this just amends the resolution approving the Comprehensive Agreement. She said that we had already amended the agreement to change the location to Village Park. She noted that Mr. Miller wanted the resolution amended to reflect the change in location.

G. [24-6757](#)

ORDINANCE NO. 2024-13 (CODE OF ORDINANCES AMENDMENT TO CHAPTER 21-BUSINESS TAX RECEIPTS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON CODE OF ORDINANCES, MORE SPECIFICALLY, TO MODIFY AND CLARIFY CERTAIN PROVISIONS IN CHAPTER 21 (TAXATION) RELATED TO BUSINESS TAX RECEIPTS (BTR), AS CONTAINED HEREIN; TO ESTABLISH THE FINDINGS AND IMPLEMENTATION OF BTR; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AND EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-13 (Code Of Ordinances Amendment To Chapter 21-Business Tax Receipts).

Mr. Stillings explained the item. He noted that this is Second Reading and that no changes had been made since the First Reading.

H. [24-6826](#)

ORDINANCE NO. 2024-15 (NOISE STANDARDS)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON CODE OF ORDINANCES CHAPTER 13, ARTICLE II (NOISE STANDARDS), SECTIONS 13-4 TO 13-8, TO PROVIDE DEFINITIONS AND CLARIFY PERMISSIBLE SOUND LEVELS AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-15 (Noise Standards).

Mr. Stillings explained the item. He said that there had been a few changes per the discussion regarding animal noise.

Ms. Cohen said that this addresses Councilwoman Silvestri's concern about the animal noise.

Mayor Napoleone commented on the red line version of the ordinance.

Ms. Cohen and Mr. Stillings responded to Mayor Napoleone's

comment.

I. [24-6816](#) ORDINANCE NO. 2024-16 (PARKING FOR DISABLED PERSONS; PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON CODE OF ORDINANCES TO MODIFY CHAPTER 22 – TRAFFIC AND VEHICLES, ARTICLE II. – PARKING FOR DISABLED PERSONS AND ARTICLE IV. – PENALTIES; MISCELLANEOUS PROVISIONS, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-16 (Parking For Disabled Persons; Penalties).

Mr. Stillings explained the item. He said that there were no changes since the First Reading.

J. [24-6817](#) ORDINANCE NO. 2024-17 (VIOLATIONS AND PENALTIES)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON CODE OF ORDINANCES TO UPDATE THE REFERENCES IN SECTION 2-47. – VIOLATIONS AND PENALTIES, AS MORE SPECIFICALLY CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-17 (Violations and Penalties).

Mr. Stillings explained the item.

K. [24-6815](#) ORDINANCE NO. 2024-19 (CHRONIC NUISANCE PROPERTY CODE)

AN ORDINANCE OF WELLINGTON'S COUNCIL AMENDING CHAPTER 9 OF THE WELLINGTON CODE OF ORDINANCES, SECTIONS 9-5 (PROCEDURE FOR ENFORCEMENT) AND 9-6 (APPEALS) TO CLARIFY THE PROCEDURES FOR NUISANCE ABATEMENT AND CREATE A NEW ARTICLE VI, SECTIONS 9-46 THROUGH 9-56, TO BE TITLED CHRONIC NUISANCE PROPERTY CODE AND ESTABLISHING PROCEDURES FOR ABATEMENT OF CHRONIC NUISANCES; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No.

2024-19 (Chronic Nuisance Property Code).

Mr. Stillings explained the item. He said that this is establishing a new Chronic Nuisance Property Code Section, as well as some clarifications and updates to the Nuisance Abatement Provisions.

Mayor Napoleone asked if changes were suggested at First Reading or was it kept as it is.

Mr. Stillings answered a question from Mayor Napoleone.

- L. [24-6828](#) ORDINANCE NO. 2024-22 (VACATION RENTALS ZONING TEXT AMENDMENT)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS RELATED TO VACATION RENTALS BY AMENDING THE SUPPLEMENTARY USE REGULATIONS FOR VACATION RENTALS FOUND IN SEC.6.2.2.A; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-22 (Vacation Rentals Zoning Text Amendment).

