PARK CITY
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PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 24, 1998

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, September 24, 1998.

AGENDA

Closed Session - City Council Work Session Room - Main Level

4:00 p.m. Litigation

Work Session - City Council Chambers - Lower Level

4:30 p.m. Council questions and comments
4:45 p.m. Chamber/Bureau update
5:00 p.m. Independent citizen advisory committee - land acquisitions
5:30 p.m. SR248 project update
5:50 p.m. Review of regular meeting

Regular Meeting - City Council Chambers - Lower Level

6:00 p.m.

I ROLL CALL

II PUBLIC INPUT

III COMMUNICATIONS FROM COUNCIL AND STAFF

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF AUGUST 27, 1998, SEPTEMBER 3, 1998, AND SEPTEMBER 10, 1998

V CONSENT AGENDA

1. Ordinance approving a record of survey plat for the Chateaux at Silver Lake Condominiums located at 7815 Royal Street East, described as Lot 23 of the Amended Deer Valley Club Estates, located in the northwest quarter of Section 27, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah

2. Encroachment agreement approving two decks over the public right-of-way on Lots 13, 14 and 15 and the north 2.4 feet of Lot 12, Block 9, Park City Survey, at 545 Main Street, Park City, Utah

3. Ordinance approving the vacation of portions of Ridge Avenue along Lots 32, 33, 34, 35 and 36, Block 76 to the Millsite Reservation Subdivision No. 1, Park City, Utah

4. Resolution declaring October as Breast Cancer Awareness Month in Park City, Utah

5. Resolution of the City Council of Park City authorizing the acceptance of a charitable donation of property located near the intersection of State Highway 224 and State Highway 248

VI NEW BUSINESS

1. Acceptance of Deer Crest/Hidden Hollow annexation petition

2. Resolution providing for the holding of a special bond election in Park City, Summit County, Utah, at the same time as the statewide regular general election, for the purpose of submitting to the qualified electors thereof the question of the issuance of General Obligation Bonds of the City in an amount not to exceed $10,000,000 and providing for related matters

3. Resolution to appoint a citizens committee to advise the Council on community priorities for open space acquisition, methods to permanently preserve open space, and to account for the expenditure of open space bond proceeds should voters approve a general obligation bond to preserve open space

VII ADJOURNMENT

Posted: 9/21/98
Reposted: 9/22/98
Reposted: 9/23/98

PARK CITY WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 24, 1998

Present: Council members Hugh Daniels; Roger Harlan, Shauna Kerr; Chuck Klingenstein; and Paul Sincock

Toby Ross, City Manager; Derek Satchell, Planner; Frank Bell, Director of Olympic Planning; Myles Rademan, Public Affairs Director; Jodi Hoffman, City Attorney; Eric DeHaan, City Engineer; Kirsten Whetstone, Planner; Nora Shepard, Special Projects Manager

Joan Calder, Chamber/Bureau Director; Mike Haggerty, Michael Baker, Jr., Inc., consultant for UDOT

Absent: Mayor Brad Olch

1. **Council questions and comments.** Roger Harlan reported that he received a call from resident Steve Schueller who expressed concerns about the number of special events impacting Old Town. Mr. Harlan reminded the public of the October 6 UDOT meeting at the Treasure Mountain Middle School regarding improvements to SR248. Hugh Daniels thanked staff for changing out the flags around town. He continued that he and Ms. Kerr attended the Utah League of Cities and Towns conference last week. He referred to a speaker's comment -- when faced with growth, local response defaults to low density and the cost of that is increased expenses, increased infrastructure, increased cars and transportation, and increased sprawl. Mr. Daniels pointed out that Atlanta decreased its density by 50% but increased its transit miles and cars by 35%. Chuck Klingenstein referred to the Sierra Club's web page which contains information about sprawl and added that Envision Utah has discovered that if Utah continues its continued path, the urbanized metropolitan area will have to be expanded by 432 to 580 square miles. Paul Sincock reported that the Park City Motorcycle Club visited Steamboat Springs for its motorcycle race which is proposed to be held in Park City next year. He referred to a study performed by the USGS on ground water in the Snyderville Basin and relayed that the Health Department is pursuing an in-depth study of hydrological absorption of septic tank fields in some areas of the County. There may be a moratorium in some areas near Kamas because of potential ground water contamination. Valley Mental Health has purchased the Summit County Services Building in Prospector; the County is proposing to build a new facility at Kimball Junction but it will be smaller. Mr. Sincock expressed his concern that many residents ride the bus to access services in Prospector and getting to Kimball

Junction will be an inconvenience. He stated he will suggest to the County Commissioners that they retain a portion of the building for local health services.

