

City of Vero Beach

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VERO BEACH, FLORIDA 32961-1389

Telephone: (561) 978-4700 Fax: (561) 978-4790

OFFICE OF THE
CITY COUNCIL

August 13, 2018

The Honorable Mary Beth McDonald
1011 Indian Mound Trail
Vero Beach, Florida 32963

The Honorable Tom White
2185 Victory Boulevard
Vero Beach, Florida 32960

The Honorable Bob Solari
730 Painted Bunting Lane
Vero Beach, Florida 32963

The Honorable Debra Fromang
1 Dolphin Drive
Vero Beach, Florida 32960

Re: Invitation to Discuss the City's Purchase of the Dodgertown Golf Course in 2005

Dear Honorable Madams and Sirs,

I hereby extend a cordial invitation to each of you to present to City Council and our entire community your perspective regarding the rationale that prompted your unanimous vote on June 21, 2005 to purchase the Dodgertown Golf Course at \$9.95 million for the benefit of our City. This invitation is extended in the interest of furthering understanding and appreciation of your decision.

At the City Council meeting of June 5, 2018, I raised the issue of the City's original intent with regard to the acquisition of this property. From both the Minutes of your meeting and the Council Agenda Report prepared by Mr. James Gabbard, Interim City Manager, that intent appears to be "open space". These three documents are attached for your convenience: Minutes 06/05/2018, pages 4-10; Minutes 06/21/2005, pages 8-10; Council Agenda Report 06/21/2005.

As I stated at that meeting, I believe it vitally important that we fully understand and acknowledge that decision lest we succumb to current pressure to undo it without such understanding.

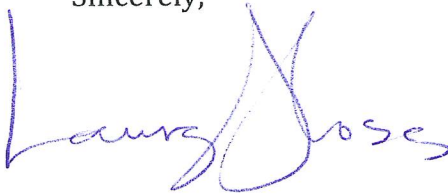
For my part, I believe Land Use to be the most important issue facing our City today; specifically, "open space" will prove to be the key defining feature in the decades to come and, with water, our most precious resource.

It is "open space" that differentiates us from others and creates the context for the civility, gentility, and livability within our beautiful City. We literally are able to breathe more freely here as a result of it. One need drive only a short distance south to be reminded how precious a place Vero Beach is.

With our Centennial rapidly approaching, there is no better time to take stock then protect what we should for the benefit of those who will follow us one hundred years hence.

Mrs. Tammy Bursick, City Clerk, will contact you regarding the Council's meeting schedule. It is my hope that all of you will accept this invitation to speak to the Council and community directly, and I thank you in advance for your participation.

Sincerely,



Laura Moss
Councilwoman

cc: Vero Beach City Council, Mr. Jim O'Connor, Mr. Wayne Coment
The Honorable Alma Lee Loy
The Honorable Ruth Stanbridge
Historic Preservation Commission
Finance Commission
Mr. Mark Hulbert, Hulbert Homes
Mr. Laurence Reisman, Press Journal

Attachments (3)

crimes (murders, rapes, robberies, and aggravated assaults) were down 34%. Therefore, although they were up 8% total, it was all based on some of their property crimes. For instance, they had 13 more bicycle thefts. He said they don't want a bicycle stolen, but he would much rather have a bicycle theft than a rape, robbery, or murder. He noted that they did not have any murders in 2017 and they have about 20 less aggravated assaults. He reported that the 8% were based on some of the property crimes. He said they did have a spike in vehicle parts thefts.

Councilwoman Moss thanked Chief Currey and his staff for the work that they do.

2) **Dodgertown Golf Course Presentation**

Mr. O'Connor said they had the Dodgertown Golf Course on the market and the City received an offer to purchase it to build housing on the property in which the City Council stated they did not want any high-density housing on the property. He reported that the City received a proposal for a mixed-use of the property and the gentleman is present today to give a presentation to the City Council. Mr. O'Connor explained that staff is not asking for a vote today other than if they want to proceed with negotiations on this type of concept. He said they wanted to show them what a mixed-use on the site would be and if the City Council is still interested in selling the property and this is the type of land use they are interested in, staff would sit down with them and try to negotiate a contract that staff would bring back to the City Council for their consideration.

