

**Pleasant Grove City
City Council Meeting Minutes
May 19, 2015
6:00 p.m.**

PRESENT:

Mayor: Michael W. Daniels

Council Members: Dianna Andersen
Cindy Boyd
Eric Jensen
Cyd LeMone
Ben Stanley

Staff Present: Deon Giles, Parks and Recreation Director
Scott Darrington, City Administrator
Ken Young, Community Development Director
David Larson, Assistant to the City Administrator
Dean Lundell, Finance Director
Dave Thomas, Fire Chief
Kathy Kresser, City Recorder
Greg Woodcox, Water Superintendent
Tina Petersen, City Attorney
Degen Lewis, City Engineer
Sheri Britsch, Library and Arts Director

The City Council and staff met in the City Council Chambers at 86 East 100 South, Pleasant Grove, Utah.

1) CALL TO ORDER

Mayor Daniels called the meeting to order and noted that all Council Members were present.

2) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Boyd.

3) OPENING REMARKS

The opening remarks were given by Mayor Daniels.

4) **APPROVAL OF AGENDA**

ACTION: Council Member Stanley moved to approve the agenda as written . Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

5) **OPEN SESSION**

Mayor Daniels opened the open session.

Donna Jolley gave her address as 1380 East 150 North and expressed concerns with the quality of the roads in the City. She stated that she began a petition for improvement. Mrs. Jolley expressed her surprise at the response she received from the residents regarding the City Council. Many declared that a petition would not make a difference and felt that the City Council does not listen to the concerns of the citizen. Mrs. Jolley was surprised because she does not feel this way, but was impressed by the manner in which the City Council has handled the Public Safety Building issue. Mrs. Jolley had major problems with the state of the roads and felt this should be one of the City's top priorities. She also stated that money should not be invested in just patching the roads but actually improving the quality.

Mayor Daniels informed Mrs. Jolley that the City Council has asked staff to prepare a study of how they can bring all roads up to an acceptable driving level, not just by maintaining them, but by making real improvements. There was a plan presented a few months earlier that determined that the cost would be approximately \$4 million per year. Currently the City is looking into what resources are available in terms of funding. Mayor Daniels assured Mrs. Jolley that the issue is a high priority for the City and that a definite plan would be presented in the coming months.

Matt Godsey, who resides at 1026 East 1100 North, shared the same concern as Mrs. Jolley regarding the status of the roads. He, however, commended the Council for their actions the previous week in the selection of the RFP for the Public Safety Building. Mr. Godsey is an engineer by profession and agreed with their choice with respect to the engineering company and the cost.

Jack Freeman publicly thanked Deon Giles for his assistance in a project he is working on and appreciated his help. Mr. Freeman stated that he may not always agree with what the City Council's decisions but feels that the Council Members represent the residents well.

Molly Andrew gave her address as 1107 Nathaniel Drive and invited Mrs. Jolley to attend the Budget Retreat in January of each year where she can hear how the City Council discusses the City finances and makes budget decisions. Mrs. Andrews approved of the way MOCA handled the fire station concerns and was confident that all will be well in this matter.

There were no further public comments. Mayor Daniels closed the open session.

6) **CONSENT ITEMS**

- a) **City Council Meeting Minutes: City Council Minutes for the April 21, 2015 meeting.**
- b) **To consider for approval Pay Request No. 5 for the Shannon Fields Softball Complex Phase 2.**
- c) **To consider approval of paid vouchers for May 11, 2015.**

The consent items were reviewed.

ACTION: Council Member LeMone moved to approve the consent items as presented. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

7) **BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**

- A) TO CONSIDER THE APPOINTMENT OF RACHEL ACEVEDO AS A BEAUTIFICATION COMMITTEE MEMBER.**

The City Council Members were given information on applicant Rachel Acevedo for their review. Mayor Daniels asked Mrs. Acevedo to come forward to be introduced to the Council. Mrs. Acevedo informed the Council that she has lived in Pleasant Grove for four years but grew up in Mexico. She became interested in serving on the Beautification Committee as a way to become more involved in the City as a volunteer. Mayor Daniels expressed his approval and appreciation for her willingness to serve.

