

**City of Coral Gables City Commission Meeting
Agenda Item I-2
March 29, 2022
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

Mayor Vince Lago

Vice Mayor Michael Mena

Commissioner Rhonda Anderson

Commissioner Jorge Fors

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Parks and Recreation Director, Fred Couceyro

Assistant Parks and Recreation Director, Carolina Vester

Finance Director, Diana Gomez

Public Speaker(s)

Agenda Item I-2 [4:55 p.m.]

A Resolution of the City Commission amending Ordinance No. 2015-17, As Amended, to add Country Club Fees by the Community Recreation Department; providing for severability and providing for an effective date.

Mayor Lago: Moving on to I-2.

City Attorney Ramos: I-2 is a resolution of the City Commission amending Ordinance No. 2015-17, as amended, to add County Club Fees by the Community Recreation Department; providing for severability and an effective date.

Mayor Lago: I-2.

City Manager Iglesias: Yeah, Mayor, our Parks Department will be presenting on I-2.

Mayor Lago: Okay.

City Manager Iglesias: This is -- the last time, we looked at the operational issues, and now we're putting a price to those...

Mayor Lago: Perfect.

City Manager Iglesias: Operations so that we can move on and -- with the country club project.

Assistant Parks and Recreation Director Vester: So, we have a quick presentation similar to what was discussed in the last meeting. We've just added some fees in here for discussion and for review, So, everybody's seen this. We talked about the conceptual plan for the country club. We went over kind of the vision of the country club being a community event or gathering place for the community to gather, grow, and call home. So, phase one, we talked about different memberships that we want to see at the Coral Gables Country Club, one of them being a fitness and lifestyle type membership. We talked about tennis and pickleball memberships, and we talked about golf. So, phase one is going to focus on just the fitness center, which is basically the turnkey operations of the current country club. And we have different brackets of memberships. So, we have the family platinum membership, and the fees are listed there, both for residents and nonresidents, as discussed in the last presentation to make sure we have a separate fee structure

for both with priority registration for residents first, and the same goes for any programming that will fall in line with the fitness programming. We have the single fitness membership. We have the junior fitness membership, and then we have the 65 plus fitness membership. And then as we talked about, we were going to set a capacity to those memberships just because of the size of the fitness center to not exceed 2,000 members. That can be reviewed later on, but right now that's going to be our focus. And some of the amenities we wanted to include is, you know, access, of course, to the fitness center, the steam room, adding a smoothie bar component to the fitness center, having activities at the pool as well as poolside bites, including a kids' club, which is one of the biggest feedback items that we got, and then making sure that we have the use of two courts at all times for the members, which is something that they're not receiving right now. So, some of the fee specifics is when we talk about family memberships, we want to make sure it provides access to the member, the spouse, and then as we discussed, dependent children, 21 years and younger. Platinum members are a little bit different. They receive discounts to programming, services, and rentals, as well as social activity invites. And then additional fees may not be listed. There is a fee amendment resolution attached to the agenda item with a different fee, so that we may develop fees later on, and they will be determined by the City Manager or designee. And then as we discussed, normally, we follow a five-year fee plan. For the sake of this exercise, we focused on a set fee that will be re-evaluated and assessed come FY-25 and 26. Some of the additional membership package details include a separate pricing structure, like we mentioned for residents and nonresidents to encourage resident usage at a more affordable rate. And we'll make sure we'll have early access registration for those Coral Gables residents to have access to memberships and programs first. And then we discussed guest fees. So, very important, we wanted to make sure we have guest fees for a member to bring a guest, and we looked at having a separate pricing structure for that as well, 15 and \$20. When it comes to programming fees, those are normally determined by direct costs, so we wanted to make sure there's no set price that we're putting on the schedule, and the same goes for contracted programming. Those are normally set on the contractor's costs, but we do make sure that they are not able to increase those fees more than 5 percent in a single year. For the banquet hall facilities, we talked about the different usage of the