Mr. Mark Holbert showed on the screen a map of their proposal for the property (on file in the City Clerk's office). He said their proposal, since they heard that housing was not a good idea, does not reflect much housing at all. He said the map shows a very small portion in the back that possibly could be a townhouse project. Most of the project would be more of a high-end retail, they have a proposed hotel site, office buildings, and arranged it where retention is in the front with green space in the middle that they would use for a park and rest area. He showed on the screen pictures to give some examples of what they were thinking about (on file in the City Clerk's office). He said it would be a pedestrian safe environment. He then introduced his partner, Mr. Terry Borchelar.

Mr. Borchelar said that he is very excited to be a resident here and congratulated the City in the sale of Vero Electric. He reported that his family vacationed in Vero Beach in the 1950's and he and his wife moved here in 2006. He said that he has done a lot of projects with Mr. Holbert in the Lakeland area and they have been best friends for 40 years. One (1) thing that he noticed in Vero Beach is there are not a lot of areas where complete families can come and have complete fun together. He said that his family loves to do different things as a family and it is difficult to do that here. He said there are a lot of bits and pieces throughout the community, but to have everything in one (1) spot is not very common. He said that is true for a lot of cities throughout the County, which is why he feels these urban markets are taking off. He explained that it really gives families a whole plethora of different things together and stay within one (1) general area. He said that is their vision. They spoke with Airport staff, with people of the Cleveland Clinic, with leaders in the community, and they spoke with Dodgertown. He said they are

excited about this. He lives about seven (7) minutes from the property and he thinks this is something the community is ready for and something that the community would benefit from. He felt this would be very exciting for everyone.

Mr. O'Connor said one (1) thing that intrigued him about this concept is that he has been to the Lakeside project in Polk County, which is very successful and has several different varieties of restaurants. He said cars are parked outside the area and people walk to the restaurants, the stores, etc.

Mr. Young said his concern is the initial concept sounds very attractive, but what he would be interested in is more specificities in the nature that this would be constructed, whether it will be predominantly retail or 50/50 with residential, etc. He said the location is golden because that is one (1) of the few areas where they have immediate proximity of a multitude of outlets, such as aviation with the influx of people coming in with Elite Airlines, the Star Suites that is going in beside Riverside Theatre, etc. The concern is that it is something that is in concert with those things and doesn't conflict with FAA flight procedures. He said that he would love to know more about the project. He asked is there another area other than Lakeland that they could look at to see the concept and principle of this.

Mr. Borchelar said there are a lot of areas that they could gather pictures from. He said they would love nothing more than to see no residential there. The possibility is that there will be some. It depends on what the market would bear. He said they truly believe it is ready for something like this. He said that he envisions this as being something where people could walk through where they would have small monuments of heroes of Vero Beach that have gone on to do great things. He said that he would love to highlight them as people go through the urban market. He said their hope is that they would do very little residential. They love the idea of working with Dodgertown and with the Airport. They love the fact that Cleveland Clinic is coming in and expanding their hospital.

Councilwoman Moss said there is a larger question, which is not for them, but for the City Council. She said this is a good time to discuss some of this because they are not voting on anything tonight. She would like to take a few minutes and put this into historical perspective. She said this is local history. She showed on the screen a diagram of the property in question called "*Subject Property*" (attached to the original minutes), which is part of the appraisal that was submitted. She said it is interesting because they are looking at this property exactly 13 years later, to the month, from June 20, 2005. She said Interim City Manager, James Gabbard, submitted a Council Agenda report for the City Council meeting of June 21, 2005. The report stated, "*The purchase price would be \$9,995,000 for approximately 37 acres of land and the use of the property would be restricted for 40 years to open space, a golf course, or some park-like activity.*" She read from page nine (9) of the minutes of the June 21, 2005 City Council meeting, "*Mr. Gabbard said if the City does not act now then the property will be sold and there will be businesses and residential properties built there. Mr. White made a motion to enter into a contract with the Dodgers to purchase this property. Mr. Abell seconded the motion*

and the motion passed unanimously.” She said the Council at that time was Mayor Marybeth McDonald, Vice Mayor Tom White, and Councilmembers Bob Solari, Sabin Abel and Debra Fromang. She said that she likes the proposed uses of the property both before and after the June, 2005, City Council meeting. But, it is clear from the records that the vote at that meeting was to spend those funds, almost \$10 million, to preserve open space. So, something they need to consider as a Council is that if they wish to undo that decision made 13 years ago she thinks they have to openly acknowledge that they are undoing that \$10 million decision that was made at that time. She then showed on the screen a picture of the property now (attached to the original minutes). She said they all drive past the property, but she had never actually stopped so she drove out there last Saturday and took this picture. She said it is actually quite scenic and you don’t think about it until you stop and take a deep breath. She said that she likes pictures because it makes it real. It is a real place and it will be their responsibility to decide if they are going to undo that decision that was made, that almost \$10 million decision, 13 years ago. She thanked them for their presentation (Mr. Holbert) and stated that she was not for or against anything. They are not deciding tonight. But, this is a decision that the Council has to make within that context. She said that was a lot of money to spend. She asked what is the current balance, noting that the City has been paying it off.