Mr. Stillings explained the item. He said that there had been no changes since First Reading.

- M. [24-6840](#) ORDINANCE NO. 2024-23 (FLOOD DAMAGE PREVENTION)

AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL AMENDING THE WELLINGTON CODE OF ORDINANCES CHAPTER 5 BUILDINGS AND BUILDING REGULATIONS, TO REVISE THE FLOOD INSURANCE STUDY DATE; SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; REFORMATTING AMENDMENTS TO THE FLORIDA BUILDING CODE, PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Barnes introduced the item. He stated that this was Ordinance No. 2024-23 (Flood Damage Prevention).

Mr. Mills explained the item. He noted that this was Second Reading and there are no changes.

- N. [24-6855](#) CONSIDERATION OF THE PURCHASE AND SALE AGREEMENT(S) FOR K PARK

Mr. Barnes introduced the item. He stated that this was Consideration

Of The Purchase And Sale Agreement (S) For K Park. He said that Kenneth Himmel, President of Related Ross, the team from Related and Education In Motion (EiM) and George Pincus, Shareholder/Stearns Weaver Miller is present via Zoom. He said that this is a follow-up from Monday's Workshop as it relates to the Purchase and Sale Agreement (PSA). He provided background and context on the community outreach and one on one meetings with the individual Council Members.

Mr. Himmel commented that his job is to further convince the Village how much Related wants to do this. He spoke about the time and effort Related has put into this. He discussed the background, history and experience that Related has. He said that Related has never started anything that it has not finished. He discussed the first order of business, equity and funding.

Vice Mayor McGovern asked what is the difference on the way that other developers develop.

Mr. Himmel answered a question from Vice Mayor McGovern.

Vice Mayor McGovern asked Mr. Himmel what does syndicate the equity mean.

Mr. Himmel answered a question from Vice Mayor McGovern. He continued and spoke about Related's commitment to proceed with the project. He discussed the due diligence period, EiM school opening in 2028, pre-leasing the retail and the restaurants.

Vice Mayor McGovern asked why is pre-leasing important.

Mr. Himmel answered a question from Vice Mayor McGovern.

Mayor Napoleone commented on pushing the timeline back.

Vice Mayor McGovern asked what is the total percentage coming from the principles and what percentage has to be raised from outside funding.

Miles Graham spoke about the capital, EiM's personal commitment, donors and supporters.

Vice Mayor McGovern asked if the 10% commitment is from the school.

Mr. Graham answered a question from Vice Mayor McGovern.

Mayor Napoleone asked what is the total anticipated investment for the school.

Mr. Miles responded that the anticipated investment is about \$300 million.

Mr. Himmel spoke about Related's commitment to seeing good schools being built in Palm Beach County. He discussed fundraising, quality facilities and the benefits to the community.

Vice Mayor McGovern asked if anyone from Related has been to any of the EiM Schools personally.

Mr. Himmel answered a question from Vice Mayor McGovern.

Vice Mayor McGovern commented on Chinese ownership.

Mr. Graham responded to Vice Mayor McGovern's comment. He said that the school in Wellington would be not-for-profit with all access to the network EiM that would be managed with separate U.S. entities delivering an American School in America. He said that the students will be able to access the program for network or the international exchanges.

Mr. Himmel invited the Village to look at all the work that David Manfredi, CEO and Founding Principal/Elkus Manfredi, has been doing for Related. He said that Related is not a merchant builder; everything that Related builds is very high quality execution--in terms of architecture interiors, the tenant selection, and landscaping. He said that everything being done here is to build, develop, own, market, operate and long-term.

Mr. Barnes discussed the next steps. He said that Mr. Pincus would go over the deal terms and business points on the PSA; and Tyler Vinal, General Counsel for Related Ross, can respond to those.

Mr. Pincus commented on the process. He said that there are still a lot of issues; he noted the long productive meeting and stated that they are working hard on this. He discussed issues for proposed payment structure by EiM, development and completion, order development within the mix-use parcel and pricing.