rooms during the last presentation. Here's a map of all the room uses here that you have. You have the Grand Ballroom, which can be split in two for two separate rentals as needed, You have the Atrium Room, which is the one that faces North Greenway Drive, and it has pool access. You have the Merrick Room, which has the access to the patio with the fountain -- I'm sorry, the Fountain Room, which has access to the patio with the fountain. And then you have the Merrick Room, which we identified as more of a programming space. For the hours for the venue rentals, there would be the same hours that are being offered right now, Monday through Sunday from 9:30 AM to 4:30 PM would be daytime rentals. And then evening rentals would be anywhere from Monday through Thursday and Sundays from 5 to 11, and Fridays and Saturdays from 6 to 12 AM. Now, they have an additional hour to breakdown, which is the same operations that they do right now at the country club. And then bookings are normally for five hours. So, if you -- oops, let me go back. So, within those timeframes, it doesn't mean that they have the rental within those full hours. It's just you can book within those hours a five-hour rental. And what we're looking to do is solely manage the rental space of the banquet hall facilities at the rates that we're going to list shortly, and then focus on having different caterers be available to provide the catering experience for those venues. Again, the rental fees are based on five hours, and then for additional hours, amenities, services, there will be additional fees. Some of the catering options that we looked at is having pre-qualified caterers, which is very typical in other municipal facilities. There's actually an incentive for revenue sharing that can go anywhere from 10 to 20 percent on food and beverage costs, not including tax or gratuity, which is very common. We're looking at having a 10 percent incentive for any of the caterers that are coming in from the outside. Also, as a renter, you're able to bring your preferred caterer to have access to the kitchen, if you have a unique chef. If you want to have a unique experience, you're able to do that, which you're currently not able to do at the current structure. And of course, both options, they still have to be conditional on City insurance requirements, et cetera. So, a couple of notes that we put in with the fees is we wanted to make sure we have a discount option for not-for-profit rentals, so we're looking at a 50 percent discount on any room rentals pending availability and approval so -- and most of the time what we see in that industry is daytime rentals, lunchtime rentals. They would fall under that. We

also wanted to make sure for joint room rentals -- because you'll see in the fees, there's different fees for different types of spaces. A lot of them, they get booked together, so we wanted to make sure there's a discount for multi-booking of spaces as long as the initial space is rented at the full cost. And those details will be in the rental contract. Evening rentals are defined as rentals that take place any time at or after 5 PM. And then each additional hour within the structure of the five-hour rental would be subject to a one-fifth of the rental fee or rate. Additional details, like I mentioned, will be in the rental contract, so this is very just specific to the fees, and we'll get more into detail when we talk about the conditions of the rental contract, which will be separate. And then as we mentioned, the City Manager designee has the discretion to amend fees or add new fees, and we wanted to keep those fees set and re-evaluate for FY-25 and 26. So, the banquet hall rentals for the Coral Grand Ballroom -- so that's the largest of the ballrooms -- it does have the ability to be split in two. For capacities, the current capacities are for banquet style rentals, about 600; reception style, 1,000; and then theater style is 800. So, here are the fees based on 1 to 300 guests, and then you can go up additional guests at \$25 per person rate, which is very typical for other venues similar to this one. We've looked at other venues like Deering Estates, Vizcaya, Fairchild, all of those fall in line with this kind of pricing structure.

Mayor Lago: Does that fall in line with what's currently being advertised?

Assistant Parks and Recreation Director Vester: So, the structure right now is a little different because you have a food and beverage incentive. They do everything in-house. They don't have an outside caterer, so a lot of times they have flexibility to negotiate with the contracts and often waive room rentals as long as you meet the cost of the room rental through the food and beverage. So, this would be a little bit different, but this is comparable to other room rental rates within Miami-Dade County.

City Manager Iglesias: They're doing it on a plate -- on a cost per plate.

Mayor Lago: Okay.

City Manager Iglesias: It can be very high. That cost per plate is so high that it includes the rental itself.

Mayor Lago: Well, this also allows more flexibility to the end user, correct?

City Manager Iglesias: Yes, it does because you can have -- you can rent the room and then use whatever caterer you wish or use the kitchen and provide, let's say, a high-end caterer or...

Mayor Lago: Yeah, I think...

City Manager Iglesias: High-end chef.

Mayor Lago: I think that's more appealing. I mean, I get -- I'm not in the catering business, so I - I just find it as the more options that you allow some -- it's more difficult for us, but the more options that you allow an end user to potentially entice more people to come to a venue.

City Manager Iglesias: You could potentially allow a very high-end chef to use the kitchen and cater it.

Mayor Lago: Okay.

Assistant Parks and Recreation Director Vester: I mean, one great incentive about this is when you have a caterer that comes in and out, you turn over a facility a certain condition. When they leave, they have to return it in that condition, which means that we don't have to store -- right now, there's a lot of furnishings in that place, and there's not enough storage in the current structure of the country club and they have so much stuff everywhere.

