

# **PALM BAY**

## **COMMUNITY DEVELOPMENT DISTRICT**

**January 14, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**Palm Bay Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone (561) 571-0010•Fax (561) 571-0013•Toll-Free (877) 276-0889**

January 7, 2021

Board of Supervisors  
Palm Bay Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Palm Bay Community Development District will hold a Regular Meeting on January 14, 2021, at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items
3. Administration of Oath of Office to Newly Elected Supervisors, Anthony Richards [SEAT 4] and Win Williamson [SEAT 5], *(the following to be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B – Memorandum of Voting Conflict
4. Discussion: Marina Survey and Legal Notices for Marina Homeowners
5. Update: Boat Club Dock
6. Discussion: Marina FHS Service Quotes (Remotes and Other Repairs)
7. Discussion: Marina Dredging Project

- 8. Update: Beach Seawall
- 9. Beach Planning Topics: Design, Lighting, Electric, Envera
- 10. Acceptance of Unaudited Financial Statements as of November 30, 2020
- 11. Approval of Minutes
  - A. December 17, 2020 Landowners' Meeting
  - B. December 17, 2020 Special Meeting
- 12. Staff Reports
  - A. District Counsel: *Straley Robin Vericker*
  - B. District Engineer: *Landmark Engineering & Surveying Corp.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

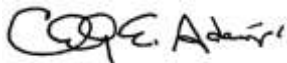
- NEXT MEETING DATE: April 8, 2021 at 9:00 a.m.
  - QUORUM CHECK

<b>ROB BERGMAN</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
<b>SPIROS MARGETIS</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
<b>JOE ASCHENBRENNER</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
<b>ANTHONY RICHARDS</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
<b>WIN WILLIAMSON</b>	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

- 13. Public Comments: Non-Agenda Items
- 14. Supervisors' Requests
  - Update: Sediment Removal Options (*Supervisor Aschenbrenner*)
- 15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8593810**

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT**

**10**

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2020**

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2020**

	<u>Major Funds</u>	Total Governmental
<b>ASSETS</b>	General	Funds
Cash	\$ 53,503	\$ 53,503
Investments	496	496
Accounts receivable	250	250
Teco deposit	430	430
Total assets	<u>\$ 54,679</u>	<u>\$ 54,679</u>
 <b>LIABILITIES AND FUND BALANCES</b>		
<b>Liabilities:</b>		
Lease deposit refundable	2,700	2,700
Due to other funds		
Enterprise	4,565	4,565
Total liabilities	<u>7,265</u>	<u>7,265</u>
 <b>Fund Balances:</b>		
Unassigned	47,414	47,414
Total fund balances	<u>47,414</u>	<u>47,414</u>
Total liabilities and fund balance	<u>\$ 54,679</u>	<u>\$ 54,679</u>

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessments	\$ 12,811	\$ 12,811	\$ 151,014	8%
Interest & miscellaneous	-	1	250	0%
Total revenues	<u>12,811</u>	<u>12,812</u>	<u>151,264</u>	8%
<b>EXPENDITURES</b>				
<b>Professional</b>				
Supervisors	-	1,077	5,383	20%
Management	1,545	3,089	18,536	17%
Audit	-	-	7,200	0%
Legal	61	61	2,000	3%
Postage	88	88	425	21%
Meeting room	-	-	1,000	0%
Insurance	-	6,894	6,650	104%
Printing and binding	45	91	548	17%
Legal advertising	1,543	1,543	1,500	103%
Other current charges	-	-	800	0%
Annual district filing fee	175	175	175	100%
Website	-	-	705	0%
ADA website compliance	-	-	205	0%
Tax bills	625	625	1,500	42%
Total professional	<u>4,082</u>	<u>13,643</u>	<u>46,627</u>	29%
<b>Parks &amp; recreation</b>				
Boat lift repair and maintenance	91	91	6,000	2%
Lake maintenance	205	205	2,500	8%
Capital outlay - dock	64	64	15,000	0%
Total parks & recreation	<u>360</u>	<u>360</u>	<u>23,500</u>	2%
<b>Access control</b>				
Telephone - gate	480	480	3,000	16%
Insurance - property & causality	-	2,705	2,500	108%
Repairs & maintenance - gate	2,530	4,695	27,000	17%
Landscape maintenance	2,410	2,410	15,000	16%
Contingency	-	-	750	0%
Capital outlay	-	-	10,000	0%
Total access control	<u>5,420</u>	<u>10,290</u>	<u>58,250</u>	18%
<b>Roadway/signage/street lighting</b>				
Electric utility service	1,435	1,435	13,000	11%
Repairs and maintenance	149	149	3,000	5%
Total roadway/signage/street lighting	<u>1,584</u>	<u>1,584</u>	<u>16,000</u>	10%

