

**CITY COUNCIL MEETING
August 14, 2002**

The City of Bradenton City Council met in regular session in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida on August 14, 2002 at 8:30 a.m.

Present: Councilman Ward I Gene Gallo
Councilwoman Ward II Marianne Barnebey
Vice Mayor and Councilwoman Ward III Michele Weaver
Councilman Ward IV Bemis Smith
Councilman Ward V James T. Golden

Also Present: Carl Callahan, City Clerk and Treasurer
John Cumming, Public Works Director
William Lisch, City Attorney
Matt Keller, Assistant Fire Chief
Al Hogle, Police Chief
Jerry West, Planning Director

Press: Bradenton Herald
Manatee Herald Tribune

The meeting was called to order by Mayor Poston.

Prayer was led by Rev. Herb McMillian, First Church of the Nazarene.

Flag salute was led by Vice Mayor Weaver.

MINUTES:

Minutes for July 10, 2002.

Councilwoman Barnebey abstained from voting due to her absence at the July 10, 2002 meeting.

No discussion followed.

Motion to approve the July 10, 2002 minutes was made by Councilman Gallo, seconded by Councilman Smith and carried 4-0 for approval.

Minutes for July 24, 2002.

Vice Mayor Weaver abstained from voting due to her absence at the July 24, 2002 meeting.

No discussion followed.

Motion to approve the July 24, 2002 minutes was made by Councilman Smith, seconded by Councilwoman Barnebey and carried 4-0 for approval.

Minutes for July 30, 2002.

No discussion followed.

Motion to approve the July 30, 2002 minutes was made by Councilman Gallo, seconded by Councilman Smith and carried 5-0 for approval.

ADDITION TO THE AGENDA

**SEPTEMBER 11TH
TRIBUTE TO HEROES**

Dave Quader representing the Manatee County Fire Chiefs' requested a special event to give "*Tribute to the Heroes*" on the one year anniversary of the September 11th World Trade Center Twin Tower disaster.

He stated that the three objectives were: 1) To recognize those that were lost in the disaster. 2) To thank the firefighters, police and emergency services on the job who risk their lives everyday. 3) To raise funds for an Emergency Services Memorial.

He stated there would also be a parade starting at 6:00 p.m. with a special celebration called "*Tribute to Heroes*" on Old Main Street following the parade.

No discussion followed.

Motion to approve the request was made by Councilman Gallo, seconded by Vice Mayor Weaver and carried 4-1 with Councilman Golden in opposition.

PRESENTATION:

John Cumming and John Ormando presented the Employee of the Month Award to **Morris Robinson** in the Water Distribution Department and the Supervisor of the Month Award to **Bill Malfese** in the Sanitation Recycle Department.

**EL PASO PIPELINE
EL PASO AMENDMENT FOR OPTION AGREEMENT FOR RECLAIMED WATER**

Chip Rice with the Law Firm of Holland and Knight gave a brief explanation of the location, the type of power plant that would be using the reclaimed water and the terms of the contract.

Steve Brown, Vice President of El Paso Power Company gave details of the option amendment and financial benefits that the City would receive.

Discussion: Concerns with guarantees of the contract and the financial problems El Paso currently faced.

John Cumming noted that the City's Waste Water Department was in the process of renewing the contract with the Department of Environmental Protection which contained a discharge permit which would continue to allow treated water to be discharged into the Manatee River at an average rate of six million gallons a day for the next five years.

Councilman Gallo stated he had concerns with the terms of the contract and could not support the agreement with the current terms.

Councilwoman Barnebey stated that her husband represented a competitive power company and could at sometime become affiliated with this power plant. She stated that she would abstain from voting.

Motion to table the agreement was made by Councilman Gallo, seconded by Councilman Golden and carried 3-1 with Councilman Smith in opposition.

Mr. Callahan administered the Oath to any individuals who wished to speak during the public hearings.

PUBLIC COMMENTS:

No one came forward.

COUNCIL REPORTS:

Councilman Gene Gallo, Ward I:

Councilman Gallo requested an update from John Cumming regarding the Capetown Drainage ditch.