Mayor Lago: And we require less staff.

Assistant Parks and Recreation Director Vester: Less staff. And even with the current structure, remember they do use a temp agency to staff a lot of their events, but yes, definitely it's not on you as the City now to contract all the staff. It's on the caterer to contract the appropriate staff, have the staff trained, et cetera. And then I think also for quality, you know, we're providing the venue. If there's issues with the quality of food, it's on the caterer, it's not on the City, which is also an important factor. But I think it's really -- it'll be very -- much easier for us to manage these rentals when it's somebody else that's coming in. They have to clean up after themselves after they leave, and if they don't, then we hold the renter accountable, and that's why they have to take out insurance. That's why they have to pay deposits, et cetera.

Mayor Lago: Thank you.

Assistant Parks and Recreation Director Vester: And like I mentioned, you can split the space in two. Actually, they changed the way the entrance is to allow you to kind of close the curtain, so then you have two separate reception areas for the bar area. You can basically split the entire space in two and rent the space separately if needed. So, we just kind of divided the cost up in two and added a little bit of markup. Now, that doesn't mean you can pay the two costs and then rent the whole ballroom. And also, we added here there is an outdoor ceremony space that you can rent. The cost is 500 for a daytime rental, or evening rental, 1000. And then again, those would be subject to 50 percent discounts if you're renting them together. But if you're renting it just to get a ceremony space, then that would be the cost. The same applies to the get-ready rooms and the cocktail reception areas. The Atrium Room, like I said, this is the one that faces North Greenway Drive. It's the one that has the poolside access. The capacities are 150 people for banquet style, and then for reception style, 250 people. So, these fees are substantially less than the Grand

Ballroom. The capacity fees are based on 1 to 100 guests, and again, each additional guest is a markup of 25 per person.

Mayor Lago: Okay.

Assistant Parks and Recreation Director Vester: The Fountain Room, this is the one we also presented as a future option for potential, you know, restaurant space, or member social space, or a lounge space, or bar space just because it does have a separate entrance to the building. You can kind of continue to do rentals in the rest of the building, and then have a separate entrance here. It's facing the restrooms. You have outdoor access. So, this could be used for multiple things in the future, but for right now, we included it in the rental package. The banquet style capacity is 90 people; reception style, 150; and theater style, 100 people. And then these are the fees. Again, these are now even less than the Atrium Room. And from what I know, it's one of the favorite rooms for like baby shower kind of events, daytime, weekend events, so that's more attractive to those kind of rentals. And then this is the smallest and less used, and often adds -- when you walk the building, that's where they store a lot of the furniture because they don't have storage, so the furniture moves through rooms, and this is where most of it ends up. So, this is the Merrick Room. It's got a capacity for banquet style for 80 people, reception style for 120 people, and then theater style for 100 people. We are recommending to use this more of an internal programming space. Feedback that I got from the current members of the fitness center is that the exercise room for the classes is very small. If we want to open it up to community members, not just members of the fitness center, it's too small for that. So, you could easily have a multi-purpose room here, similar to what we -- sorry -- similar to what we have at the Adult Activity Center, where you can do larger classes, dance classes, et cetera. And then we can also do private program party rental space there. I think I'm going to need some water. I'm sorry. So, these are the fees in case we do want to still rent them, but we just wanted to make sure we have the fees available, but that's not our intention.

Parks and Recreation Director Couceyro: Yeah, our intention is to keep it as a programming space, a club space. That's where you'll hear the Kids' Club and those activities, members only. I can going (INAUDIBLE).

Assistant Parks and Recreation Director Vester: Thank you so much. Here, click the next one.

Parks and Recreation Director Couceyro: So, these are some of the additional fees. I'll go -- if I say something wrong, you can kick me. There's additional rental fees for the banquet hall that we're looking at, so we just wanted to show those, you know, things like the deposit, if they damage anything, or if we need to clean, the AV service, the security hourly rate, all the things that are necessary with rental, so we've covered most of those. In addition is the rental of the furniture. Now, and a lot of -- for those of you that have catered events or had weddings, or you know, in my case, I've had three bar mitzvahs. You -- when you go to a caterer, they usually provide the chairs, so either you provide the chairs, or we can provide the chairs, and you can rent them through us, as well as the tables. That comes either way, so we'll have that ability right there. Those are the costs. They're kind of industry standard. That's what we've looked at.

Assistant Parks and Recreation Director Vester: Yeah, this is standard cost normally. And there's always ways to waive them if needed to be depending on the kind of programming.