ACTION: Council Member Stanley moved to appoint Rachel Acevedo as a Beautification Committee Member. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

8) **PRESENTATIONS:**

There were none.

9) **ACTION ITEMS READY FOR VOTE:**

- A) CONTINUED ITEM: TO CONSIDER THE REQUEST OF JOSH WINN WITH GEORGETOWN DEVELOPMENT FOR A 68-LOT MIXED HOUSING DEVELOPMENT SITE PLAN AND PHASING PLAN CALLED GARDEN GROVE LOCATED AT APPROXIMATELY 15 SOUTH 1300 WEST IN THE GROVE ZONE. (SAM WHITE'S LANE NEIGHBORHOOD) *Presenter: Director Ken Young* *Continued from the May 5, 2015 Meeting.**

Community Development Director, Ken Young, began his presentation by stating that staff has been working with the developer, who in turn has worked closely with the property owners to create a project that works for all parties and meets the requirements of the Grove Mixed

Housing Subdistrict. Director Young stated that this is the first project that falls within new requirements of the Mixed Housing Sub-district. Anything that exists in the area currently was developed under a different code. Director Young presented the particulars of the proposal and stated that there will be three types of housing, which is a requirement of the zone for all projects over five acres in size. There are 68 units proposed, which will create a project density of 8.45 units per acre. The maximum density is 12 units per acre. 41 single-family homes are proposed along with 17 town homes and 10 live-work units. Director Young identified where the housing types will be located on the site plan. He also presented an aerial photo of the project area, which currently has two existing homes that are being sold to the developer to accomplish the project, which will be built in two phases.

Director Young pointed out the single-family units in the center of the development, which will be in groups of five units facing a common courtyard that staff considered open space. There is also a proposed playground area. Director Young stated that this will not feel as open as an apartment complex because there is not one large common area, but rather small open spaces throughout the development. In relation to this, Director Young presented the landscaping plan, which was reviewed and approved by the Design Review Board and the Planning Commission, with the conditions for a lighting plan, larger playground with swing, seating area and pergola, windows in the garage doors, additional evergreens planted to meet the 30% requirement, the landscaping plan stamped by a licensed landscape architect, and a drainage plan. Staff and the Planning Commission recommended approval of the application since all of the zoning requirements will be met once these conditions are met.

Upon request by Mayor Daniels, Director Young identified the two phases on the site plan, which are basically the northern and southern halves of the development. The Mayor and other Council Members expressed approval for the project and were pleased that the developer worked creatively to meet the zoning requirements.

Council Member Andersen asked for more information about the condition requiring additional evergreen trees and indicated that this type of tree has had a difficult time thriving in certain areas of the City. Director Young informed the Council that the Mountain Design guidelines require that 33% of the trees in the development be evergreens. He confirmed that there has been an issue with evergreens surviving, but this is not a problem overall throughout the zone. City Engineer, Degen Lewis, added that high ground water does not suit evergreens well and could have been a factor in the loss of the evergreens. Parks and Recreation Director, Deon Giles, also commented that there are certain species of evergreens that can survive in this location and the landscaper should be able to select something that would work for this project.

Council Member Anderson asked for the reasoning behind the garage window requirements. Director Young responded that this was a recommendation from the Design Review Board as a way to provide additional security but is not a requirement of the zoning ordinance.

The applicant, Josh Winn, added to the comments regarding garage window requirements. He stated that this would be used as a way to regulate parking and increase security. Each home will have a two-car garage that they would like to see used for cars rather than storage. If this were the case the resident would be in violation of the CC&Rs, which would be enforced by the HOA.

Mr. Winn addressed the evergreen requirement and informed the Council that an issue with the design was discovered one day prior to the Planning Commission hearing. The project was designed according to the guidelines of the Garden Design District but the project is technically located in the Mountain Design District. Fortunately, the ordinance empowers the City Council to waive the architectural requirement of the Mountain District. Mr. Winn requested that the Council grant the waiver as the project meets all of the guidelines for the Garden District and this would easily solve the evergreen issue. Mr. Winn confirmed that the Planning Commission was aware of the problem with the design but they do not have power to waive the requirements.

