

Council Minutes – April 21, 2015

COUNCIL CHAMBER, Topeka, Kansas, Tuesday, April 21, 2015. The Councilmembers of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers present: Councilmembers Hiller, Clear, Ortiz, Schumm, De La Isla, Jensen, Schwartz and Harmon -8. Mayor Larry E. Wolgast presided -1. Absent: Councilmember Coen -1.

AFTER THE MEETING was called to order, Councilmember Harmon asked for a moment of silent meditation.

THE PLEDGE OF ALLEGIANCE was recited by those present in the chamber.

THE CONSENT AGENDA was presented as follows:

RESOLUTION NO. 8679 introduced by Councilmember Michelle De La Isla, granting Boss Hawg's an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions was presented.

RESOLUTION NO. 8680 introduced by Deputy Mayor Karen Hiller, granting Cumulus Broadcasting an exception to the provisions of City of Topeka Code Section 9.45.170 concerning noise prohibitions was presented.

RESOLUTION NO. 8681 introduced by Councilmember Sandra Clear, granting Sacred Heart-St. Joseph Parish an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions was presented.

RESOLUTION NO. 8682 introduced by Councilmember Sandra Clear, granting Sacred Heart-St. Joseph Parish an exception to the provisions of City of Topeka Code Section 9.45.150, et seq., concerning noise prohibitions was presented.

RESOLUTION NO. 8683 introduced by Councilmember Sandra Clear, approving a special event known as the Sacred Heart-St. Joseph Parish Germanfest 2015 was presented.

MINUTES of the regular meeting of April 14, 2015, was presented.

Open After Midnight License applications were presented for the following:

| <u>Business Name</u> | <u>Address</u> |
|-----------------------------|--|
| Billar El 2 De Oros | 2018 SE Swygart Street |
| The Break Room | 911 S Kansas Avenue |
| The Dutch Goose | 3203 SW 10 th Avenue |
| Ichabod Laundra Bar | 1501 SW 21 st Street, Suite 109 |
| Pizza Pub | 1418 SW Lane Street |
| Reeds Lakeside | 2920 SE Croco Road |
| Skivies Bar & Grill | 921 S Kansas Avenue |
| Uncle Bo's (Ramada) | 420 SE 6 th Street |

Councilmember Harmon moved to approve the consent agenda. The motion seconded by Councilmember De La Isla carried unanimously. (9-0-0)

A REVISED PETITION, A REVISED PROJECT BUDGET in the amount of \$779,500 and RESOLUTION NO. 8684 introduced by City Manager Jim Colson, authorizing Improvement Project T-401039.00, which will provide sanitary sewer installation to Kanza Education Science Park as more specifically described therein and rescinding Resolution No. 8486 was presented.

Doug Whitacre, Public Works Department Director, reported the project has been revised to reflect an increase in the project costs of \$82,700 for a total of \$779,500 due to existing conditions requiring a change in the construction method of the sewer from sliplining to pipe bursting. He stated the project would be financed through general obligation bonds with the repayment provided by the Improvement District over a ten-year period.

Councilmember Hiller moved to approve the revised petition, revised project budget and resolution. The motion seconded by Councilmember De La Isla carried unanimously. Mayor Wolgast voted "yes." (9-0-0)

ORDINANCE NO. 19946 introduced by City Manager Jim Colson, allowing and approving City expenditures for the period of January 31, 2015, through February 27, 2015, and enumerating said expenditures therein was presented.

Councilmember Ortiz moved to adopt the ordinance. The motion seconded by Councilmember Schwartz carried unanimously. Mayor Wolgast voted “yes.” (9-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Schumm, De La Isla, Jensen, Schwartz, Harmon and Mayor Wolgast -9. Absent: Coen -1.

ORDINANCE NO. 19947 introduced by City Manager Jim Colson, allowing and approving City expenditures for the period of February 28, 2015, through March 27, 2015, and enumerating said expenditures therein was presented.

Councilmember Ortiz moved to adopt the ordinance. The motion seconded by Councilmember De La Isla carried unanimously. Mayor Wolgast voted “yes.” (9-0-0)

The ordinance was adopted on roll call vote as follows: Ayes: Hiller, Clear, Ortiz, Schumm, De La Isla, Jensen, Schwartz, Harmon and Mayor Wolgast -9. Absent: Coen -1.