Mr. O’Connor answered about \$6 million.

Councilwoman Moss said so they still owe about half on that property and there have been other discussions. This is not the first time it has been discussed. She said at the Special Call Vision meetings that the City Council had last year, which there were three (3) of them, this property was mentioned a number of times and there were many suggestions made as to uses. She thought by and large they were all recreational uses. She said people had all kinds of ideas, but they were largely recreational. She thanked them for their presentation and noted that she just wanted to add historical context to it.

Dr. Zudans said that brings up a very good point and it is very apropos that they are talking about this on the same day they were talking about previous deals that have been made by previous City Councils that could have been very devastating and were devastating and somehow they got out of it. He said sometimes people make very poor decisions. They had a previous City Council that had the audacity to negotiate a \$2 billion electric deal a long time ago, \$100 million a year for 20 years. He asked do you really think the City Council should be negotiating \$2 billion deals. He said this is not a \$2 billion deal, but there is a little bit more about this particular deal. He said they were willing to spend \$10 million and willing to do it with a planned public place and it is his understanding that they were expecting from the State to get a matching \$5 million so they were really thinking that they were only paying \$5 million. He said that is another lesson. Do not make deals on the expectation that the State or Federal Government is going to give their portion of the cost. He felt that when they are put in a situation like this where they have this property, they can’t base their decision based on a wrong decision that was made in the past. They have to make their decisions based on what is the best interest of the community right now. He said that he finds this presentation very interesting and he is intrigued by it. He thinks that they should do things based on, first

will the public support it. He thinks the people in the community would go and utilize this and find it a fun place to go with their families. He questioned does it fit with their culture. He said maybe. He personally does not want to see one (1) residential property there. People do not want more condos, townhouses, etc. He said hotels are a great idea. They need more hotels and people at hotels generally do not complain about the noise at the Airport. He said they should always look at when they are doing things is how does it coexist with the neighbors around it. Is it something that is going interfere with its neighbors or enhance the neighbors. He felt that everything they just presented was that it is going to coexist and enhance Dodgertown and the Airport. He is personally interested in further negotiations between them and the City Manager. He asked is there a way that they exclude the possibility of there being more residential there.

Mr. Young thinks that the location is awesome. He is very comfortable with that area and is extremely comfortable with mixed use in that area. He said basically what they heard to date was an advocacy of green space, an advocacy of a large development, an advocacy for additional sports, etc. He said they are close to something that fits the bill, but the caveat is to show them the details.

Vice Mayor Sykes thanked them for their presentation. He said it is a very interesting idea. He felt they could clearly tell that this is an important asset to the community and they are looking for the highest and best use. Out of respect to the Mayor, who is not in attendance, he would like to invite them back. He hoped that when they do come back that they will have more detail on what to expect.

Mr. O'Connor said to him the important item is the pricing. He said as they get down to details some would be looking for what the purchase price would be. He asked does Council want staff to pursue in that direction as well.

Dr. Zudans thought what the City Manager was getting at was someone who is going to potentially do development is not going to sink a ton of money to do all kinds of conceptual plans unless they feel like there is a possibility that this is going to go through. He asked Mr. O'Connor is that what he is asking.

Mr. O'Connor answered yes. He explained that didn't think they could have them employ land planners and not have some expectation that the City would be looking at an offer to purchase the property.

Mr. Young said yes, they need to proceed and have some valuations that the City Council can entertain.

Mr. O'Connor said the important part here is they are interested in the rights to sell the property. He thought that was what he was hearing from the City Council. He said the other thing is in talking about the historical prospective, that \$9 million is taking money away from street paving because they have to use the one-cent sales tax so any money they can free up from that would go towards capital projects.

Dr. Zudans said they would also have commercial businesses on the tax rolls if they had something like this so there is an ongoing affect as well.

Mr. O'Connor said that he spoke with the Planning and Development Department and this concept would fit on that piece of property.

Mr. Young said again, make sure it is compatible with what they have spoken about because in his case, what is priority is its complimentary nature with the community.