There was discussion among staff and the Council regarding the design requirements and the ramifications of granting the waiver. Director Young read Section 10-14-20B under Urban Design Standards which states that the standards outlined in the subsections shall apply to all new developments within the Grove Zone District. A waiver to the standards may be granted by the City Council in keeping with the intent and purpose of the chapter. He also gave an example of the doTERRA building designs that were recently adjusted. Director Young apologized to the Council for not being aware of the issue prior to the meeting. He was not in attendance at the Planning Commission Meeting.

Although the Council has the ability to waive the requirements, Mayor Daniels wondered if this would be the most advisable action in this situation. In response, Director Young commented that applicants have and will frequently request design waivers. He felt it may be time to review the design standards to determine that they are still in line with the City's desires for the area. Upon request, Council Member Jensen confirmed that the Planning Commission recommended review of the design standards and their ability to be waived and not the site plan itself.

City Attorney, Tina Petersen, expressed concerns with waiving the design requirements as part of the motion. She stated that this should be a separate action from approving the site plan. Attorney Petersen had concern with the decision not being noticed to the public and stated that it should have been included on the agenda. The Council had the option of moving the item to the next meeting to allow additional time for proper noticing or move it forward if they were comfortable doing so.

Council Member Boyd requested additional information about the history of the design districts. Director Young commented that they were put in place roughly six years ago and there were originally four districts. Eventually the Tuscan Design District was incorporated into the Garden Design, leaving the Garden, Mountain, and Interchange Design Districts. The idea was for an area to have a distinct look and feel separating them from each other. Director Young thought it was a good plan but questioned their value.

Council Member Stanley commented that the designs for the project look good and he was in favor of revisiting the design guidelines at a future date. He asked staff how this situation occurred. Director Young responded that it was an administrative error. All parties assumed the area was in the Garden District until the applicant looked at a map and realized it was incorrect.

ACTION: Council Member Andersen moved that the Council approve the 68-lot mixed housing development site plan and phasing plan called Garden Grove, located at approximately 15 South

1300 West in the Grove Zone, with the condition that they waive the requirements of the Mountain Design District finding that it is in compliance with the guidelines of the Garden District; and adopt the exhibits, conditions, and findings contained in the staff report. Council Member Jensen seconded the motion. The motion passed with the unanimous consent of the Council.

10) ACTION ITEMS WITH PUBLIC DISCUSSION

A) PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED PLEASANT GROVE CITY FISCAL YEAR 2014/2015 BUDGET AMENDMENT. (CITY WIDE) *Presenter: Director Lundell.*

Finance Director, Dean Lundell, presented the Budget Amendment and stated that nothing had changed from what was discussed at the previous week's meeting. He described the seven items contained in the amended budget.

The first two items refer to the Recreation Center and state that upon review staff discovered that the center is bringing in more money than originally anticipated through memberships and other programs. The amendment shows the money coming in from the Recreation Center being used to fund those programs. Line three addressed the Reimbursement Agreement with doTERRA. The City installed a streetlight on 1300 West and doTERRA has now reimbursed them for that expense. The proposed amendment budgets the receipt of that money. The fourth item addressed the purchase of water shares. The Metropolitan Water District was presented with a one-time opportunity to purchase a large amount of water so the City made the adjustment to allow for the transfer of funds for the purchase in the amount of \$150,000.

Director Lundell continued with item five, which addressed the purchase of new fire equipment and the sale of the fire truck. The fire truck sold for \$50,000, which will be used to purchase new fire equipment. Line six discussed the closing costs associated with the water bond in the amount of \$155,000. Finally, line seven referred to the rental of water from the City of Orem. In response to a question from Mayor Daniels, Director Lundell confirmed that each item has corresponding revenue associated with it so the funds all even out with the exception of the purchase of the water shares.

Council Member Stanley requested that Director Lundell provide further details regarding the Metropolitan Water District and the sale of water shares for the benefit of the public. He explained that there State law that prohibits cities from selling water shares. To combat that, the Metropolitan Water District of Pleasant Grove owns the water shares and the City rents the water from them. The Water District normally has a budget of \$420,000, but will receive an additional \$150,000 for the purchase of water shares.

Mayor Daniels opened the public hearing.

Blaine Thatcher gave his address as 120 North 1400 East and requested further information regarding the Water District and its relationship to Pleasant Grove City. Mayor Daniels and

Attorney Petersen described that relationship in further detail and stated that the Water District acts like a holding company and is not a wholly owned subsidiary of the City.