John Cumming stated that the engineers have completed the plans anticipating bids at the end of August. A response to questions from Southwest Florida Management Water District had been resubmitted with anticipation of their approval in the next few weeks.

Councilwoman Marianne Barnebey, Ward II:

Councilwoman Barnebey requested an update from Jerry West regarding the Monk Building.

Jerry West stated that all the permits and necessary information had been submitted.

Vice-Mayor Michele Weaver, Ward III

Vice Mayor Weaver stated she attended the 13th Avenue Youth Fashion Show fundraiser and had participated in the United Way Manatee Can-Can fundraiser and commented that both were a great success.

Councilman Bemis Smith, Ward IV:

Nothing to report.

Councilman James Golden, Ward V:

Councilman Golden stated that he was hopeful in nominating an outstanding individual who was heroic in some action to represent the community at an upcoming American Red Cross "Breakfast of Champions" to take place Tuesday, September 10, 2002.

Councilman Golden stated that he was the Tampa Bay Regional Planning Council representative for the City and requested input on any matters of regional impact to address at the next Tampa Bay Regional Planning Council meeting.

Councilman Golden announced a meeting of the Continuum of Care Leadership at 8:30 a.m. on August 19, 2002 regarding the concerns of the growing homelessness problem in the community.

Councilman Golden stated that the Central Community Redevelopment Agency had committed to creating a Community Center Library on the east side of town as their top priority.

Councilman Golden distributed a petition with two hundred and sixteen signatures requesting the Council to consider their request for greater police presence and protection in the central area of town within Ward V. Councilman Golden requested more funding in next years budget to allow additional police protection in this area.

Councilman Golden stated that he struggled with objectivity on conflicts that he must decide upon and stated that as an Ordained Itinerate Elder in his church he had taken an oath that prohibited support of any action regarding public consumption of alcohol.

Mayor Poston:

Mayor Poston stated that "Old Cabbage Head" had been moved to its new location at the Historical Park.

Mayor Poston stated that he had been appointed by Governor Bush to serve for a two year period on the Florida Senate for Nursing Board.

Mayor Poston stated that he among others from the City of Bradenton would be attending the Florida League of Cities Conference to discuss and bring back knowledge as to solving related problems from other municipalities.

(Tape 1, side 2)

BUSINESS/ADVERTISING, PETITIONS, HEARINGS AND COMMUNICATIONS:

Mr. Callahan read the following:

FIRST READING OF AN ORDINANCE

AN ORDINANCE ANNEXING TO THE CITY OF BRADENTON, FLORIDA, CERTAIN LAND CONTIGUOUS THERETO, LOCATED AT 3807 75TH STREET WEST AND LEGALLY DESCRIBED:

No discussion followed.

Motion to approve the first reading and set the second reading and public hearing for September 25, 2002 was made by Councilman Gallo, seconded by Councilman Golden and carried 5-0 for approval.

Mr. Callahan read the following:

**R-02-02 WARD-4 NEIGHBORHOOD 20.03 SECOND READING PUBLIC HEARING
Request of Stephen Thompson, Esq., as agent for Nordic of Florida Development Inc, Papa Bear LLC, George Stolt and Cindy Dring, Pamela K. Howard, Tracy L. Hallenbeck, Andrew Pyne and Kim Pyne, Rick M. Stowe, Juan Carlos Curci and Maria C. Pardo, Valentin and Susan Vasileff, M. Pete McNabb Inc., Bamboo Development Inc., Kenneth D. and Brenda J. Keating, Daniel F. and Kathleen L. Bafia, Magellan Partners LLC, Willis R. Hermann and Marita J. Hermann, for approval of a zoning atlas amendment to change the designation from Manatee County RSF4.5 and RSF4.5CH to City of Bradenton PDP that portion of Riverdale Subdivision located within the City limits of Bradenton on Hawk Island, Canal Point Drive, Regatta Way, Fore Drive, Mast Drive, and Mainsail Drive.**

AN ORDINANCE AMENDING ORDINANCE NO. 2627, CODE OF ORDINANCES OF THE CITY OF BRADENTON, FLORIDA BY A ZONING ATLAS AMENDMENT TO CHANGE THE ZONING DESIGNATION FROM COUNTY RSF4.5 and RSF4.5CH TO PDP OR OTHER APPROPRIATE ZONE FOR THE PROPERTY LOCATED WITHIN THE CITY LIMITS IN RIVERDALE SUBDIVISION AND LEGALLY DESCRIBED:

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

Steven Thompson, as agent for Nordic of Florida Development gave a brief overview of the past history of the subdivision and requested approval with the five stipulations made by the Planning Commission.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward.