Ms. Kerr displayed an Olympic flag that US West presented to all cities at the ULCT conference. There was an update on Officer Rick Ryan. She congratulated Park City Golf Professional Bob Rudd who won a recent tournament qualifying him for participation in the Senior PGA Tournament next spring. There was discussion about retaining Planning Commission packets on Land Management Code revisions and providing Council with information on disc to save paper and economize printing costs. Shauna Kerr pointed out the ULCT regional meeting has been rescheduled on September 30 in Orem.

Chuck Klingenstein continued that staff has requested direction for filling the architect vacancy on the Historic District Commission. Planner Derek Satchell quoted Section 4.3(d) of the LMC, "It is the first priority of City Council that the HDC have technical representation in historic renovation and preservation and that is the first consideration of City Council to ensure that there is a licensed architect on the board". There are currently four applicants, and none are licensed architects, however, two are local builders who live in Old Town and have extensive experience working with historic renovations in town. Paul Sincock suggested contacting the local AIA and request applications from interested members. Chuck Klingenstein summarized that Council would like to advertise a bit longer for a licensed architect and hopefully an appointment can be made within a month.

Olympic Planner Frank Bell announced that the City will be entertaining a group from Savoie, France at the Miners Hospital from 3 p.m. to 5 p.m. on September 29. SLOC is in the process of releasing its budget and there was a lengthy meeting today where there was a presentation and press release which will be distributed to Council. The budget approaches $1.5 billion but there are no line item details and there are few specifics. He continued that SLOC has invited staff to a meeting on Tuesday morning from 8 a.m. to 10 a.m. and Council is welcome to attend. Federal funding for security is much more certain than for transportation services. Mr. Bell emphasized that SLOC has not asked the City for information for budgeting purposes and it may be operating from assumptions that might not be valid.

Myles Rademan reported that on September 28 at 7 p.m., Leadership 2000 is sponsoring a public policy forum at the Yarrow Hotel.

Joan Calder, Chamber/Bureau Director, reported that the second quarter transient room tax meet their budget needs. The summer business numbers indicate that overnight transient visitation is down. From a sales tax point of view, she felt that some of this will be offset by the overnight timeshare visitor which is becoming more of a factor in general sales and number of overnight visitors. Recognizing this is very early, there have been good reports on winter bookings which are stronger than expected given the late snowfall of last year. She discussed Park City's exposure in various publications. Jan Wilking's report to the Board regarding the Downtown Task Force recommendations received a positive response. Ms. Calder noted that there is a Chamber/Bureau task force working on an Olympic strategic plan and one focus is the potential for downturn in business in the Olympic year. She explained there will be an effort to have an Olympic strategy for that season in place by the end of this winter. In response to a question from Roger Harlan, Ms. Calder stated that a paid parking survey was not conducted but there were some complaints from senior visitors. Mr. Klingenstein asked if the task force will be dealing with the issue of businesses escalating prices. Ms. Calder noted that this will be addressed with a number of other issues, recognizing they can't regulate pricing.

3. **Independent citizen advisory committee - land acquisitions.** Myles Rademan suggested that the committee be composed of members representing a broad cross-section of the community and those engaged with open space issues. The group would look at open space issues in detail and there may be instances of confidentiality. Mr. Rademan suggested that the committee be appointed before the bond election as there could be information that could be shared at this point with the community. He suggested that the membership include the following stakeholders as follows:

(1) Parks, Recreation and Beautification Board
(1) Planning Commission
(1) Citizens Allied for Responsible Growth (CARG)
(1) Utah Open Lands
(1) Chamber/Bureau (business community)
(1) Mountain Trails Foundation
(1) Board of Realtors (real estate/appraisal)
(3) Citizens at large
(1) Council member as non-voting liaison
Other groups?