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	2,360	0%
Tax collector	256	256	3,146	8%
Total other fees & charges	<u>256</u>	<u>256</u>	<u>5,506</u>	5%
Total expenditures	<u>11,702</u>	<u>26,133</u>	<u>149,883</u>	17%
 Excess/(deficiency) of revenues over/(under) expenditures	 1,109	 (13,321)	 1,381	
 Fund balances - beginning	 46,305	 60,735	 83,480	
Fund balances - ending	<u><u>\$ 47,414</u></u>	<u><u>\$ 47,414</u></u>	<u><u>\$ 84,861</u></u>	



**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
PROPRIETARY FUND  
STATEMENT OF NET POSITION  
NOVEMBER 30, 2020**

<b>ASSETS</b>	<u>Balance</u>
Current assets:	
Cash - SunTrust	\$ 93,867
Accounts receivable - (net of allowances for uncollectible)	19,827
Due from governmental funds	<u>4,565</u>
Total current assets	<u>118,259</u>
Noncurrent assets:	
Utility plant and improvements	171,770
Less accumulated depreciation	<u>(171,770)</u>
Total capital assets, net of accumulated depreciation	<u>-</u>
Total noncurrent assets	<u>-</u>
Total assets	<u>118,259</u>
<b>LIABILITIES</b>	
Current liabilities:	
Customer deposits payable	<u>7,290</u>
Total liabilities	<u>7,290</u>
<b>NET POSITION</b>	
Unrestricted	<u>110,969</u>
Total net position	<u>\$ 110,969</u>

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT  
PROPRIETARY FUND  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
FOR THE PERIOD ENDED NOVEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ 1,884	\$ 1,884	\$ 22,200	8%
Charges for sales and services:				
Water & sewer	9,281	17,469	110,000	16%
Interest	1	2	10	20%
Total operating revenues	<u>11,166</u>	<u>19,355</u>	<u>132,210</u>	15%
<b>OPERATING EXPENSES</b>				
Water & sewer - county	8,554	8,554	95,767	9%
Maintenance costs	3,399	3,399	20,000	17%
Other current charges	173	345	2,200	16%
Total operating expenses	<u>12,126</u>	<u>12,298</u>	<u>117,967</u>	10%
Operating income	<u>(960)</u>	<u>7,057</u>	<u>14,243</u>	50%
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Property appraiser	-	-	(333)	0%
Tax collector	(38)	(38)	(444)	9%
Total nonoperating revenues/(expenses)	<u>(38)</u>	<u>(38)</u>	<u>(777)</u>	5%
Change in net position	(998)	7,019	13,466	
Total net position - beginning	111,967	103,950	171,450	
Total net position - ending	<u>\$ 110,969</u>	<u>\$ 110,969</u>	<u>\$ 184,916</u>	

**PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT**

**11A**

**DRAFT**

**MINUTES OF MEETING  
PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT**

A Landowners' Meeting of the Palm Bay Community Development District was held on December 17, 2020 at 9:00 a.m., at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

**Present at the meeting were:**

Chuck Adams	District Manager
Joe Aschenbrenner	Resident
Speros Margetis	Resident
Rob Bergman	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:09 a.m. In addition to himself, residents Mr. Joe Aschenbrenner, Mr. Rob Bergman and Mr. Speros Margetis were present, in person.

**SECOND ORDER OF BUSINESS**

**Proof of Publication**

The proof of publication was provided for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners' Meeting**

Those in attendance agreed to Mr. Adams serving as Chair to conduct the Landowners' meeting.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisors [SEATS 1, 4 & 5]**

Mr. Adams stated that Seats 1, 4 and 5, currently held by Supervisors Bergman, Richards and Williamson, respectively, were up for election.

**A. Nominations**

Mr. Margetis nominated Mr. Rob Bergman for Seat 1.

Mr. Bergman nominated Mr. Anthony Richards for Seat 4.