DISCUSSION of the City’s Financial Review, Forecast and Budget Process was presented.

Brandon Kauffman, Chief Fiscal Officer, discussed how the great recession affected the Topeka community which included extreme job loss and continued sluggish recovery. He also discussed the three main revenues including Ad Valorem Tax (Market Values), Sales Tax (Consumer Spending Patterns) and Franchise Fees (weather, economic activity, rate setting approvals and natural gas prices).

Sherry Schoonover, Deputy Information Technology Director, reported on the new Open Budget Portal based on services providing open government and improved transparency. She stated the goal of the new program was to accurately tell the story of the City’s values and help

the public understand the City's budget. She also stated the portal would allow citizens and the Governing Body to drill down into budget details to understand where the funds come from and how funds would be spent in the form of a chart or spreadsheet.

Councilmember Schwartz asked if the City tracks how many visits are made to the City's website and any comments made by visitors.

Sherry Schoonover stated the City does track visits to the website. She noted a training video will be posted on the website to help the public maneuver through the budget portal.

Councilmember Hiller asked if financial reports would be presented in the same manner.

Sherry Schoonover stated financial reports would be available in similar format by the end of 2015.

Brandon Kauffman continued to report on the City's outstanding debt, the three remaining areas of revenue which include assessed valuation made up of real property, personal property and state-assessed utilities.

Mayor Wolgast commented on the "% of Total Assessed Valuation" which showed the City's Assessed Valuation in 2005 of 79% Real Property versus 87% in 2015, and stated this was happening throughout the state especially with machinery in plants and factories, and home owners and businesses will pay a higher portion of property taxes because of the assessed valuations. He noted he believes the shift would continue; however, municipalities and counties are working hard to educate the legislature as they experience the effects causing them to increase mill levies.

Nickie Lee, Budget Manager, discussed how the City plans to prepare for the 2016 Operating Budget including slow growth revenues, rising expenditures due to employee costs, electric and gas expenses and cash for projects, as well as, using existing resources will be

reallocated to address Council priorities with no projected mill levy increases. She reported the 2016 Council budget priorities are due in May and will be discussed at the May 12, 2015, Council meeting. She discussed the tentative budget calendar which began in January 2015 and includes public engagements, budget committee meetings, as well as, the public hearing date in June and adopting the budget in July.

Mayor Wolgast asked Governing Body members to confirm budget committee meeting dates with personal calendars.

Councilmember De La Isla congratulated the finance department on their great success of providing a clear, understandable report with a level of information that always exceeds expectations.

DISCUSSION for the purpose of providing an update on the status of the Heartland Park Redevelopment District was presented.

Jim Colson, City Manager, stated he was hopeful the discussion would generate conversation to clarify the issue and drive dialog that would be objective, fair and complete to insure the Governing Body can make the best, informed decision. He reported the decision to address the Heartland Park issue was based on a real budget issue that equates to a one (1) mill increase in property taxes. He reported it was never the intent of the City to be in the racetrack business, and this issue was a direct result of an agreement from years ago that included a revisionary clause; however, staff has presented what they believe would be the best option for the City. He announced the City would host Town Hall meetings to encourage public engagement on April 28, 2015, at the Topeka-Shawnee County Public Library at 6:00 p.m.; and April 29, 2015, at the Cyrus K. Holliday Building at 11:00 a.m.

Chad Sublet, City Attorney, stated it has always been the intent of the City to provide a solid financial plan to address the debt burden of Heartland Park. He reported there has been some disagreement about the approach taken by the City, and staff acknowledges they should have done a better job in communicating the proposal; however, they are hopeful the discussion will clarify any misunderstandings. He reported the City's motive has always been to save Topeka taxpayers from shouldering millions of dollars in debt; the plan was investigated and cleared by the Legislative Post Audit Division; and the City has held 11 public meetings, dozens of one-on-one conversations, responded to numerous record and interview requests, participated in two live blogs on the website of the local paper as well as contributed to approximately 50 articles in the Topeka Capital-Journal since the beginning of the process. He provided a brief timeline of the events surrounding Heartland Park from its inception in 1988 to 2012 when the City began working on a debt solution.

In response, members of the Council asked the following:

- 1.) Councilmember Jensen asked if the \$8 to \$10 million debt is from 2005 to present and was the public aware of the revisionary clause when the project began in 1988.
- 2.) Councilmember Hiller asked if the Heartland Park Project Plan was initially voted on by the public.
- 3.) Councilmember Ortiz asked if the public was allowed to engage in the process in all public meetings.