Ms. Kerr pointed out the importance of focusing on expertise, including real estate, appraisals, and tax/finance. Mr. Klingenstein believed that Utah Open Lands has expertise and questioned how large this committee should become. Paul Sincock suggested limiting the Board to not more than ten members as a larger group may not be as productive. Shauna Kerr felt that formulating criteria for selections would be beneficial. Hugh Daniels pointed out that each entity will make three nominations and Council could determine the right mix as a part of that determination. Ms. Kerr stated that she is uncomfortable with that process; the groups should decide their representation so that the committee doesn't appear to be Council-controlled. There should be strict criteria that organizations can work from to formulate nominations and Council could review the citizen-at-large nominations.

Paul Sincock asked for clarification of the appropriateness of the committee promoting the bond issue and conducting closed sessions. Jodi Hoffman explained that a City-appointed board has the same constraints as the Council about advocating the bonds. If it is an independent ad hoc group, the committee could advocate the bonds, raise non-public funds and would not be controlled by the Open and Public Meeting Law. Ms. Hoffman stated that the board could meet in closed session, but staff would be negotiating property acquisitions. She added that she will double check with the Attorney General's Office on the Open and Public Meeting Law.

Chuck Klingenstein summarized that each group will provide Council with their selections, and staff should advertise for citizens at large. Hugh Daniels believed it would be helpful to draft by-laws for this group for Council review.

4. **SR248 project update.** Eric DeHaan explained that this presentation is a preview of the public meeting UDOT will be holding on SR248 improvements on Tuesday, October 6 from 4:30 to 7:30 p.m. at the Treasure Mountain Middle School. He introduced Michael Haggerty who is an engineer with Michael Baker, Jr., Inc., representing UDOT on the environmental assessment for SR248. It would be beneficial to have SR248 completed in 1999 because Kimball and Silver Creek Junctions will be simultaneously reconstructed in 2000 and 2001.

Mr. Haggerty displayed a cross-section illustration of the area. He explained that the purpose of the project, as proposed, is for safety reasons and to accommodate future traffic projections. SR248 will continue to be one lane in each direction and a portion will incorporate a 32" high planter box to the east of Wyatt Earp Drive as a traffic calming measure. He discussed piping the irrigation ditch until it meanders away from the roadway and under no case would the Silver Creek wetland system be disturbed. There are three alternates; the first held the south edge of pavement and had substantial impacts to PC Mountain as there were cut slopes of up to 200 feet high. The second did not include the ditch work, but involved a retaining wall which resulted in cut slopes of up to 100 feet high. The Corps of Engineers has conceptually approved piping the ditch, where necessary which minimizes substantial impacts to PC Mountain. In response to a question from Paul Sincock, Mr. Haggerty explained the location of the raised median which is proposed to promote the slowing of traffic. Chuck Klingenstein suggested having the shoulders narrower and unpaved. Mr. Haggerty clarified that the shoulders don't have to be paved their entire length, but this would be safer for bikers and runners. There was discussion about this being an unsafe area for biking and running and enhancements to the Rail Trail to encourage its use.

The project area is designated from SR224 to US40, but the real construction is from Wyatt Earp Drive out to a point about 900 feet west of US40. There will be some minor remodifications of the right-turn lanes and crosswalk at the seminary. He displayed an aerial map and pointed out Wyatt Earp Drive and the soccer field road which are proposed to be "squared up" so that they intersect at the same place. There is a significant left-hand turning lane from the east into Wyatt Earp Way. Mr. Haggerty explained that anything to the west of this point would require minor modifications including adjustments to the right-hand turn lane and the cross-walk at the cemetery.

Chuck Klingenstein referred to a letter from a constituent about people avoiding traffic backing up during school hours by driving in the Prospector neighborhood. Mr. Haggerty indicated that he will address this issue later. He continued that the next major access proposed for the project is the realignment of the landfill road area which would reconnect to the Rail Trail and a partial road would define the access. This could be a potential access off of SR248 to the Round Valley area, depending on agreement with the City and the County. In response to a question from Chuck Klingenstein about the County's response to this proposal, the City Engineer explained that County Planner Doug Dotson declined to attend tonight. Mr. Haggerty added that Mr. Dotson has seen the aerials. He added that there was an attempt of limiting accesses and alternate three is the preferred plan. It this is selected, a trail under-crossing is proposed to accommodate both bikers and pedestrians; the tentative dimension is 10 feet high by 14 feet wide.