Mr. Vinal spoke about the sequence of development. He said that Related does not intend nor would not build a single phase that is a hundred percent residential unless they are building simultaneous retail or have already built retail into the project.

Mr. Barnes discussed what was previously done for other projects within the Village.

Mr. Himmel commented on the development.

Mr. Vinal spoke about the proposals on the completion protection and obligations.

Vice Mayor McGovern inquired about the completion protection.

Mr. Vinal responded to Vice Mayor McGovern's inquiry.

There were comments and discussion regarding financing and obligations.

Councilwoman Antuña asked about the equity coming out of Related.

Mr. Vinal and Mr. Himmel answered a question from Councilwoman Antuña.

Mr. Vinal continued and discussed financing and the commitments.

There was discussion regarding financing, risk periods and the development.

Councilwoman Antuña asked when does pre-leasing happen.

Mr. Himmel answered a question from Councilwoman Antuña.

Councilwoman Antuña asked about who are the pre-leasers.

Mr. Himmel answered a question from Councilwoman Antuña.

Mr. Pincus said that Related is outlining tag along rights of a benefited party. He spoke about loan documents, capital investments of Related's own money, the construction timeline and the third party guarantee. He said that there is a lot of work to do on this.

Mr. Vinal said that Related would need to address the purchase price and payment schedule for the new school.

Mr. Himmel spoke about a payment schedule because of the time it takes to matriculate the school.

Mr. Pincus spoke about the prohibition in the Florida Constitution against a municipality extending a loan.

There were comments and discussion regarding the prohibition.

Ms. Cohen said that a municipality cannot lend credit to a private party.

Mr. Pincus said that it is a purchase money mortgage. He said that the only way to do this would be a public private partnership lease with a purchase option at the end.

Gavin Williams, Partner/Holland & Knight on behalf of EiM, said that they are looking into this.

Mr. Pincus said that this is substance over form; if the purchase price is not being paid it is deferred and it has to be secured.

There were comments and discussion regarding leasing the EiM piece.

Mr. Himmel spoke about reaching a positive conclusion. He said that he hopes that the Village appreciates how they are arriving at this price. He said that they are now putting a number on the table for \$31 million for the east part which is the residential and retail restaurant. He said that they moved EiM on the basis of what was hopefully going to be a purchase; which is no longer the case. He said that Related would not modify the number which is \$16 million for a total of \$47 million. He said that this is the farthest that they could go.

Mayor Napoleone commented on the per acre value.

Kevin Ryan, Executive Vice President/Development Related Ross said that they are paying top dollar for the commercial part. He said that their program is half the site and the other half is for the private school.

Mayor Napoleone commented on the offers and the footprint.

Vice Mayor McGovern commented on the density and intensity.

Mr. Himmel asked in what sense of intensity.

Vice Mayor McGovern answered a question from Mr. Himmel.

There was discussion regarding traffic and meeting with the surrounding communities.

Mr. Barnes said based on the discussion today and the information provided; and the additional exchange that would happen, staff has

enough information and additional time to talk and work out the remaining gaining points. He said that his recommendation based on the information today is to postpone this item. Mr. Barnes said that staff can come back with a special scheduled meeting between now and the end of the year; or the December meeting with the remaining issues resolved.

Mr. Ryan asked if this is the for the first meeting in December.

Mr. Barnes answered a question from Mr. Ryan.

Mayor Napoleone commented on the item not being anywhere near an agenda until there is actually something to discuss and possibly vote on.

Ms. Cohen said that this item can be removed from the Agenda before the agenda is approved at the meeting.

There was Council consensus to remove the item from the Agenda.

Ms. Connelly commented on founders of EiM traveling. She asked if the Council would like the founders present.

Ms. Cohen said that they can attend via Zoom.

There were comments and discussion regarding the founders appearing via Zoom.

Councilwoman Silvestri asked if any meetings had been held with the inter part of Wellington not just the surrounding communities.

Maximillian Kaye, Project Manager/Related Companies, answered a question from Councilwoman Silvestri.

Mr. Himmel said that they are finding out that once people learn what this is all about their fears are better under control and people actually have a positive view.