William Bjork, Riverpointe resident on 4th Avenue objected to the placement of the public notice signs and commented that there was insufficient notice given. He asked what the impact would be regarding water and sewer lines serving the current community.

Discussion: All legal requirements for advertisement and placement of public notice signs had been met.

Ruth Seewer read the addresses of where the written notices were mailed within three hundred feet of the Nordic property.

Steven Thompson submitted pictures of the public notice sign placement. He stated that the impact had been significantly reduced from forty-four plats to eighteen plats. He addressed the sewer and water concerns.

Keith Keating stated that he had met with the Riverpointe Association Board of Directors regarding the issues of this development. He stated that at this meeting it was of the understanding that all the issues had been resolved.

Discussion: That the Land Use and Development Regulations guidelines required the posting of signs only on the applicants property.

Mayor Poston closed the public hearing.

Mayor Poston read the Planning Commission recommendation with **five stipulations**:

1. Fire hydrant would be located as required by the Fire Marshall.
2. All cul-de-sacs would have a fifty foot radius.
3. The developer would work with the Administrative Official to determine tree replacement compensation with those trees requiring removal.
4. The developer would dredge the canals.
5. There would be no decrease of the size of the canal.

(Tape 2, Side 1)

Motion to approve the Zoning Atlas Amendment request as recommended by the Planning Commission with the five stipulations was made by Councilman Smith, seconded by Councilman Gallo and carried 5-0 for approval.

Mr. Callahan read the following:

**P\PDP-02-13 WARD-4 NEIGHBORHOOD 20.03 PUBLIC HEARING
Request of Stephen Thompson, Esq., as agent for Nordic of Florida Development Inc, Papa Bear LLC, George Stolt and Cindy Dring, Pamela K. Howard, Tracy L. Hallenbeck, Andrew Pyne and Kim Pyne, Rick M. Stowe, Juan Carlos Curci and Maria C. Pardo, Valentin and Susan Vasileff, M. Pete McNabb Inc., Bamboo Development Inc., Kenneth D. and Brenda J. Keating, Daniel F. and Kathleen L. Bafia, Magellan Poartners LLC, Willis R. Hermann and Marita j. Hermann, for approval of a preliminary planned development project for that portion of Riverdale Subdivision located within the City limits of Bradenton on Hawk Island, Canal Point Drive, Regatta Way, Fore Drive, Mast Drive, and Mainsail Drive.**

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

Steve Thompson gave a brief detail of the planned development and requested approval.

Joseph Foster, Former Member of the Board of Directors for the Inlets stated that fourteen months ago he had worked closely with the City of Bradenton and the developer on this project and commended Mayor Poston and the Council on their efforts and the way the visioning process had been handled.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward. No one came forward.

Mayor Poston closed the public hearing.

Jerry West stated that the Planning Commission recommended approval of the request with the following **five stipulations**.

1. Fire hydrant would be located as required by the Fire Marshall.
2. All cul-de-sacs would have a fifty foot radius.
3. The developer would work with the Administrative Official to determine tree replacement compensation with those trees requiring removal.
4. The developer would dredge the canals.
5. There would be no decrease of the size of the canal.

Motion to approve Nordic of Florida Development, Inc. preliminary planned development project request with the five stipulations was made by Councilman Smith, seconded by Vice Mayor Weaver and carried 5-0 for approval.