Molly Andrew expressed concern with water waste throughout the City particularly by the school districts and large businesses. Mayor Daniels shared her concerns and informed her that the City is seeking better ways to communicate, enforce conservation, and educate the public. Council Member Andersen commented that raising a voice as a resident helps the situation.

There was a discussion among the Council Members regarding conservation education and possible consequences for water waste. It was stated that the City has approached and discussed the issue with the Alpine School District but they have not yet seen a difference. Council Member Boyd suggested PTA involvement but it was determined that some sort of financial consequence would be beneficial as well as the threat of disconnecting service.

Mayor Daniels wanted to bring the conversation back to the agenda item but asked that this item be put on the agenda in the coming weeks.

There were no further public comments. Mayor Daniels closed the public hearing. No action was needed for this item.

B) TO CONSIDER FOR ADOPTION A RESOLUTION (2015-15) ADOPTING THE AMENDMENT 2014/2015 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

ACTION: Council Member Jensen moved the City Council adopt Resolution 2015-15 adopting the amended 2014/2015 Budget; and providing for an effective date. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

11) ITEMS FOR DISCUSSION – NO ACTION TAKEN:

A) DISCUSSION ON THE GROVE AREA ZONING/VISION. *Presenter: Administrator Darrington.*

Administrator Darrington presented a zoning map of the Grove Area and gave a summary of what each zone entails. He explained that there are three sub-districts in the Grove Zone which are the Interchange, Commercial Sales, and Mixed Housing.

Director Young read the purpose of the Interchange sub-district from the General Plan, which states that the propose of the Grove Interchange Sub-district is to promote the development of a regional center for retail, hotel/convention, and professional office uses with high quality architecture and site design, and prove an attractive gateway from I-15 into the City, creating a unique signature image for the City. Director Young also stated that the Interchange Area is composed of approximately 122 undeveloped acres, and there are plans for 20 of them. The area is intended for high end, quality retail, and professional offices. Fast food restaurants are not permitted and only limited commercial uses are permitted. It was confirmed that convenience

stores and gas stations are also not allowed. Director Young identified areas that have already been developed. It was clear that there is still a lot of undeveloped acreage.

Director Young provided information on the Commercial Sales Sub-district and read the purpose from the General Plan, which states that the purpose of the Grove Commercial Sales Sub-district is established to create attractive Grove District commercial areas, allowing for a mix of land uses including office retail, civic/public, and utilizing the highest quality architecture and site design. The CC may authorize residential uses above the first level of commercial buildings. Director Young commented that this is something the Council may want to look at adjusting, since there is nothing in the body of the text to support it. He explained that development in the sub-district should contribute to the creation of a unique signature image for the City, and encourage pedestrian activity, social interaction, and a quality shopping experience. He explained that there are approximately 200 undeveloped acres in this sub-district and most commercial uses are permitted with restrictions regarding storage and auto repair.

Director Young addressed the purpose of the Mixed Housing Sub-district which is to create a compact, pedestrian-friendly environment of mixed residential uses including a mix of various multi-family and single family dwellings, public spaces, parks, and paths. Commercial developments are also permitted to develop in the sub-district either as a mixed used project with residential uses or separately. Director Young stated that the area is the broadest in terms of permitted uses because it allows for everything that Commercial Sales does with the addition of residential. Director Young identified the three mixed housing areas on the map and explained that there are approximately 38 acres of undeveloped land, eight of which were approved for the Garden Grove project. Specific requirements were outlined in the ordinance with regard to residential in the sub-districts.

Administrator Darrington informed the Council that the subdistricts were established nearly 10 years ago. Some adjustments were made in the last five years with regard to the percentage of office spaces allowed in the interchange sub-district. He requested input from the Council as to whether the Grove Zone sub-districts still follow their overall vision for the City. If the Council feels that a zoning change needs to be made, it should be discussed with the property owners prior to a public hearing. Administrator Darrington commented that the best way for the City to control how these areas develop is through zoning and design standards.