Councilwoman Antuña asked if Related is doing a well rounded conversation within the Village community.

Ms. Connelly and Mr. Kaye answered a question from Councilwoman Antuña.

Councilwoman Antuña asked what was the turnout for the Greater Wellington Chamber meeting.

Mr. Kaye answered a question from Councilwoman Antuña.

There were comments and discussion regarding outreach in Wellington.

Marianne Rehn, Group Director Admissions, Marketing, Communications, Market Insights and Customer Experience at Education in Motion, mentioned that the founders of EiM would be here if the Council would like to meet with them. She thanked the Council for their recommendations on further outreach.

Mr. De La Vega spoke about the Keely Spinelli Presentation being held at Tuesday's meeting. He said that the principals and district staff would be in attendance if EiM would like to talk to them about the project.

Ms. Rehn said that EiM wants to come to Wellington and integrate with the community. She spoke about the holistic education, project feedback, and scholarships.

Mayor Napoleone commented on the education component.

Ms. Rehn responded to Mayor Napoleone's comment.

Ms. Cohen asked Mr. De La Vega if the teachers could be invited earlier for a meet and greet.

Mr. Barnes answered a question from Ms. Cohen.

Mr. Ryan said that Wellington is clearly understood for being a great community for families, public school system and very well known for its equestrian component; what if Wellington had the best private school in the state, that is very good for prestige.

Ms. Connelly said that she wants the Village and the Council to be as equally excited about the opportunity as they are. She said that this is an exciting time and it could be very transformational for Wellington moving forward into the future. She spoke about timelines and setting them over the next month.

Vice Mayor McGovern responded to Ms. Connelly's comment.

3. WORKSHOP

- A. [24-6839](#) PRESENTATION BY HABITAT FOR HUMANITY FOR GREATER PALM BEACH COUNTY

Mr. Barnes introduced the item. He stated that this was Presentation By Habitat For Humanity For Greater Palm Beach County. He said that this is a project that staff has overtaken and have spoken with the Council about individually.

Jennifer Thomason, President & Chief Executive Officer for Habitat for Humanity of Greater Palm Beach County, presented the PowerPoint Presentation Building Homes, Communities, and Hope. She discussed the Mission, Vision, History, Impact, and Habitat Myths.

Tara Okler, Chief Operating Officer for Habitat for Humanity of Greater Palm Beach County, presented Programs & Services: Habitat Home Construction and Neighborhood Engagement.

Ms. Thomason presented "Fund The Mission".

Ms. Okler said that there are two lots available in Wellington that they are hoping to have the opportunity to develop and partner with the Village of Wellington.

Vice Mayor McGovern asked if the lots are up the street.

Mr. Barnes answered a question from Vice Mayor McGovern.

Ms. Thomason spoke about the unique opportunity that Habitat has based on experience.

Mr. Barnes provided background on both of the parcels.

Vice Mayor McGovern asked what is the original reason why the Village has these two lots.

Mr. Barnes and Mr. Stillings answered a question from Vice Mayor McGovern.

There were comments and discussion regarding the properties and qualification process.

Councilwoman Silvestri asked if the homes would be built to match the neighborhood.

Mr. Thomason answered a question from Councilwoman Silvestri.

Councilwoman Antuña asked about the application protocol process.

Ms. Okler answered a question from Councilwoman Antuña.

Councilwoman Antuña asked what is the value of the lots and what does the protocol look like.

Mr. Barnes answered a question from Councilwoman Antuña.

Mayor Napoleone commented on finding out the value of the property and creating a list of criteria we want to see.

Mr. Barnes said that staff will work with Habitat and present something to the Council for consideration.

Mr. Stillings said that the property to the East of the southern property has a land value for 2024 for roughly \$270,000 per review of the Palm Beach County Property Appraiser website.

There were comments and discussion regarding the next steps.

4. ATTORNEY'S COMMENTS

None.

5. MANAGER COMMENTS

None.

6. COUNCIL COMMENTS

None.

7. ADJOURN

There being no further business to discuss with Council, the meeting was adjourned at 5:59 p.m.