Chad Sublet reported the following:

- The plan was initially approved by a public vote.
- He is not sure if the public was aware of the revisionary clause in the beginning.
- Citizens have had the opportunity to engage in public comment at all public meetings.

Doug Gerber, Administrative and Financial Services Director, reported the total Heartland Park Project debt has been estimated at \$10.6 million to date and with that in mind, they will frame the discussion with two likely scenarios, (1) issue a new STAR Bond District which pays all the costs or (2) fail to issue STAR Bonds and the Topeka taxpayers will absorb the debt. He

reported debt service payments would match revenues annually. He stated they typically run debt service schedules internally as flat schedules paying the same amount each year with the intent to pay down the debt as soon as possible, and this was the model or scenario used for the STAR Bonds; however, staff did not view this matter as controversial when they should have.

In response, members of the Council asked the following:

- 1.) Councilmember Clear asked why there was still new information being brought forward by staff.
- 2.) Councilmember Jensen asked if the intent of project was to be revenue neutral and who would be responsible for paying the 50/50 match.
- 3.) Councilmember Ortiz asked why has the amount needed for track improvements not been part of the discussion until now and what happens if track improvements are not completed as promised.
- 4.) Councilmember De La Isla asked how much the City has paid on the bonds to date.

Jim Colson reported miscommunication resulted from information being presented in a different manner, not from intentionally being omitted from discussions. He stated critical elements of contract discussions must include performance measures being used in the manner expected, including the ability to run the track to insure improvements are completed.

Chad Sublet reported the Request For Proposal (RFP) states the operator would be responsible for improvements in the amount of \$5 million. He stated there are many ways to enforce the requirement in the agreement. He noted all discussions have been open in regards to what would be expected of the operator and the improvements that need to be completed.

Doug Gerber reported the City has paid \$5.5 million (\$2.6 million from sales taxes and \$2.9 million from property taxes) from 2006 to 2014 for Heartland Park. He stated an internal analysis was conducted by working with various partners including the State of Kansas Revenue Department, financial advisors, a certified public accountant firm as well as the Legislative Post Audit Division, all agreeing the conclusion by the City was very reasonable. He reported the bond rating agency has given the City the highest possible ratings because they respect what staff

has done and are confident and will stand behind the numbers provided. He stated there has been no intent to raise the mill levy in 2016, and projections have been based on conservative numbers.

Chad Sublet reported on the Heartland Park property including the STAR Bond District as it currently exists, and the proposed amended district which has been significantly expanded to generate additional sales tax to help pay for the bonds.

In response, members of the Council asked the following:

- 1.) Councilmember Schumm asked if the 1% revenue projection would be conservative enough due to anticipated tax increases by the State.
- 2.) Councilmember Jensen asked how the district would be impacted if any major businesses closed and if the district could be amended if need be at a later time.
- 3.) Councilmember Schwartz asked if the STAR Bonds would cover the entire debt amount of \$15 million and insure no other City funds would be used to supplement Heartland Park and would an audit be conducted every seven years on the STAR Bonds to identify funding shortages.
- 4.) Councilmember Hiller asked if the STAR Bonds are issued could the \$300,000 (approximately) the City has allocated for the past 10 years to supplement Heartland Park be available for other expenses.
- 5.) Councilmember Ortiz asked if the track loses money would the City have to cover the loss or would it be the responsibility of the operator.

Jim Colson reported there were many extensive discussions on the size of the district and there would be no benefit to the City to over-estimate tax revenues. He stated he would make certain management practices are in place to address the long-term challenge of track operations and reported the following:

- There have been discussions with NHRA representatives in regards to moving the NHRA races to the fall season with the hope of improving attendance and weather conditions.
- Moving forward, the payment of debt will be less dependent on track operations due to the increased district size.
- It is anticipated the park will generate revenue as it has in the past especially with a new operator.
- He will make sure the City will not be obligated to pay any financial loss that occurs.

- The Request For Proposal (RFP) was very clear in stating there will be no financial impact on the City and he would not approve to this type of agreement.
- The City has no obligation to NHRA or the track, the City only serves as a transition agent.

Chad Sublet reported the district could be amended; however, the process would have to start from the beginning as required by state statute.