Parks and Recreation Director Couceyro: You want to keep going?

Assistant Parks and Recreation Director Vester: Yeah. And then some other things that we're looking in the future in having there, obviously, depending on what's going to happen, some concessions and Pro Shop sales, as we factor in the golf course, you know, the poolside access and food and beverage. So, costs are normally based on a net profit of 150 to 200 percent on the cost of food and labor, same goes for retail soft and hard goods on a net profit of 100 to 150 percent of cost of the merchandise. And then our media permits, which are basically our standard rates for a

facility type permits, you have your non-commercial still photo, which is anything like a Sweet 16 or Quince shoot, and then you have your commercial still photo shoot price and your commercial film price. And those are -- let's say you're having a wedding there. Those are not an additional fee you need to pay. That's more if you're exclusively just coming in to just do a photo shoot. So, a bride already has access to take video and photo. She's not going to be paying extra for that. And we briefly talked about the café space and the options for that space last time. Our -- again, our preference and recommendation is to go into a concessionaire agreement for that space that allows the City to have access to the kitchen space as needed, allows us to oversee the prices, make sure that there's quality control on the menu, and we are also able to have more oversight on the general operations of the space. Having spoken to some of the staff that's there right now, they're limited to what they're able to do there because most of the food is pre-packaged or pre-done, and then convection heated just because they have the larger kitchen that serves more of the banquet style. So, if you have a separate dedicated kitchen for this that a concessionaire could use, they're able to provide better quality food in that space. And of course, we'll focus on keeping the gelato.

Mayor Lago: Yeah.

Commissioner Menendez: Smart.

Mayor Lago: So, just to add something. I know we're not talking about this, but this is what I think we should do in regards to Burger Bob's. Use this same kind of split of revenue, we've mentioned it before. So, just taking an opportunity to revive that conversation.

Assistant Parks and Recreation Director Vester: And the split can be negotiated. You know, we didn't put in a specific split here, but just the idea of a split that allows the City more oversight is important.

Mayor Lago: Exactly.

Parks and Recreation Director Couceyro: There's some factors to consider, the equipment that's in there, whether they're bringing their own, so we'll have to look at that as we start getting closer.

Mayor Lago: Yep.

Assistant Parks and Recreation Director Vester: And then we brought back the org chart because -- so this org chart is for the full implementation. But for the current budget amendment that you're going to be seeing, it's going to go into phase one, which is basically seven full-time employees and 24 part-time employees to get started with the focus on staffing the banquet hall facilities, fitness, and pool. And then, of course, very important, the maintenance. The tennis and golf we'll defer and then probably implement at a later date. And then the reason we brought this back up, we also restructured some of the positions. So, originally, you had a country club manager and then supervisors, but based on the competitive pay in that industry, we had to restructure the positions a little bit, so it's going to be more of a division director that's going to oversee the entire country club operations. And then underneath this position, you'd have multiple managers that oversee the specific areas within the industry.

Mayor Lago: Well...

Parks and Recreation Director Couceyro: And we have...

Mayor Lago: Go ahead.

Parks and Recreation Director Couceyro: I'm sorry.

Mayor Lago: No, no.

Parks and Recreation Director Couceyro: We have been in discussions with existing staff members that are there. We've had interviews, and we're in the process of negotiations to get a few of them on board right away very soon.

Mayor Lago: Okay, that's good. And I appreciate that because they know the lay of the land. I'm going to reiterate what I said before, and I hope my -- that my colleagues agree with me. When you mentioned full-time employees, I do not want to see any pension exposure. I want these individuals to be on 401ks, whatever, 401as. I want these individuals -- even if we have to compensate them more -- I want to limit the amount of employees that are on the pension plan.

Finance Director Gomez: Hi. So, you...

Mayor Lago: We...

Finance Director Gomez: It's a benefit of the City, if they are considered full-time City employees, they have an option, and they can choose the pension plan or the 401. We cannot...

Mayor Lago: Well...

Finance Director Gomez: I don't believe that we can mandate it.

Mayor Lago: Well, we need to find ways -- and maybe our very qualified City Attorney can help us find a road because I want to limit the amount of employees that we have in regards to the exposure to the pension plan. You guys are watching the stock market -- right? -- I'm just -- and what's happening around -- in regards...

Finance Director Gomez: Um-hmm.

Mayor Lago: We've had 10 great years, but I (INAUDIBLE)...