Dr. Zudans thought that they have previously heard people talk about mixed use and then it ended up all residential. He said that he personally would feel better if they are going down that route to have some kind of clear ability to make sure that doesn't happen.

Mr. O'Connor said they can put in deed restrictions in a contract for sale that limits it.

Mr. Young said from the nature of this talk, he doesn't think that is the direction at all.

Dr. Zudans said that he doesn't either, but wants to make sure.

Councilwoman Moss said that she would like to review the finances on this. She said they paid almost \$10 million and she would like to go over where they are and what they look forward to.

Mr. O'Connor said the Finance Director would send them the background on this.

Mr. Borchelar said the last thing they want to do is hide anything they want to do on the property. The difficulty is that there are a lot of obstacles with the property, such as aviation, which they have to be creative with. He said it is a large space so there would be a lot going on within the property and to give something specific, which he would love to do, it is going to be a big outlay on their part.

Mr. Young said they know how to do their job and can send information to the City Council in a progressive manner.

Mr. Sykes said one (1) of the things the City Council has talked about as a potential for that property was some sort of treatment center for stormwater runoff. He said they mentioned retention ponds and he is not an engineer, but if there is any way to incorporate something like that to their plan he would encourage them to consider this.

Mr. O'Connor expressed that they are not going to get anywhere close to a \$9 million number.

At this time, Mr. Brian Heady approached the dais.

Vice Mayor Sykes explained that they have one (1) more presentation before public comments.

Mr. Heady said that he didn't come to the dais for public comment. They just gave direction to City staff to do something with City property and he would think that ...

Vice Mayor Sykes said they didn't vote on anything.

Mr. Heady said they didn't take a formal vote. They certainly gave the City Manager direction and that's the equivalent of a vote. He said they continually do this where they make things happen under some so called "we didn't vote" exception to the rules. He said what they are doing is they are getting ready ...

Vice Mayor Sykes said Mr. Heady, public comment is not right now.

Mr. Heady said that he is not here for public comment.

Vice Mayor Sykes said that he understands and he is very anxious to hear what he has to say under public comment.

Mr. Heady said under public comment he is going to have something else to say. He said that he wants to speak to this issue.

Vice Mayor Sykes said this is not the time, sir. He asked Mr. Heady to please step down.

Mr. Heady said so the public is not going to be allowed to address the Council on this issue.

Vice Mayor said they can hear his thoughts during public comment.

Mr. Heady said no, he has something that he is going to say during public comment. He said that he wants to address this issue and he wants time to address this issue without the Mayor, Vice Mayor, or Councilmembers stopping that process.

Vice Mayor Sykes said Mr. Heady, I like you very much. He thinks he (Mr. Heady) is very intelligent and he always loves what he brings to the City Council.

Mr. Heady said love the heck out of what he has to tell them about this property.

Vice Mayor Sykes said please, he is asking him kindly to step down. He doesn't want to have to be the person that asks for the Officer to remove him. He asked Mr. Heady to please step down and allow their Marina Director ...

Mr. Heady said you are not going to allow public comment on this issue.

Vice Mayor Sykes said they did not take a vote. They can ask the City Attorney. There was no need to take public comment. He thanked Mr. Heady and asked that he please take his seat.

Mr. Heady said that he will and he will see them in court.

3) Report by Mr. Tim Grabenbauer, Marina Director, regarding Pump-Outs

Mr. Tim Grabenbauer, Marina Director, gave a Power Point presentation (attached to the original minutes).

Vice Mayor Sykes felt the genius of this presentation was for Mr. Grabenbauer to offer some solutions on how to curb illegal pump-outs. He said they are looking for some solutions and he would love to hear from Mr. Grabenbauer after he speaks with the Environmental Protection Agency (EPA) to see if they can get on a regular schedule for checks.

Mr. Grabenbauer said that he would rather that it be random.

Mayor Sykes said a regular random schedule. In addition, he understands that this isn't an easy thing to fix because it is occurring at night. He said the last time Mr. Grabenbauer was before the Council there was discussion of mandatory pump-outs. He said that would be cumbersome from the standpoint that some boat owners are on a mooring that are not on their vessel all the time. He said they want to have some sort of system in order to make sure no one is dumping illegal. He asked Mr. Grabenbauer if that was something that he could bring back before the City Council, which would be a proposal on how this could be enforced.