39 Mr. Aschenbrenner nominated Mr. Win Williamson for Seat 5.

40 No other nominations were made.

41 **B. Casting of Ballots**

42 **I. Determine Number of Voting Units Represented**

43 A total of 7 voting units were represented, as follows:

44 Rob Bergman 3 resident proxy votes 1 individual vote

45 Speros Margetis 1 resident proxy vote 1 individual vote

46 Joe Aschenbrenner 0 resident proxy votes 1 individual vote

47 **II. Determine Number of Voting Units Assigned by Proxy**

48 A total of 4 votes were assigned via proxy, as listed above.

49 The following votes were cast by Mr. Bergman:

50 Seat 1 Rob Bergman 4 votes

51 Seat 4 Anthony Richards 4 votes

52 Seat 5 Win Williamson 4 votes

53 The following votes were cast by Mr. Margetis:

54 Seat 1 Rob Bergman 2 votes

55 Seat 4 Anthony Richards 2 votes

56 Seat 5 Win Williamson 2 votes

57 The following votes were cast by Mr. Aschenbrenner:

58 Seat 1 Rob Bergman 1 votes

59 Seat 4 Anthony Richards 1 votes

60 Seat 5 Win Williamson 0 votes

61 **C. Ballot Tabulation and Results**

62 Mr. Adams reported the following ballot tabulation, results and term lengths:

63 Seat 1 Rob Bergman 7 votes 4-year Term

64 Seat 4 Anthony Richards 7 votes 4-year Term

65 Seat 5 Win Williamson 6 votes 2-year Term

66

67 **FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

68

69 There being no Landowners' questions or comments, the next item followed.

70

71 **SIXTH ORDER OF BUSINESS**

**Adjournment**

72

73

There being no further business to discuss, the meeting adjourned at 9:12 a.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**PALM BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11B**



**DRAFT**

**MINUTES OF MEETING  
PALM BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Palm Bay Community Development District held a Special Meeting on December 17, 2020, *immediately following the Landowners' Meeting scheduled to commence at 9:00 a.m.*, at the Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677.

**Present were:**

Rob Bergman	Chair
Joe Aschenbrenner	Vice Chair
Speros Margetis	Assistant Secretary

**Also present, were:**

Chuck Adams	District Manager
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:13 a.m. Supervisors Bergman, Aschenbrenner and Margetis were present, in person. Supervisors Richards and Williamson were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors, [SEATS 1, 4, & 5], (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Bergman. Since Mr. Bergman was an incumbent, there was no need to review the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**

- 40 C. Financial Disclosure Forms
- 41 I. Form 1: Statement of Financial Interests
- 42 II. Form 1X: Amendment to Form 1, Statement of Financial Interests
- 43 III. Form 1F: Final Statement of Financial Interests
- 44 D. Form 8B – Memorandum of Voting Conflict

45

46 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2021-01,**  
 47 **Canvassing and Certifying the Results of**  
 48 **the Landowners’ Election of Supervisors**  
 49 **Held Pursuant to Section 190.006(2),**  
 50 **Florida Statutes and Providing for an**  
 51 **Effective Date**

52

53 Mr. Adams presented Resolution 2021-01. He recapped the Landowners’ Election  
 54 results, as follows:

55	Seat 1	Rob Bergman	7 votes	4-year Term
56	Seat 4	Anthony Richards	7 votes	4-year Term
57	Seat 5	Win Williamson	6 votes	2-year Term

58

59 **On MOTION by Mr. Margetis and seconded by Mr. Bergman, with all in favor,**  
 60 **Resolution 2021-01, Canvassing and Certifying the Results of the Landowners’**  
 61 **Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes**  
 62 **and Providing for an Effective Date, was adopted.**

63

64

65 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2021-02,**  
 66 **Designating a Chair, a Vice Chair, a**  
 67 **Secretary, Assistant Secretaries, a**  
 68 **Treasurer and an Assistant Treasurer of the**  
 69 **Palm Bay Community Development**  
 70 **District, and Providing for an Effective Date**

71

72 Mr. Adams presented Resolution 2021-02. The consensus was to keep the same slate of  
 73 officers, as follows:

74	Rob Bergman	Chair
75	Joe Aschenbrenner	Vice Chair
76	Chuck Adams	Secretary

77 Win Williamson Assistant Secretary  
78 Speros Margetis Assistant Secretary  
79 Anthony Richards Assistant Secretary  
80 Craig Wrathell Assistant Secretary  
81 Craig Wrathell Treasurer  
82 Jeff Pinder Assistant Treasurer

83 No other nominations were made.

84

85 **On MOTION by Mr. Aschenbrenner and seconded by Mr. Margetis, with all in**  
86 **favor, Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary,**  
87 **Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Palm Bay**  
88 **Community Development District, and Providing for an Effective Date, as**  
89 **stated, was adopted.**

90

91

92 **SIXTH ORDER OF BUSINESS**

**Discussion/Update: Marina Boundary**  
**Ownership, Boat Club Activities and Beach**  
**Seawall Project**

93

94

95

96 Mr. Adams stated that copies of the marina survey were previously distributed to the

97 Board related to Consent to Use of Easement Agreements to property owners who have built

98 docks in the marina area. Utilizing Lot #49 as an example, Mr. Adams explained that the

99 Agreements acknowledge that residents built improvements within the boundaries of CDD-

100 owned properties and that the District would allow maintenance of the improvements, at the