City Attorney Ramos: For sure, we'd have to amend the pension ordinance. I'll talk to (INAUDIBLE) and see if that's possible.

Mayor Lago: We need -- I'm ready to have that conversation. I'm ready to have that conversation today. And by the way, I want to put something on the record that I said before here, and actually, I had an employee come and talk to me about it. When I mentioned about the issue about privatizing Code Enforcement, it was not about privatizing the entire Code Enforcement.

Vice Mayor Mena: Right.

Mayor Lago: My comment was a very simple comment that was that if Code Enforcement needs assistance -- additional help, I don't have an issue bringing in a private company to help them in their process because we're asking -- we're demanding -- not asking -- we're demanding a lot from them. And I had one employee come in and said that they were scared that I was saying privatize -- that's not what I'm saying, okay, and I don't want the rumor to start out there. But in regards to -- we have a pension. We've made incredible strides, and they Manager and I see eye to eye on this issue, along with my colleagues on the Commission. We need to find ways to limit our exposure. So, I know that maybe our pension doesn't allow it, but we need to figure out a way to find an opportunity. Do my colleagues agree with me?

Commissioner Fors: Yeah, I just...

Commissioner Menendez: I have a question.

Commissioner Fors: I just will note that, you know, add this to the list of reasons why I don't think it's ideal for us to run it, although I know we have no choice at this point. But if we can't get out of -- if we can't avoid pensioning all these employees, that's another doozy.

Commissioner Menendez: I have a question. So, as you've heard, we're going to look into the pension issue, but it'll take time. What's your timeline in terms of needing folks, boots on the ground?

Mayor Lago: 30 days.

Parks and Recreation Director Couceyro: We're already...

Commissioner Menendez: So...

Parks and Recreation Director Couceyro: We've already -- like I said, we already have offers out. We're moving.

Commissioner Menendez: So, they're going to have to move forward while we parallel tracks deal with this.

Mayor Lago: I mean, listen, I would like for our City Attorney -- we have directors here that have a decision. They're a 401a, some of them are not on pension, correct?

Assistant Parks and Recreation Director Vester: Um-hmm.

Mayor Lago: So...

Assistant Parks and Recreation Director Vester: Well, there's certain incentives of picking the 401a...

Commissioner Menendez: We -- I...

Assistant Parks and Recreation Director Vester: Over the pension because you have to put in less so...

Commissioner Menendez: I just don't want to tie your hands.

City Attorney Ramos: But now it's an option. He's trying to take -- to make it mandatory. Mr. Manager, am I remembering correctly, at the last meeting, we approved, or the Commission approved additional employees to work at the country club?

City Manager Iglesias: We -- that last resolution was to add employees and also allow me to negotiate certain contracts because of the constrained time that we have.

City Attorney Ramos: The contracts I remember, but I just wanted to make sure everybody remembered about the employees.

City Manager Iglesias: Yes.

Mayor Lago: And I just...

City Manager Iglesias: It will be difficult to hire within the timeframe involved and change the pension plan at the same time.

Commissioner Menendez: Yeah.

Mayor Lago: I just...

Assistant Parks and Recreation Director Vester: One thing to consider, we do have time to -- with the other two phases to look at restructuring, but right now we were concentrating on the fitness center...

Commissioner Menendez: Yeah.

Assistant Parks and Recreation Director Vester: And the banquet halls to get it operational.

Commissioner Menendez: That's my point. Time is of the essence at least in the beginning, and I don't want your hands to be tied because we want this to be a smooth transition. I want to very much compliment you all and your team for responding very quickly to resident concerns, especially folks that have their memberships at the fitness center. Within 24 hours, you're back there, and I get feedback from residents that you've been amazingly responsive, so thank you on behalf of the Commission. You've done a great job. And I agree with the Mayor. You've created a template that could be replicated elsewhere, so I really am rooting for all of you. I'm rooting for the City. I think it's going to go very well. I just had a real quick question or two. The non-profits, 50 percent off, and then there's the issue of residents and nonresidents. The one thing we've heard all along is that, you know, we want to make sure that it doesn't become, you know, the Venetian Pool scenario. So, starting with non-profits, I would love to see a way that non-profits that are based out of Coral Gables or headquartered out of Coral Gables have some kind of preferred access to the rooms because we have, you know, my gosh, more than any other city in Dade County, a lot of our community civic groups have been here for -- since the beginning of time.

Parks and Recreation Director Couceyro: Well, that's why we put in language in there that's subject to approval.