Council Member Boyd stated that her concerns were not with the zoning but with the lack of open space and City parks in the Grove Zone. It was confirmed that there had been discussions regarding the retention of property in the zone for open space purposes. The City Council could choose to rezone some of the acreage as open space to prevent development or purchase the acreage with the intent of building a park. Either way, the property owners should be consulted before action is taken.

There was discussion regarding open space required in the sub-district, which would not provide enough space for a leisure park. Mr. Giles stated that three to five acres would be required. Discussions included the doTERRA and Evermore projects, possible park locations, the individuals who own the property, and the lack of development in the Commercial Sales Sub-district.

Council Member Boyd brought up the issue of high density developments in the Grove Zone. The Council agreed that the residents have made their position clear that they do not want more high density housing. There was discussion regarding the possibility of rezoning the remaining mixed housing area to commercial sales. Council Member LeMone expressed her desire to see most, if not all, of this area produce sale tax revenue. She was of the opinion that Pleasant Grove City does not need more housing in this area. Upon request from Mayor Daniels, Director Young informed the Council that the remaining mixed housing area has the potential for roughly 110 units. If the Council chooses to rezone the property, notice would need to be given to the public before action is taken.

Greg Perry, a Provo resident, was present representing Shot Gun Creek Investments who owns the mixed housing property being discussed. Mr. Perry gave a brief history of the area and stated that at this point they are seeking an anchor tenant for their commercial component before proceeding with development. He stated that they have received offers from other developers to build the residential portion of the property but the company would like to see the entire project developed together. Mr. Perry expressed concern with the possibility of the area being rezoned to Commercial Sales and explained that 22 acres of commercial would be more difficult to fill than residential. He felt that many other cities were going the opposite direction and choosing to develop more high density residential areas and creating compact, workable, and walkable areas. Mr. Perry was not opposed to the City's vision but felt that retail and commercial business areas will attract areas with a population base and keep the area as mixed housing would do that. He also believed that a rezone would devalue the property. Mr. Perry provided details about his vision for the property and invited the Council to visit the company website at www.shotguncreek.com for information regarding their other projects.

Mayor Daniels expressed his opinion that housing will always develop more quickly than retail or commercial, however, if the zoning allows for an abundance of housing there will not be any more room for commercial sales. Mayor Daniels felt it would be best to leave the mixed housing unchanged on this particular piece. The Council agreed not to attempt a rezone at this time but understood there were still considerations for open space areas. Mayor Daniels asked staff to approach the property owners before the Council takes action.

Jennifer Baptista gave her address as 32 North 1300 East and stated that at some point a presenter came in with a program or formula to assess how population changes would affect the sales tax base. She asked if this was something the City Council would be able to assess to better determine the effect the housing areas would have on Pleasant Grove. It was confirmed that this was a spreadsheet that was generated as a model for the City. Staff would be meeting with the presenter in the coming weeks regarding a separate issue but assured Ms. Baptista that they would discuss this with them as well.

Ms. Baptista asked if the City Council was entertaining the idea of altering the design districts. Mayor Daniels stated that this would have to be revisited but at a later date. Discussion regarding design districts would first be had by the Planning Commission before a final decision is made by the Council.

Molly Andrew expressed concern with increased crime around the new Walmart in the high density housing. She requested that a report be generated to determine accurate numbers in that regard.

12) DISCUSSION ITEMS FOR THE MAY 26, 2015 MEETING

- a) **Items on 9A- To consider for adoption a Resolution (2015-016) authorizing the Mayor to sign a Professional Service Agreement with Bowen Collins and Associates for the purpose of providing structural and life safety evaluation on four buildings owned by Pleasant Grove City and providing for an effective date.**

Attorney Petersen stated that this was a finalized agreement for the RFP that the Council decided on in the previous meeting. A modified schedule indicated time frames in which the work must be done and Bowen Collins & Associates had already returned their signed copy of the agreement.

- b) **Item 9B Consider approval of Creekside at Aspen Grove Plat C, vacating a portion of Creekside at Aspen Grove Plat A, located at approx. 440 West 3300 North in the RR (Rural Residential) Zone. (MANILA NEIGHBORHOOD).**

Director Young presented the site plan and gave a few specifics. There were no questions from the Council.