Mr. Callahan read the following:

**SE-02-11 WARD 4 NEIGHBORHOOD 7.03 PUBLIC HEARING
Request of Don Powers of Quasi International Inc. for special exception approval to operate an automotive and marine sales and rental establishment on the property located at 1203 Manatee Avenue East (Zoned C-1).**

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

Don Powers requested additional display units for his business from a special exception which had been approved January 10, 2001.

Discussion: Cars currently for sale on the lot. Concerns with the previous special exception not completed.

Further discussion: To continue this request until the first special exception was in compliance.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward. No one came forward.

Mayor Poston closed the public hearing.

Jerry West stated that the Planning Commission recommended approval of the request with the Planning Staff supporting the recommendation with the following **three stipulations**:

1. Plant materials that meet the approval of the Administrative Official would be installed on the north and east buffer areas.
2. Parking areas are for display of vehicles and watercraft for sale. No vehicles or watercraft needing repair would be stored on the lot.
3. This Commission was encouraging stabilization of the display area with paver block or porous concrete.

Discussion: **Two additional stipulations:** 1) With the condition upon approval of this special exception the completion of the first special exception to be implemented within 30-45 days. 2) No outside public address system.

Motion to approve the special exception request to operate an automotive and marine sales and rental establishment with the three stipulations and the two additional stipulations was made by Councilman Smith, seconded by Councilman Golden and carried 5-0 for approval.

Mr. Callahan read the following:

SE-02-12 WARD 1 NEIGHBORHOOD 11.03 PUBLIC HEARING
Request of James Malless, as agent for Roy D. Jackson, for special exception approval to replace a 100 foot transmitting tower with a 130 foot monopole for co-location of additional antennae on the property located at 4475 66th Street West (Zoned PDP\C-3).

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

James Malless 845 Mississippi Avenue, Lakeland, Florida agent for the applicant and Cingular Wireless gave a brief overview of the location and the existing tower. He requested to replace the existing one hundred foot tower with a one hundred thirty foot monopole tower with an equipment building at the base.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward.

Joseph Mammina Southern Parkway asked why the additional thirty feet and requested that the aesthetic value for the surrounding neighborhood be considered.

James Malless explained that there were other services on the existing tower with no room for additional services. With the additional footage it would allow several more carriers and would eliminate another tower in the area.

Mayor Poston closed the public hearing.

Jerry West stated that the Planning Commission recommended approval of the request with the Planning Staff supporting the recommendation with the following **four stipulations**:

1. The existing landscaping shall be maintained.
2. Twenty feet of landscaping shall be installed on the west property line starting on the south corner.
3. A fire extinguisher would be maintained inside the equipment building.
4. The applicant would work with the Administrative Official to provide landscaping.

Motion to approve the special exception request to replace a transmitting tower with the Planning Commission recommendation with four stipulations was made by Councilman Gallo, seconded by Vice Mayor Weaver and carried 5-0 for approval.

Mr. Callahan read the following:

SE-02-13 WARD 3 NEIGHBORHOOD 1.01 PUBLIC HEARING
Request of Roger and Donna Moore for special exception approval of a home occupation to operate a beauty shop on the property located at 304 15th Street West (Zoned R-3B).

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

Donna Moore, the applicant stated that at the Planning Commission meeting a request was made to relocate the entrance off of 15th Street West to 3rd Avenue. She gave a brief detail of the business anticipating three employees.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward.

Susan Hassel, 116 15th Street West, **(Tape 2, Side 2) Peter Mackey**, Law Firm, 1402 3rd Avenue, **Bob Scott**, 1538 3rd Avenue West, **Claudia Deschu**, 204 15th Street West and a letter submitted from **Churchill Mallison**, 1523 1st Avenue West spoke in opposition of the request. They had concerns that the surrounding area was residential, the parking lot and increased traffic. A request was made to add a provision that the special exception be cancelled when the applicant moved away.

Discussion: Approval for a special exception according to the Land Use and Development Regulations stayed with the property and not with the applicant. If this provision was added with the approval of the request, legal ramification would be hard to defend if challenged in the future.

Mayor Poston closed the public hearing.

Vice Mayor Weaver voiced her concerns that the Land Use and Development Regulations needed to be more specific with what could be stipulated as a home use occupation.