Mr. Haggerty continued that the plan includes a signalized intersection at Comstock that would incorporate some traffic calming features. There would be textured and colored pavement in the square of the intersection to highlight it from a driver-view perspective. Driving from the east, a driver would encounter the 32" high median planter box, and then the existing school flashing lights. Mr. Klingenstein asked how much "straightening" of the road is anticipated. Mr. Haggerty indicated there will be work around PC Mountain, which won't deviate from the existing alignment to a great extent. Improving horizontal sight distance is one of their objectives but this is also the area where the planter box will be installed. The intent is to alert drivers of a change in road conditions as they approach Park City proper. He referred again to the signal at Comstock which will better accommodate left-hand turns into the school. The existing situation is very poor from a traffic engineering standpoint and if the intersection is more efficient, it will probably eliminate many people tempted to take a detour. Even though there is a red light, the activity of the traffic guard every two minutes is eliminated. Paul Sincock suggested closing Wyatt Earp to SR248; Eric DeHaan explained that this would adversely impact other collector streets. Mr. Haggerty indicated there has been some discussion about burying utilities along Kearns Blvd. as a part of this project, and emphasized that UDOT would not participate in the funding, but this would be a good time for the City to consider it.

In response to a question from Roger Harlan about a pedestrian underpass or overpass, Mr. Haggerty explained that during the internal review that FHWA requested that a preferred plan be identified and UDOT selected the signalized option. The disadvantage of an under-crossing is the high water table; possible hazardous waste issues; and potential crime area. The overpass would have to conform with ADA requirements and would require ramps resulting in a very large structure. Also there would have to be fences to channel students to the overpass, which may not be popular. He continued that there is a copy of the environmental assessment report which is available at the Library and the Marsac Building for public review. One of the issues is noise and

UDOT took ambient readings last fall and used noise predicting models to determine the proposed impact of all alternatives. There is a slight increase, but not of enough magnitude according to UDOT standards to warrant sound walls or other types of mitigation.

Paul Sincock stated that the proposal is described as a two lane road, but he sees a four lane road with the shoulders and a median included. He felt that it should be narrower (around PC Mountain). Shauna pointed out that currently there are two lanes with traffic headed into each other and that is unsafe. Chuck Klingenstein didn't believe Mr. Sincock wants it to be absolutely two lanes, but the shoulders are ten feet wide for the entire length of the road system and he viewed this as a five lane road. Paul Sincock believed a portion of the road should be narrowed to two lanes with a median. Mr. Haggerty acknowledged that they have heard this concern for some time and have discussed this with City staff. They have looked at this very hard and have found if this 500 foot portion of road is narrowed, it will create an hourglass effect and the ability for a traffic calming median is lost. Ms. Kerr couldn't support the hourglass concept and felt the road design should have some consistency and semblance and the width of the road in front of the schools as that is not going to change. The City should be realistic about safety concerns and build a road that makes sense, and making it two lanes is not going to have a traffic calming effect. Mr. Klingenstein believes that this stretch of road is slower now than it will be when improved. Roger Harlan emphasized that a high school student drove off the road in the last seven days, and fortunately walked away from the accident; there have been fatalities. He asked if wide shoulders impact the speed of cars for two lane roads. Mr. Haggerty responded that shoulders are designed as pull-off areas and they are not meant as travel lanes, however it may tend to increase speeds. Snow removal was discussed. Hugh Daniels stated that he supports the median and suggested that the shoulders be half paved and half gravel. Mr. Haggerty believed this is a flexible design feature which will probably be brought up at the public hearing . Mr. Daniels continued that he understands the concerns with Wyatt Earp and the left-hand turning lane needs some more consideration, but the signalized intersection has always made a lot of sense and will be a good improvement.

Mr. Haggerty stated that traffic calming needs to be looked at comprehensively as it is a system to reach a goal. Chuck Klingenstein explained that the reason this is a sensitive issue is because of SR224.

