

CITY OF WILLARD
BOARD OF ALDERMEN
SPECIAL MEETING
NOVEMBER 16TH, 2006
7:00 P.M.

Board Members Present: Mayor Thomas J. Keltner, Aldermen Charles Whitehead, Aldermen Bill Caplinger, Aldermen Gordon O'Quinn, and Aldermen Richard Simpson.

Also in attendance: City Administrator Fred Gress; City Clerk, Kathy Snyder; Municipal Court Clerk, Linda Murray; CFO, Karen Robson; Major Doug Thomas; Planning and Zoning Executive Secretary, Lucille Murray; and City Attorney Ken Reynolds.

Guest present: Kim Haase, Brenda Keltner, Evans Ross, Tony and Melissa Smith, Valorie Simpson, and J.M. Crighton.

Mayor led the Pledge of Allegiance.

City Attorney Ken Reynolds opened the PUBLIC HEARING TO CONSIDER A PROPOSED TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS FOR PLANNED UNIT DEVELOPMENT DISTRICT.

Ken asked if anyone wished to speak in favor or opposition.

Melissa Smith: Hi I'm Melissa Smith you all know that. I would like to first of all say that we had intended definitely to have more people here tonight. Those of you on P&Z know we had quite of few people in attendance at that last Public Hearing. I've had several calls today from people that were sick. And Joe Cosby had a death in the family. I'm going to give my presentation. Joe asked me to make a few comments that I have incorporated in here. I think I'm the only one speaking so I hope you might allow me the courtesy if I go slightly over the five minutes so that I can add Joe's comments into this. He had looked up a few things he wanted to mention. Obviously I attended the last Planning and Zoning Meeting where these Land Regulations were discussed and we are well aware that the immediate reason to do this is to accommodate a Planned Development District for Conco. We all realize a Planned Development can provide flexibility and opportunities for the city and a developer and the public to benefit from working outside this standard city ordinances. But I do think as Willard looks at this new phase of community planning that some caution should be taken. M-2 zoning involves heavy industry. This includes salvage yards, motor freight, metal industries, as well as quarries. We are not just looking at Conco when you make these changes. Willard has a lot of agricultural land on the highway locations and adjacent to our schools that are going to be prime developments in the future. These new regulations state quote, "designation of a property as a PD shall supercede all existing and prior zoning classifications." I interpret this to mean a clean slate is being established and then the

industry and the city began working on this plan. I ask you all to remember back in 2003 we were suddenly, we the public, were suddenly confronted with a school land donation and an industrial park and an open pit quarry expansion. This had been developed and was ready to be presented to P&Z. But at that time not one school board member had even seen this development plan. Obviously when we heard that Willard's attorney, Conco's attorney, the Mayor, City Administrator, were negotiating a Planned Development and in fact a site plan is already prepared for presentation some old memories resurfaced. Zoning concerns have haunted the city and Conco for years. Our perception is that the 2003 plan and now this planned development could simply be ways the city and Conco are avoiding a court battle for apposing and enforcing proper zoning ordinances and Conco can have prior illegal conduct wiped away. This is not a game of monopoly. The city should not hand out "get at of jail free" cards to industries. How can the two attorneys be so confident that Willard's Land Development Regulations would be changed in November, that the Judge agreed to postpone the court case a fourth time. At the Public Hearing we expressed concerns about Willard adopting Springfield's development rules without having extensive administrative planners and staff of Springfield to deal with this. This was Joe's big concern for any of you that were there. That's what he intended to address tonight. We were told not to worry and to trust our small city government that has had issues on monitoring the quarry properly for years. The city has contracted with a mining consulting firm that does not have ties to Conco for advisement on this. However we still are concerned that if we set by and just trust our city officials we may suddenly find a site plan approved that does not adequately protect our school and neighborhood. After three years of this we want to insure that our voices are still heard. I have a map with me that I pull from some old regulations, old information and in orange that has all of Conco's land county and city. But that shows the massive amount of Conco property and I would estimate, I don't know exact acres but this could be at least a quarter of Willard city limits. This is a serious amount of property to be concerning in a Planned Development. Furthermore this will change R-1 and A-1 property just to Conco property if it is put into a PD if I understand this correctly. This R-1 and A-1 property that is involved in Conco's land is what some of the neighbors rely on for their protection. One thing I would like to see is that the M-2 zoning in this PD makes it limited to only one side of residential property. And this is for all industrial developments down the road not just Conco Quarry. Springfield has recently finished a Planned Development incorporating their land uses for Gressmers underground quarry. We know they have greater financial resources, multiple administrative directors and staff that worked for months on that plan before it was ever presented. Springfield has more detailed ordinances on noise, odors, and years of precedence with other Planned Developments. Joe gave me some information on their administrative review committee and to quote some of what their point is to exist it says, they may exercise authority when the application of the Land Development code is unclear or where the application of regulations may produce results contrary to accepted land development practice. This committee is comprised of their directors of building regulations, public works, planning and development. Two of these men are civil engineers. The third has a masters in urban and regional planning. This committee acts in an advisory capacity to the city manager and the city council. I do not want to take anything away from anyone employed by Willard but I think we need to be concerned about the scope of this project with Conco.