Councilman Gallo stated he had concerns with approving this request to take precedent for others to follow.

Bill Lisch asked Jerry West what his opinion was on this request.

Jerry West stated that with so many employees anticipated with the request this goes beyond the intent of a home occupation.

Motion to deny the request for a home occupation to operate a beauty shop was made by Vice Mayor Weaver, seconded by Councilman Gallo and carried 4-0 to deny. (Councilwoman Barnebey abstained from voting as the applicants were relatives of her husband.)

Mr. Callahan read the following:

**SE-02-14 WARD 5 NEIGHBORHOOD 1.03\1.04 PUBLIC HEARING
Request of Tina Hadley, President of Riggins and Daughter Funeral Home, for special exception approval to operate a funeral home on the property located at 916 13th Street West (Zoned C-1).**

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

David Westfall, 1301 9th Avenue West the property owner asked if the three stipulations recommended by the Planning Commission could be eliminated regarding the cross access parking agreement which would not be needed. The problems with the distant of the thirty-five foot fence becoming a hiding place for transients in the neighborhood. He asked if the fence could only extend fifteen feet and requested the landscape buffers be eliminated from the back of the building.

Jerry West stated that the Planning Commission recommended approval of the request with the following stipulations:

1. The applicant would provide a cross access parking agreement with Mr. Westfall regarding the parking lot to the north.
2. A six-foot fence would be installed along the west property line extending thirty-five feet to the north from the northwest corner of the building.
3. Upgrade the parking area and landscaping to meet city code.

Discussion: Code requirements of the landscape buffers and adequate parking.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward. No one came forward.

Mayor Poston closed the public hearing.

Jerry West stated that the Planning Staff supported the recommendation with the existing dumpster on the site needed to be buffered.

Tina Hadley, applicant of the request stated that there was no need for a dumpster.

Discussion: **Four Revised stipulations:** 1) Eliminate the cross access parking agreement which was not needed per code requirements. 2) To change the distance of the six foot fence to extend along the line of the punk trees for fifteen feet. 3) Upgrade the parking area and landscaping to meet city code. 4) That the dumpster was not needed.

Motion to approve the request for a special exception to operate a funeral home with the four revised stipulations was made by Councilman Golden, seconded by Vice Mayor Weaver and carried 5-0 for approval.

Mr. Callahan read the following:

**M-02-07 WARD 4 NEIGHBORHOOD 7.03 RESOLUTION PUBLIC HEARING
Request of James Dellinger for vacation of a portion of 17th Street North East
legally described as "the northernmost 75 feet of 17th Street North East"
between the properties located at 105 17th Street North East and 108 17th Street
North East (Zoned R-1B).**

Bill Lisch stated that this request was continued to August 28, 2002.

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward. No one came forward.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward.

Alan Burger, 102 17th Street stated that he opposed the request but would reserve his comments for August 28, 2002.

Motion to continue the request to vacate to August 28, 2002 was made by Councilman Smith, seconded by Vice Mayor Weaver and carried 5-0 for approval.

Mr. Callahan read the following:

**M-02-06 WARD 4 NEIGHBORHOOD 7.02A RESOLUTION PUBLIC HEARING
Request of Fred Munn and Stanley Jay for vacation of a portion of Magnolia Street legally described as “a 30 foot wide public right of way as shown on the plat thereof, Tropical Shores Subdivision, recorded in Plat Book 7, Page 63, PRMCF,” located at the intersection of Pine Street (Zoned PDP).**

Councilman Smith stated that he was the contractor for a home on property owned by Mr. Munn. He stated that after speaking to Bill Lisch he concluded that there was no conflict with voting on this request.

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

Fred Munn requested to vacate this street as there was no use of this portion of the street.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward. No one came forward.

Mayor Poston closed the public hearing.

Motion to approve the resolution request to vacate was made by Councilman Smith, seconded by Vice Mayor Weaver and carried 5-0 for approval.