5. Review of regular meeting:

The Chateaux plat amendment. Roger Harlan was surprised to learn there is no drop-off in front of the building, but limited to the parking garage. Planner Kirsten Whetstone explained the drop-off was originally planned for the front of the building where there is a lot of activity. Staff suggested reducing the impacts on Royal Street, and the applicant moved vehicular access to the garage and there is no surface parking.

Acceptance of Deer Crest/Hidden Hollow annexation petition. Nora Shepard pointed out that the staff report should have also referenced Hidden Hollow. The action will only involve direction to staff to continue to review the application; this is a requirement of state law.

See regular meeting minutes.

Prepared by Janet M. Scott

PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 24, 1998

I ROLL CALL

Mayor Pro Tem Chuck Klingenstein called the regular meeting of the City Council to order at approximately 6 p.m. at the Marsac Municipal Building on Thursday, September 24, 1998. Members in attendance were Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Mayor Brad Olch was excused. Staff present were Toby Ross, City Manager; Nora Shepard, Special Projects Manager; and Tom Bakaly, Finance Manager.

II PUBLIC INPUT

The Mayor Pro Tem invited the public to comment on any matter not scheduled on the agenda.

Public notice process - Frank Normile, resident, indicated that the *Park Record* did not publish tonight's meeting. He pointed out that this meeting has been revised and reposted a number of times. The action on the open space bond issue was not published, only posted. He felt that the notice has been inadequate on this matter. The City Manager explained the changes on the agenda. The notice on the donation of property was added for the convenience of the donors so they could be in attendance. The other addition, resolution appointing a citizens advisory committee, deals with a clarification of the open space resolution which was already on the agenda. Anyone interested in the second item, would have been interested in the first item. Toby Ross stated that he mentioned both of these items during his interview on *KPCW* on Wednesday. Chuck Klingenstein agreed that every public entity needs to strive for the most adequate procedural due process notice and felt the City Manager had a good explanation. Basically, there are two resolutions instead of one on the same issue and the donation of land item was added as a courtesy. Hugh Daniels explained that Council attempted to hold regular sessions every other week for noticing reasons, but it was not particularly successful because of timing concerns for pending business. Mr. Normile reiterated that posted notice is not sufficient. Ms. Kerr pointed out that publication of the agenda is not a paid ad, and the City has no control if for some reason it is not published. Mr. Normile insisted that notice of important matters is not getting to the citizenry.

III COMMUNICATIONS FROM COUNCIL AND STAFF

Resolution of the City Council of Park City authorizing the acceptance of a charitable donation of property located near the intersection of State Highway 224 and State Highway 248 - This was moved after the Consent Agenda, but remains here for ease of reference. Chuck Klingenstein expressed the City's appreciation of the generosity of people especially in endeavors in acquiring open space. He thanked Keith Christensen of Snow Creek for attending the meeting., and regretted that Fred Fairclough had a conflict. The location of the parcel, adjacent to a City-owned parcel, was described and the Mayor Pro Tem read a certificate of appreciation and presented it to Mr. Christensen.

Keith Christiansen stated that his heart is in Park City and he and his partners are proud of what they have been able to accomplish with the Snow Creek Project. As a Council member in Salt Lake City, he wished the foresight Park City has exercised to protect open space and the quality of life also occurred in Salt Lake years ago.

IV WORK SESSION NOTES AND MINUTES OF MEETINGS OF AUGUST 27, 1998, SEPTEMBER 3, 1998, AND SEPTEMBER 10, 1998

Because of the length of the work session notes and minutes, not all members had an adequate opportunity to review them. Hugh Daniels, "I move to continue this item until the next regular meeting". Paul Sincock seconded. Motion carried unanimously.

V CONSENT AGENDA

Roger Harlan asked if other members shared his concern for lack of drop-off space in front of the Chateaux. Chuck Klingenstein pointed out that the Planning Commission discussed this feature, and Ms. Kerr deferred to the Planning Commission and the design experts as there are a lot of things happening at the intersection. Planner Kirsten Whetstone added that the Planning Commission encouraged the developer to do this and pointed out that this is just the condominium plat as the project has already been built. Hugh Daniels, "I move approval of Consent Agenda Items 1 through 5". Roger Harlan seconded. Motion carried unanimously.