Mr. Grabenbauer said that he would give it some consideration. He said that he spoke with a lot of their customers and he was sure that someone would tell him if someone who was close to them was pumping out.

Dr. Zudans said it certainly happens. He said that he lives right there and he knows periodically people are doing this. He said that he was not sure of the frequency, but it is the health of the Lagoon. He said that he doesn't know how much of this is going on, but he would like it if Mr. Grabenbauer could come up with some type of schedule that he thinks is reasonable for mandatory pumping. He said that he had heard something previously about some type of dye packs that they could put in there. He said the City Council would love some ideas. He said there are people who are not using the City's moorings, but are close by. He asked should they be extending their mooring fields so they have control over those areas.

Mr. Grabenbauer said they probably still have control because it is within the City limits.

Vice Mayor Sykes said that he would like to see some sort of system. He thanked Mr. Grabenbauer for his presentation and said they look forward to hearing back from him with a checks and balances system.

Mr. Vitunac clarified that all base rate increases will still come to the Council for approval. He said this increase is only for the cost of fuel.

Mr. John Lee, Director of Commercial Services, gave the Council a little history on this issue. He said that years ago the rate was adjusted every quarter and then the policy was changed to adjust the cost once per year. He reminded Council that they file their policy with the Public Service Commission (PSC) so if any changes are made they will have to notify the PSC. Mr. Vitunac said that the PSC does not approve the policy. Mr. Lee said that if the plan is amended then it has to be sent to the PSC.

Mr. Abell asked if Mr. Thompson sent a notice out to the customers when there is a fuel adjustment increase. Mr. Thompson answered no. He said the press usually does a good job of getting that information out to the public.

Mr. White asked when was the last increase in the base rate. Mr. Lee answered 1996.

Mr. Gabbard told Council that he plans on having a rate discussion with them at the budget hearings.

The motion passed unanimously.

4. Dodgertown Property

Mr. Gabbard reminded Council that they had asked him to look into the possibility of the City of Vero Beach purchasing the Dodgertown Golf Course property. He said that he met with the Dodgertown partners and they came up with a deal that he feels is a good deal for both parties. Mr. Gabbard said that the purchase price would be \$9.95 million dollars. An aerial photograph of the property was provided to the Council and displayed on the doc cam (on file in the City Clerk's office).

Mr. Steve Maillet, Finance Director, told the Council that some of the money for this purchase would come from the one-cent sales tax. He said that he can also look at a few different banks and see who can give him the best rate on a loan.

Mayor McDonald asked if there were any opportunities for grants.

Mr. Maillet answered yes. He explained that the City wouldn't find out for a number of months if they have received the grants and then the money wouldn't be available for a few months after that. He said that the City would have to pay for this and then hope to be reimbursed with the grants.

Mr. Mark Satterlee said that they can apply for the Florida Communities Trust grant and also because a portion of this property is located in the Airport Protection Zone they may be able to get grants from FAA and FDOT.

Mr. Vitunac told the Council that a condition of the grant would be that the land be used as park space, green space or a golf course. He also reminded the Council that this area was going to be developed with residential properties, which would have increased Indian River County's tax base. He said that both Indian River County and the Dodgers said that this would not create a problem.

Mr. Vitunac told Council that Lennar Homes is currently in litigation with the Dodgers. He said if the Dodgers win then the sale will go ahead. He said that nothing has been said that Lennar Homes is trying to stop this sale. He said that he would ask that the Mayor and the Clerk sign this contract before they do object.

Mr. Gabbard said that Indian River County leases parcels 1 & 2 (shown on the aerial photo) to the Dodgers for \$1.00 per year. He said they currently have seventeen years left on their lease with two ten-year extensions. Basically, the Dodgers have that property for the next thirty-seven years.

Mr. Craig Callan, Manager of the Vero Beach Dodgers, said that he cannot speak on behalf of the general partners but he can speak for the limited partners. He said that the nine acres that are shown on the aerial photo are not included in this contract. He said that if the City purchases the golf course property then the Dodgers will agree to lease these nine acres to the City of Vero Beach at no cost or for \$1.00 per year. He said that under the terms of the agreement with Indian River County the Dodgers have the right to lease these nine acres.

Mr. Gabbard stated that knows for a fact that the Dodgers have higher offers for this property. He said if the City does not act now then the property will be sold and there will be businesses and residential properties built there.

Mr. White made a motion to enter into a contract with the Dodgers to purchase this property. He said that he wishes that the City would have purchased this property five years ago when he wanted to. Mr. Abell seconded the motion.