Commissioner Menendez: Yeah.

Parks and Recreation Director Couceyro: First off, it's like an application to say a rental, and then we get -- we approve it, so we're just not going to approve, you know, willy-nilly, anything without looking at making sure it serves a use and it's the time -- and it's an area that we need usage, and it helps us.

Commissioner Menendez: Is it --? I guess it's the City Attorney's question for her or maybe something to look into. When they apply, I mean, obviously, you're going to see where they're -- the address. But you know, when you do scoring and rankings for different things, you know, the fact that they're Coral Gables based when it comes time to making decisions between one group or the other for one spot that's available, I'd like it to go to Coral Gables based organizations.

City Attorney Ramos: So, if it's in terms of giving preference, that should be memorialized somewhere in an administrative order or Commission resolution. If it's in terms of giving the rate, it should be on a first come, first serve, assuming that they meet all the criteria. So, if they're...

Commissioner Menendez: To me it was preference.

City Attorney Ramos: A registered 501 -- okay, then...

Commissioner Menendez: Because I think it's going to be in a lot of demand once the -- once -- I already heard it in the community. Once community-based organizations realize that the country club's welcoming them to have their meetings there, their luncheons there, I think a lot of them are going to take advantage of it.

City Attorney Ramos: Then maybe next meeting you want to have a resolution on with some specific factors we can work on.

City Manager Iglesias: But Commissioner, that's also -- if you notice, it's based on availability because we still have to pay for the center. We feel it will be -- that this will be profitable. And Commissioner Fors, as you mentioned, the hiring, but we feel this will be a very profitable enterprise and that should more than pay for itself.

Commissioner Menendez: I don't want it to be empty.

City Manager Iglesias: From that respect -- so we have to be careful that we don't deal with all non-profits. I'm sorry, but we have...

Commissioner Menendez: No, no.

City Manager Iglesias: We have to run a profitable enterprise.

Commissioner Menendez: We deal with all non-profits, everyone's welcome. But if it comes down to one space, one time slot and two groups and one's Coral Gables based and the other one's not, I'd like the nod to go to the Coral Gables one when there's one spot, one day, one hall available.

City Attorney Ramos: Assuming they come in at the same time because otherwise one will already...

Commissioner Menendez: No, no, exactly. But I want the community to know that we are thinking of them.

City Attorney Ramos: Okay.

Commissioner Menendez: It's just not -- we're not a bus station and every -- all buses lead here. I want folks to know that we are, you know, aware and trying to make sure we take care of our residents.

City Manager Iglesias: Assuming it's not committed, the tie goes to the resident community.

Commissioner Menendez: Yeah, I just -- if we can memorialize it, that'd be great. My only other question is, how are you going to monitor going forward again, the issue not with non-profits, but just general memberships? You'll be able to report back to us the numbers of resident, non-resident.

Assistant Parks and Recreation Director Vester: So, what we're thinking of doing, depending on the transition now and the exit, is that once the fees are set, we're going to prepare the rental packages as well as the fitness membership packages, hopefully onboard them at some point in April with a tentative start date, of course, so that people can explore the -- because that's what the hesitation is a lot. It's like what's happening, what's going on, what are the prices. We want to know. So, giving them the information I think is most important right now, and then with a tentative start date...

Commissioner Menendez: Yeah.

Assistant Parks and Recreation Director Vester: That's okay. And they -- most of the current members already encountered that during COVID, not knowing when they were going to come back, but knowing that they had a place to come back. That was more important. So, that's what we want to do. We definitely can open up the window for residents first only and see what that gathers, and then eventually open up the window for non-resident memberships. Now, the membership will be locked in for the year, and then obviously they'll have the priority, just like all

our other memberships, to renew. Now, if they -- let's say they don't renew and then somebody else jumps in and we're already at capacity, we'll have to re-evaluate things, of course.

Commissioner Menendez: I think it's very fair. Thank you.

Mayor Lago: Okay, anything else?

Assistant Parks and Recreation Director Vester: We have a second part that I think Finance has to present, which is the (INAUDIBLE).

Mayor Lago: Perfect. Listen, I was really impressed...

City Attorney Ramos: Is that...?

Mayor Lago: By the presentation.

City Attorney Ramos: Related to I-2, we need a motion and a vote.

Mayor Lago: Can I get a motion?

Commissioner Menendez: Motion here.

Mayor Lago: Second?

Vice Mayor Mena: Second.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Great work, great work.