1. Ordinance approving a record of survey plat for the Chateaux at Silver Lake Condominiums located at 7815 Royal Street East, described as Lot 23 of the Amended Deer Valley Club Estates, located in the northwest quarter of Section 27, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Utah - See staff report and work session notes.

2. Encroachment agreement approving two decks over the public right-of-way on Lots 13, 14 and 15 and the north 2.4 feet of Lot 12, Block 9, Park City Survey, at 545 Main Street, Park City, Utah - See staff report.

3. Ordinance approving the vacation of portions of Ridge Avenue along Lots 32, 33, 34, 35 and 36, Block 76 to the Millsite Reservation Subdivision No. 1, Park City, Utah - See staff report.

4. Resolution declaring October as Breast Cancer Awareness Month in Park City, Utah - See resolution.

5. Resolution of the City Council of Park City authorizing the acceptance of a charitable donation of property located near the intersection of State Highway 224 and State Highway 248 - See staff report and Communications from Council and Staff.

VI NEW BUSINESS

1. Acceptance of Deer Crest/Hidden Hollow annexation petition - Nora Shepard explained this is a requirement by state law and the legislative body can accept or deny it. There have been preliminary discussions on the annexation and amendments to the settlement agreement. The Planning Commission forwarded a positive recommendation with specific recommendations on some of the requests for amendments to the settlement agreement. There was discussion about reviewing this project with Park City's unit equivalent formula as opposed to Wasatch County's square footage calculations. Chuck Klingenstein emphasized that this property will still remain in the Wasatch County School District and Ms. Kerr believed it important to disclose this as often as possible and note it on the plat. Roger Harlan added that the School District will emphasize this with the developers through certified mail. Shauna Kerr, "I move approval". Roger Harlan seconded. Motion carried unanimously.

2. Resolution providing for the holding of a special bond election in Park City, Summit County, Utah, at the same time as the statewide regular general election, for the purpose of submitting to the qualified electors thereof the question of the issuance of General Obligation Bonds of the City in an amount not to exceed $10,000,000 and providing for related matters - and

3. Resolution to appoint a citizens committee to advise the Council on community priorities for open space acquisition, methods to permanently preserve open space, and to account for the expenditure of open space bond proceeds should voters approve a general obligation bond to preserve open space - Ms. Kerr indicated that the language addresses recreational facilities and related improvements and little about property. The City Manager explained that the revised draft has been modified to reflect open space acquisitions. Finance Manager Tom Bakaly explained that this memorializes action taken two weeks ago. The first resolution deals with the bond issue and it is extremely important that the bond language only include those items permitted by state law. State law allows stating the amount of the bond, the maximum maturity, and the purpose; anything beyond that may limit the City's ability to issue the general obligation bonds in the future. Mr. Bakaly explained that the second resolutions accomplishes Council's intent to form a citizens advisory committee, to perform an audit, and to educate people about the fiscal impact. If action is taken tonight, there will be enough time to print the ballot.

Paul Sincock, "I move approval of Items 2 and 3 under New Business. Roger Harlan seconded. Motion carried unanimously.

VII ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

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MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 4 p.m. Members in attendance were Hugh Daniels, Roger Harlan, Shauna Kerr, Chuck Klingenstein, and Paul Sincock. Mayor Brad Olch was excused. Staff present were Toby Ross, City Manager; Mark Harrington, Deputy City Attorney; Jodi Hoffman, City Attorney; and Bob Johnston, Leisure Services Director. Shauna Kerr,"I move to close the meeting to discuss litigation". Paul Sincock seconded. Motion carried unanimously.

The meeting opened at approximately 4:30 p.m.

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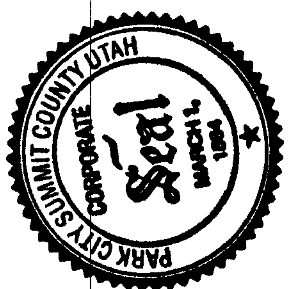
The meeting for which these minutes were prepared was noticed by posting 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott



Janet M. Scott

Janet M. Scott, City Recorder