101 residents' own risk, and that the CDD is indemnified from anything that could go wrong with

102 those improvements, including bodily injury while utilizing those facilities. Most importantly, if

103 the facilities must be removed by the District for its use of the property, it would be removed at

104 the property owner's expense. In addition, the survey revealed that, in most cases, the seawall

105 is on the marina side of the property line and varies from 2' of the District's side of the property

106 line to the adjacent property owner's line to 3", which is the narrowest point. The Board could

107 assume responsibility for the seawall, replace it or assess just those property owners that are

108 affected by it. He recommended presenting surrounding property owners with a Consent to

109 Use of Easement Agreement that includes the seawall encroachment and indicates to the

110 property owners that that seawall is solely there for the benefit of their property.

111 Discussion ensued regarding the Consent to Use of Easement Agreement, the seawall  
 112 being an encroachment onto District property, property owners being responsible for replacing  
 113 the seawall, recouping costs if the seawall is replaced by the District, assuming responsibility for  
 114 the walkway, installing a fence, boat slips, boat ram and the District taking legal action against  
 115 property owners who refuse to sign the Agreement.

116 Regarding Boat Club activities, Mr. Aschenbrenner reported that electricians and  
 117 insurance companies surveyed the dock and there was a lot of discussion regarding whether  
 118 the CDD should raise the lift and the gangway. The electrician pointed out items that are not up  
 119 to code and pose safety hazards and submitted an estimate. Mr. Aschenbrenner also obtained  
 120 an estimate from Mr. Matt Brown.

121 Discussion ensued regarding the electrician’s findings, dock reconstruction, the marina,  
 122 boatlifts, power outlets/boxes, switches, temporary tie-off costs, replacing the existing poles,  
 123 constructing a multi-use pavilion for events, cost estimates, financing options, assessment  
 124 increases and time frame of the dock project. Mr. Aschenbrenner would contact Mr. Brown,  
 125 obtain pricing and facilitate a Boat Club meeting, prior to the next CDD meeting.

126

127 **SEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 128 **Statements as of October 31, 2020**

129  
 130 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2020. The  
 131 financials were accepted.

132

133 **EIGHTH ORDER OF BUSINESS** **Approval of October 8, 2020 Regular**  
 134 **Meeting Minutes**

135  
 136 Mr. Adams presented the October 8, 2020 Regular Meeting Minutes.

137

138 **On MOTION by Mr. Aschenbrenner and seconded by Mr. Bergman, with all in**  
 139 **favor, the October 8, 2020 Regular Meeting Minutes, as presented, were**  
 140 **approved.**

141

142

143 **NINTH ORDER OF BUSINESS** **Staff Reports**

144

145 **A. District Counsel: *Straley Robin Vericker***

146 There being no report, the next item followed.

147 **B. District Engineer: *Landmark Engineering & Surveying Corp.***

148 There being no report, the next item followed.

149 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

150 • **NEXT MEETING DATE: January 14, 2021 at 9:00 a.m.**

151 ○ **QUORUM CHECK**

152 The next meeting would be held on January 14, 2021 at 9:00 a.m.

153

154 **TENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items**

155

156 There were no public comments.

157

158 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

159

160 Asked for an update on the roadway, Mr. Adams stated he contacted Scorpion and  
161 there was no interest in applying the sealant to the road; the project has been placed on hold.

162 Mr. Aschenbrenner stated that the stripe plates on the head gate must be replaced, as  
163 they were not working. Quotes were obtained and forwarded to the Management. Discussion  
164 ensued regarding displaying signage alerting residents to use their fobs, two-sided combination  
165 locks, replacing the stripe plates, the gate and a portable welder.

166 The Board and Staff discussed issues with Baycut and engaging another residential  
167 landscaper who is already servicing the general area, catch basins and sediment removal by a  
168 dump truck. Mr. Aschenbrenner would research sediment removal options and provide an  
169 update at the next meeting.

170

171 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

172

173 There being nothing further to discuss, the meeting adjourned.

174

175 **On MOTION by Mr. Margetis and seconded by Mr. Aschenbrenner, with all in**  
176 **favor, the meeting adjourned at 10:59 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**PALM BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**12C**

**PALM BAY COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*Courtyard by Marriott Tampa/Oldsmar, 4014 Tampa Road, Oldsmar, Florida 34677*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 8, 2020</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 12, 2020 CANCELED</b>	<b>Landowners' Meeting</b>	<b>9:00 AM</b>
<b>December 17, 2020</b>	<b>Rescheduled Landowners' Meeting &amp; Special Meeting</b>	<b>9:00 AM</b>
<b>January 14, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 8, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>July 8, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>9:00 AM</b>