Doug Gerber reported the following:

- New revenue will be generated due to the expansion of the district; therefore, there should be a financial gain to the City and the \$15 million debt will be covered by anticipated revenues.
- He reported future audits will be performed; however, he is not certain of dates at this time.
- The additional funds (approximately \$300,000) would be available for other expenses.
- Projections were based on the operations of previous years. He noted track operations could lose money for the operator; however, the district would still generate sales tax to pay the debt.

In response, members of the Council asked the following:

- 1.) Councilmember Schumm asked if the City could lose the STAR Bond status.
- 2.) Councilmember Clear asked if there was a current NHRA contract in place and if so, was there a clause included that stipulates the City must pay for any financial loss.
- 3.) Councilmember Ortiz asked who would be responsible for the necessary track improvements in order for the 2015 races to take place in May.
- 4.) Councilmember Clear asked why the Council has received conflicting contract information.
- 5.) Councilmember Schwartz asked if the City would execute a contract with the NHRA if the STAR Bonds are approved on May 5, 2015, by the Governing Body.

Chad Sublet reported the following:

- The STAR Bond district would be considered a contractual agreement; therefore, it would be very difficult to reverse.
- NHRA has agreed to remove the clause stipulating the City would be responsible for financial loss.
- An amended contract has not been presented to the Council for consideration because they are still in discussions with NHRA and the contract has not been finalized.

- In regards to the current NHRA contract, he referenced page 6, item 4 (Initial Term) of City of Topeka Contract No. 43838 and stated the agreement would be contingent on the City acquiring ownership and control of the race track.
- The potential operator has the ability to renegotiate the NHRA contract.

Jim Colson reported the following:

- The City would not be obligated to invest any money in the racetrack and the City will take no action that would financially obligate the City to Heartland Park.
- The City has negotiated the best deal possible to keep NHRA involved in the races at Heartland Park in 2015.
- The section of the contract stipulating the City would be responsible for financial loss would be null and void in anticipation of the races happening in May 2015.
- The City only serves as the transition agent and would not have the power to take possession of the property.
- No contract will be executed until the sale of the bonds and an operator for the track has been secured.

Chad Sublet reported the Kansas Department of Commerce would not allow the City to expand the STAR Bond District without a clear title to Heartland Park and the property is currently tied up with debt, threat of foreclosure and reversionary interest. He stated reversionary interest was granted in 1998 when Lario Enterprises operated Heartland Park, and in 2003, it was transferred to Jayhawk Racing, so when the STAR Bonds are repaid in 2025, Jayhawk Racing would own Heartland Park. He reported moving forward there would not a be reversionary interest clause included in the contract giving the new owner an actual right to the property.

Doug Gerber acknowledged there has been much confusion in regards to the City explaining what reversionary interest means. He stated reversionary interest means that the property will revert back to the original owner when certain obligations are met.

Councilmember Coen entered the room.

In response, members of the Council asked the following:

- 1.) Councilmember Jensen asked if there were other options that could be used other than a cash buyout to eliminate the reversionary interest.
- 2.) Councilmember Schumm asked if Core First Bank & Trust could foreclose on the property on or before May 5, 2015, and if so, would this prevent a bailout for Jayhawk Racing, Inc.
- 3.) Councilmember Clear asked who would pay for the delinquent utility bills and if the property was foreclosed on would this allow the City to own Heartland Park free and clear so the City could sell the Heartland Park property.
- 4.) Councilmember Ortiz asked staff to clarify if the City owns Heartland Park.
- 5.) Councilmember Schwartz asked if Jayhawk Racing, Inc., used the money borrowed from Corefirst Bank & Trust in 2005 to invest in the racetrack.
- 6.) Councilmember Jenson asked if the cost of improvements would be the obligation of the new operator and if so, have they been made aware of this fact.

Chad Sublet reported the following:

- Staff reviewed the agreement in detail and no performance matrixes were included in the agreement in 2005.
- Core First Bank & Trust has had the option to foreclose on the reversionary interest as well as the property since February 28, 2015; however, the workout agreement (Contract No. 43732) provides for a 30 day option for the City to purchase the property without the expanded STAR Bond district.
- All bills would be paid from the distribution of bonds. Jayhawk Racing, Inc., would receive \$2.39 million allocating \$300,000 to Corefirst Bank & Trust, Inc., and \$184,000 to pay various vendors including water and utility bills.