- c) **Item 9C- to consider approval of a 2-lot subdivision called Cassie Estates Plat A, located at approx. 700 North 300 East in the R1-8 (Single Family Residential) Zone. (MONKEY TOWN NEIGHBORHOOD)**
- d) **Item 9D- To consider for adoption an Ordinance (2015-19) amending Title 1 Chapter 7 of the Pleasant Grove Municipal Code to comply with recent changes in the election laws of the State of Utah and providing for an effective date.**

Attorney Petersen explained that there have been statewide changes made to the election law, so Pleasant Grove will be adjusting their ordinance to better follow those changes.

- e) **Item 9E- To consider for adoption a Resolution (2015-018) authorizing the Mayor to sign a Interlocal Cooperative Agreement between Utah County and Pleasant Grove City for the Administration of the 2015 Municipal Elections.**

Attorney Petersen stated that the agreement provides for the County to manage our upcoming municipal elections and for the renting of the electronic voting machines.

- f) **To consider for adoption a Resolution (2015-019) accepting the Municipal Wastewater Planning Program Self-Assessment Report for the 2015 Calendar Year; and providing for an effective date.**
- g) **Item 10A- Public Hearing to receive comments on the proposed Pleasant Grove City Fiscal Year 2015/2016 Budget. The final budget includes the fee schedule and the Pleasant Grove Redevelopment Agency budget. (CITY WIDE)**

It was confirmed that a copy of the proposed Budget was available at the City office or online.

- h) **Item 11A- Follow up discussion on moving Public Works to the Pipe Plant.**

This would be a discussion item for the City Council over the next few weeks to better determine what action should be taken.

Council Member Stanley commented that the City Council had agreed to meet with the committee to discuss public safety in the next few weeks but it was not listed on the agenda. He felt that the committee would be interested in the discussion about the Pipe Plant in addition to the public safety discussion. It was made known that Mayor Daniels still had several interviews to conduct regarding this committee.

13) NEIGHBORHOOD AND STAFF BUSINESS

Engineer Lewis added comments about water conservation and stated that metering by Weber Basin Conservation has had a significant impact on usage. However, he was not sure if this was something they could use in Pleasant Grove.

Attorney Petersen presented a follow-up question to a concern raised by Mayor Daniels the previous week regarding the regulation of drones. Mayor Daniels responded that Melisa Finch would be in charge of that. It was noted that a Conditional or Special Use Permit could be required for something of this nature.

Administrator Darrington informed the Council that staff would be interviewing candidates for the Public Works Director position the following day from 1:00 p.m. to 6:00 p.m. He also stated that there would be a reception on Thursday night hosted by Ken Breschnieder to promote their new project. This would take place at 6:00 p.m. at their warehouse in Lindon.

Library and Arts Director, Sheri Britsch, updated the Council on grant money that was awarded. She found an individual who was willing to match whatever she raised. Mrs. Britsch raised \$13,000 in grant money and received an additional \$10,000 from the other individual. She also reminded the Council of the Memorial Day Program the following Monday beginning at 9:00 a.m.

Fire Chief, Dave Thomas, expressed gratitude for the support they received for the breakfast hosted by the Fire Department. Over 800 people were in attendance.

Council Member Jensen spoke regarding Strawberry Days and presented a sample copy of the book for the event for the Council to review.

Council Member Andersen thanked Public Works for their ability to keep flooding under control with the excessive rain they received. She did, however, still express concern about insufficient water. She commented on the success of the Pleasant Grove baseball team, who would continue on to the semi-finals.

14) MAYOR AND COUNCIL BUSINESS

There was no additional business.

15) SIGNING OF PLATS

There were none.

16) REVIEW CALENDAR

Mayor Daniels noted that there will be an executive session held on Wednesday May 20, 2015 to interview candidates for the Public Works Director position. Attorney Petersen explained the interviews for the following evening, as well as the process of the executive session.

17) ADJOURN

ACTION: Council Member Jensen moved to adjourn. Council Member Andersen seconded the motion. The motion passed with the unanimous consent of the Council.

The City Council Meeting adjourned at 9:00 p.m.

Minutes of May 19, 2015 were approved by the City Council on June 9, 2015.

Kathy T. Kresser, City Recorder

(Exhibits are in the City Council Minutes binders in the Recorder's office.)