Under discussion Mr. Solari asked if they should be voting on two different issues, the purchase of the property and the financing to purchase the property. He thought that the one-cent sales tax should be a temporary commitment until they look into other funding options, such as grants.

Mr. White said that his motion was only to enter into a contract for the purchase of the property. He said that Mr. Maillet could come back to the Council with funding options at a later date.

The motion passed unanimously.

Mr. Maillet told Council that he has discussed the funding with Mr. Gabbard. He said since they have to act now on this contract they can get a loan for the amount that they need for the purchase. He said if they get approved for the grant money then they can take those funds and apply it to the loan payment.

5. New City Manager Search

Mr. Robert Anderson, Director of Human Resources, gave a Power Point presentation that went over the three different options that the Council has to do the City Manager search. He pointed out the advantages and disadvantages of each option. The first option was to hire a Head Hunter and the second option was to hire in-house.

Mr. Anderson recommended to Council that they use an outside firm. He said that he spoke with Mr. Tom Freijo with the Mercer Group who said that he could conduct the search for approximately five thousand dollars. He said that amount does not include candidate travel expenses. Mr. Freijo said that he would be available to begin the search in July and he estimated he could complete the search in seventy-five days. Mr. Anderson felt seventy-five days was optimistic.

The third option Mr. Anderson went over was to use the Range Rider Program. He provided a hand out that explained what this program is, which is basically a group of retired City and County Managers with a lot of experience in the management profession who are selected by the FCCMA Board of Directors. This group of retired managers would meet with the City to discuss developments in the management field and professional concerns of the managers.

6. Discuss Consultant for Visioning Plan

Mayor McDonald said that she has heard some reservations from Vision Team members and other members of the community about Gould Evans.

Mr. Solari said that the consensus that he got from the citizens that he spoke with was that there might be a better route to take instead of entering into another contract with Gould Evans. He said that one suggestion that he heard was for the City to hire an Urban Designer in the Planning and Development Department. He said that he felt this position should not be an entry-level position. He said it should be a position filled by someone with seven to ten years of experience and in order to get that they would have to have a starting salary of about \$80,000. He said this person could also be used in other areas of the City.

Mr. Satterlee said that he did recommend that the Council continue using Gould Evans because they are familiar with the process. He said that there are other consultants that could do the job, including some local consultants. Mr. Satterlee felt that an Urban Designer with experience could also do the job.

COUNCIL AGENDA REPORT
MEETING OF JUNE 21, 2005

TO: The Honorable Mayor and Members of the City Council

FROM: James M. Gabbard, Interim City Manager

DATE: June 20, 2005

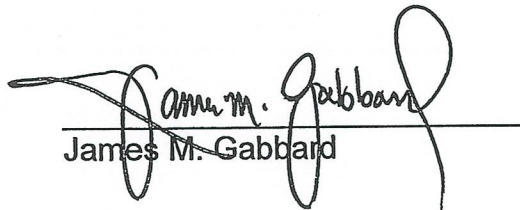
SUBJECT: PROPOSED CONTRACT FOR PURCHASE OF DODGERTOWN

At its last meeting, the City Council directed staff to negotiate with the owners of the former Dodgertown golf course regarding possible purchase of the property. A committee composed of the Interim City Manager, the City Attorney, the Public Works Director, and the Director of Planning and Development met with representatives of the owners of the property and, after negotiation, agreed to the price and terms and conditions shown in the attached contracts, subject to the approval of the property owners and by the City Council.

The purchase price would be \$9,995,000 for approximately 37 acres of land, and the use of the property would be restricted for 40 years to open space, a golf course, or some park-like activity. The purchase price would come from a loan from the Florida Sunshine Pool or some other similar organization and would be repaid in annual installments from non-advalorem tax revenue, probably from the City's annual sales tax distribution.

In addition, before the City could make use of the property for the stated purposes, the parties to the Collateral Development agreements entered into in 2001 would have to agree to this change of use. You may remember that these agreements called for intense commercial and residential uses for this golf course property. Both the Dodgers and Indian River County have indicated through their staffs that there would be no problem with this change of use, as the general feeling is that a less intense use of the property would be in everyone's interest.

Recommendation: If the City Council agrees with the contract terms, staff recommends that the Mayor and Clerk be authorized to execute the attached contracts and that staff be directed to proceed pursuant to the contract for a closing within 90 days.


James M. Gabbard

CV/JMG:jav
Attachments

xc: Charles Vitunac