Doug Gerber reported Jayhawk Racing, Inc., has until the conclusion of the STAR Bond district (2025) to invest the entire \$7 million; however, only a portion has been invested to date.

Jim Colson stated the City has always recognized the possibility of foreclosure and in order to protect the City, a 30 day provision was included in the workout agreement to allow the City to purchase the property; however, the only way this would happen is if a buyer was secured. He noted there are no discussions of this happening at this time.

Chad Sublet provided a brief overview of the Legislative Post Audit process. He reported the project plan met all legal and STAR Bond requirements on each of the 8 items considered by the Legislative Post Audit Team.

In response, members of the Council asked the following:

- 1.) Councilmember Jensen asked if there was zero growth in the district would the City still be ahead from a financial aspect.
- 2.) Councilmember Schumm asked if the City could owe less than \$8.2 million in debt if an efficient operator was secured.
- 3.) Councilmember Schwartz asked what the appraised value of the track was, if the City could sell the track in the future without being in the business of operating the track, and could the Governing Body assume this as an assumption moving forward.

Doug Gerber reported based on the projected numbers, the track operates in a more efficient manner, and the STAR Bond district expansion was approved the City should realize a net financial gain.

Jim Colson stated the City's objective was to handle the transaction in the best interest of the City and it has never been the intent of the City to operate the racetrack.

Chad Sublet provided a brief overview of the project plan litigation and reported the following:

- A "stay" has not been granted in the Supreme Court case.
- Terms of the racing season will depend on the decision of the Governing Body on May 5, 2015, and a new operator being in place.
- There will be town hall meetings conducted on April 28, 2015 and April 29, 2015 to answer any questions the public might have.
- All information has been posted to the City's website.
- He reported the City has gone through an objective Request For Proposal (RFP) process and they have received a letter of intent from Mr. Chris Payne, Shelby Development, to operate Heartland Park.
- Mr. Payne will attend the May 5, 2015, Council meeting and provide information and discuss his vision of Heartland Park.

The Governing Body viewed a 3-minute video providing an overview of the plan Mr. Chris Payne has in regards to operating Heartland Park.

Jim Colson reported Mr. Payne has been a successful real estate investor, has the necessary capital to be a successful track owner, and he wants to become a part of the development

community and has innovative ideas for the remaining acreage at Heartland Park. He stated the City is a long way from a finished deal with an operator for Heartland Park.

- 1.) Councilmember Schumm asked how long Mr. Payne owned the Kansas City International Raceway (KCIR).
- 2.) Councilmember Ortiz asked if Shelby Development has the networking experience to successfully run Heartland Park.
- 3.) Councilmember Schwartz asked if the Visit Topeka, Inc., plans to allocate funds to the new operator.
- 4.) Councilmember Hiller requested the City Manager explain what the vendor and/or Shelby Development would be proposing and the direction he plans to take in regards to success and growth of Heartland Park before the May 5, 2015, Council meeting.

Doug Gerber reported Shelby Development was formed for the purpose of purchasing Heartland Park which is common in projects of this nature and networking experience would stem from the parent company.

Jim Colson reported the following:

- The final terms and conditions of the agreement would be presented to Governing Body before staff would move forward with a contract after it has been reviewed by a structured financial team to confirm the company's financial status in having sufficient funds to operate Heartland Park successfully.
- He would be happy to outline the specifics of the Letter Of Intent; however, they will continue to fine tune the contract because they believe it will be more important to have a strong contract with performance measures that would give the City control over the environment of Heartland Park.

Chad Sublet reported the following:

- Visit Topeka, Inc., is their own entity and would make their own determination in regards to allocation of funds to the new operator.
- He stated this was a starting point and the partners Mr. Payne has engaged to operate Heartland Park are national and local experts in the racing field with innovative ideas. He expressed concern with providing specifics on the agreement because it could jeopardize the current employment status of those involved. He suggested if it is the will of the Council, they will discuss the specifics after the May 5, 2015 Council meeting.

Charles Hanna spoke in support of the Heartland Park proposal. He stated the key for

success was an experienced operator and the promotion of the park. He questioned if the operator plans to utilize Heartland Park for other venues. He thanked the Governing Body for their service to the community.

J. Tuckness spoke in opposition of the Heartland Park proposal. He expressed concern with the operations of Corefirst Bank & Trust and their lack of action to hold Ray Irwin accountable. He also expressed concern with the potential new owner of the track and questioned if he was financially secure enough to run the track.