Mr. Callahan read the following:

**P\S-02-02 WARD 4 NEIGHBORHOOD 7.02A PUBLIC HEARING
Request of Fred Munn and Stanley Jay for preliminary subdivision approval of Hidden Lagoon, a resubdivision of, Tropical Shores Subdivision, recorded in Plat Book 7, Page 63, PRMCF located at the intersection of Pine Street and Hubbel Road (Zoned PDP).**

Mayor Poston opened the public hearing and requested anyone wishing to speak in favor of the request to please come forward.

Fred Munn gave a brief detail of the site plan and requested approval of the subdivision. He requested a special exception for setbacks on some lots if the road had to be moved in order to save the large oak tree in the middle of the property.

Mayor Poston requested anyone wishing to speak in opposition of the request to please come forward.

Mayor Poston closed the public hearing.

Jerry West stated that the Planning Commission recommended approval of the request with the Planning Staff supporting the recommendation.

Discussion: **Stipulation** that the Administrative Official would work with the Planning Staff to take all reasonable steps per City code to preserve the oak tree and determine setbacks of the houses as well as the realignment for the road. That Mr. Munn would come back before the City Council if there had to be any contact with the oak tree.

(Tape 3, Side 1)

Motion to approve the request for a preliminary subdivision plan with the stipulation was made by Councilman Smith, seconded by Councilman Gallo and carried 5-0 for approval.

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY AND COUNCIL:

Mr. Callahan read the following:

Manatee Glens is requesting a fundraiser "Walk for Life" on Saturday, September 21, 2002 from 8:00 a.m. to 1:00 p.m. starting at Sutton Park in Palmetto across the Green Bridge to Old Main Street and return to Sutton Park in Palmetto.

No discussion followed.

Motion to approve the request was made by Councilman Golden, seconded by Councilwoman Barnebey and carried 4-0 for approval. (Councilman Gallo was absent from the Chambers.)

Mr. Callahan read the following:

Setting the Budget Workshop

Mr. Callahan stated that the Budget Workshop was set for Monday, August 19, 2002 at 5:00 p.m. and if more time was needed another workshop could be set at that time.

Motion to approve the Budget Workshop for Monday, August 19, 2002 was made by Vice Mayor Weaver, seconded by Councilwoman Barnebey and carried 4-0 for approval. (Councilman Gallo was absent from the Chambers.)

Chief Hogle

Expenditure of Forfeiture Funds

Chief Hogle requested the removal of Vehicle #50, a 1990 Aerostar van and to authorize him to purchase a fifteen passenger van; a Dodge Ram Wagon, estimated cost of \$23,000 from the Forfeiture Fund.

No discussion followed.

Motion to approve the request was made by Councilwoman Barnebey, seconded by Councilman Gallo and carried 5-0 for approval.

Mr. Callahan read the following:

**Lift Station No. 23 Improvements
JEA Project No. 07109-203-04
Bid Recommendation**

Mr. Callahan stated that this project went out for public bid and recommended TLC Diversified, Inc. for a total bid price of \$225,473.

John Cumming stated that the initial cost for the project was \$175,000 however it was determined that the existing pumps, motors and base elbow needed to be replaced thereby increasing the estimated construction cost by \$64,000 to a total of \$239,000.

No discussion followed.

Motion to approve the bid recommendation was made by Vice Mayor Weaver, seconded by Councilman Gallo and carried 5-0 for approval.

DEPARTMENT HEADS:

Carl Callahan

Nothing to report.

Assistant Fire Chief Matt Keller

Nothing to report.

Chief Hogle

Chief Hogle introduced Officer Jeff Beckley a recent addition to the Police Department.

John Cumming

John Cumming stated he was sad to announce the lost of Earl Hines who passed away last week.

Mr. Cumming stated that there had been a change in rerouting a garbage and recycle route which would make collection more efficient and would eliminated one recycling truck from a fleet of three.

Jerry West

Nothing to report.

Bill Lisch

Nothing to report.

ADJOURNMENT

There being no further business, Mayor Poston adjourned the meeting at 11:50 p.m.

NOTE: This is not a verbatim record. An audio tape recording of the meeting is available upon request.