Chuck Leivan commended the Governing Body for the discussion because it helped clarify certain issues of the Heartland Park matter. He questioned the amount of interest penalties that would have to be paid and the lack of vision for South Topeka in regards to growth.

Frank Wietharn spoke in support of issuing the STAR Bonds because he opposes an increase in property taxes to cover the debt payments. He asked the Governing Body to support the proposal because there are many racing associations that would utilize Heartland Park due to its centralized location.

Bryan Cohn spoke in support of the Heartland Park proposal. He stated the motor sports industry has made a comeback and has become very successful in the Midwest and he believes Heartland Park will be successful with the right management in place.

Greg Buchanan asked citizens to find a better way to help fund the STAR Bonds. He questioned if economic development funds could be allocated from GO Topeka to cover the cost. He stated citizens do not want the City in the racetrack business.

Leo Hafner expressed concern with voting on item without knowing the final contract terms or the historic financials of Heartland Park. He stated he believes the City should sell Heartland Park to Mr. Payne for \$5 million and the problem would be solved.

Chris Imming expressed concern with the process of the proposal and the lack of clear communication by City staff. He reminded Governing Body members they are the only people who can approve the amended plan. He noted in his opinion the upfront cost required by the operator is closer to \$8.4 million not \$5 million and the expanded district maps and calculations consistently include Wal-Mart Stores as part of the district, which is false. He stated a simple solution to the problem would be to let Corefirst Bank & Trust ask for the deed from Jayhawk Racing, Inc.

Nick Scott spoke in support of issuing the STAR Bonds for Heartland Park because it would be in the best interest of the taxpayers.

Jim Colson reported a resolution would be presented at the May 5, 2015, Council meeting for consideration of authorizing the STAR Bonds.

ANNOUNCEMENTS BY THE CITY MANAGER, MAYOR AND MEMBERS OF THE COUNCIL;

Councilmember Hiller thanked the Governing Body for electing her to serve as Deputy Mayor and stated she will take her position seriously. She requested Councilmembers return the Committee Selection forms to Angela Horn, City Council Assistant, for assignment by the end of the week. She encouraged members to view the budget schedule and provide follow-up dates for budget meetings. She reported TMTA's new bike share program has received positive feedback from the community; she congratulated the Topeka Zoo on receiving Abi, a reticulated giraffe from the Albuquerque Bio Park on April 21, 2015; and commented on the announcements made by Mayor Wolgast on April 21, 2015, on the banks of the Kansas River concerning the first phase of levee improvements.

Councilmember Clear announced Coffee on Your Corner would be held on April 22, 2015 from 10:00 a.m. to 11:00 a.m. at The Pad located at 1730 NW Topeka Boulevard to discuss Property Maintenance 101. She encouraged the public to contact Monique Glaude' at 785-368-4470 for more information.

Councilmember Ortiz stated in order for her to vote in favor of the Heartland Park Topeka STAR Bond Redevelopment District, there must be a signed operating agreement from Shelby Development before May 5, 2015.

Councilmember Schumm stated he believes the City of Topeka is in a much better place financially today than in 2005. He commended the City Manager and staff for protecting the City's future and taking their duties seriously regarding contract negotiations.

Councilmember De La Isla commended the Governing Body for the lengthy discussion regarding Heartland Park Topeka Redevelopment District and stated the City is faced with a difficult challenge which includes an \$8.2 million tax burden for the citizens. She expressed appreciation for the work being put forward on the issue; however, she would request a zero impact to the citizens of Topeka. She thanked the public for staying involved in the issue and encouraged them to stay involved to assist the Governing Body in making the right decision.

Councilmember Jensen thanked City staff for helping him better understand the Heartland Park Redevelopment District.

Councilmember Schwartz commended Sasha Stiles, Department of Neighborhood Relations Director, for including the survey in City water bills asking citizens their opinion on how to invest \$17.5 million for neighborhoods. She also commended City staff for their hard work and the positive things that are happening in the community.

Councilmember Coen thanked City staff for the presentation on the Heartland Park Redevelopment District and encouraged citizens to attend the Town Hall meetings on April 28, 2015, and April 29, 2015.

Rick Taylor appeared to speak under public comment.

NO FURTHER BUSINESS appearing the meeting was adjourned at 9:54 p.m.

Brenda Younger
City Clerk