At P&Z if I understood correctly it was discussed establishing a committee of local citizens involving the Electric Company, the school, etc. Once again remember 2003 a committee like this worked on the 2003 plan. These were good people with good intentions but not civil engineers, not urban planners. In my opinion a PD for Conco needs to be a complex well thought out plan. There is no room for simplification and time deadlines should not exist. Lastly Springfield Planning and Development also has discovered the benefits of holding neighborhood meetings. These are for the developer to explain and educate the citizens on their intent. I would really like to see Willard following this protocol. Unfortunately if you adopt these changes tonight a process for these neighborhood meetings is not included from what I read in the Land Regulations, the new ones. Please remember that this is Willard's first attempt at a Planned Development and this is with an industry that can have serious and irreversibly environmental impacts.

City Attorney Ken Reynolds asked if anyone had any additional comments or questions. No one spoke. Ken closed the Public Hearing.

Mayor Thomas J. Keltner called the meeting to order and stated that the board was enforcing Roberts Rules of Order at this meeting.

Text Amendment to Land Development Regulations-Planned Unit Development
BILL NO. 06-32 **ORDINANCE NO. 061116**
AN ORDINANCE ADOPTING AN AMENDMENT TO THE LAND
DEVELOPMENT REGULATIONS AND DESIGN STANDARDS FOR THE CITY
OF WILLARD, MISSOURI; REPEALING OR AMENDING INCONSISTENT
AND PROVIDING FOR PENALTIES FOR VIOLATION HEREOF.

First reading by City Clerk Kathy Snyder.

Mayor Thomas J. Keltner: That was the first reading. Is there any discussion?

Aldermen Richard Simpson: Yeah.

Aldermen Charles Whitehead: Yeah, I don't see in here any, I understood from the Springfield representative that there, whoever was going to get this Planned Development would hold meeting with the neighbors to the PD and Public Hearings to listen to the people that adjoined it or had perceived that it would effect them. I don't see that in this ordinance.

Mayor Thomas J. Keltner: Fred or Ken can you answer that question?

City Attorney Ken Reynolds: I can give you my thoughts on it. They just hold those meetings, it's not required in an ordinance. That's just something that Springfield does that Ralph was mentioning to all. Just another thing that they do it's not required they just added that into it.

Mayor Thomas J. Keltner: Fred.

City Administrator Fred Gress: I would simply suggest that it isn't currently required in the Land Development Regulations but I agree it is an absolutely vital part of this process and it needs to be included in it. And I would strongly encourage that we draft the proper language to modify section 5.12.7 which is the sketch plan review and make it a requirement that these do occur with the land owners that are identified. They're required during the hearing process to identify those landowners within 185 feet. Is that what the distance is when you give notice? And I would recommend that we reference that statutory requirement that those people that they have to identify as part of this process to being honored with adjourning property within 185 feet the.....and that they are required to conduct those meetings with those citizens prior to the complete review of the sketch plan.

Mayor Thomas J. Keltner: Any other questions?

Aldermen Richard Simpson: Yes I have.....

Mayor Thomas J. Keltner: Hold on just a second.

Aldermen Richard Simpson: I'm sorry.

Aldermen Charles Whitehead: No I don't.

Mayor Thomas J. Keltner: O.k. Mr. Simpson.

Aldermen Richard Simpson: I have several questions. On your cover letter Ken on Planned Development District, you stated in here that both preliminary development plan and final development plan had documentation by being reviewed by the Planning and Zoning and the Board of Aldermen. Only the sketch plan has Planning and Zoning review and not the Board of Aldermen. I would like that changed to the Board of Aldermen to review that sketch plan as well.

City Attorney Ken Reynolds: Are you talking about the Planned Development District?

Aldermen Richard Simpson: Yeah.

City Attorney Ken Reynolds: You will have to start again telling me.

Aldermen Richard Simpson: This is your letter, addressed to Fred. It's on your letterhead.

City Attorney Ken Reynolds: I don't have it in front of me. I don't.....

Aldermen Richard Simpson: O.k. it says basically you've good you know Fred please find enclosed this letter a copy of the Planned Development District. I believe the numbering system is now more suitable to the current Land Development Regulations in

the distance all reference to the city council has been changed to the Board of Aldermen and the records of section....Land Development Regulations have been.....And then you have both preliminary development plans and the final development plans sections have documents being reviewed by both Planning and Zoning and Board of Aldermen only the Sketch Plan has Planning and Zoning reviewing it not the Board of Aldermen. If you need I can change the language to have the Sketch Plan also reviewed by the Planning and Zoning Commission and the Board of Aldermen. Let me know if you would prefer this. I'm letting you know I prefer this.

City Administrator Fred Gress: So you want....well actually no, the way its currently written staff and the sketch plan committee will review the proposed plan, and once it meets staff standards and review, and now where inserting the requirement that they meet with those people within 185 feet and make that part of the sketch plan review. Then once it gets through the sketch plan review process then it is forwarded up to the Planning and Zoning Commission. And simply adding the Board of Aldermen is another layer for you that, that can be considered quite appropriate. At that point at every level of the review process Sketch Plan, Preliminary Plat, and then Final Plat, all those entities are involved. I don't see that as a real cumbersome thing. If I recall the aldermen are provided copies of Sketch Plans when they come in for typical subdivision requirement anyway. I don't see that as a problem.

Mayor Thomas J. Keltner: Next question.

City Attorney Ken Reynolds: So you want me to add it. Is that what the thought is?

City Administrator Fred Gress: Yes.

Aldermen Richard Simpson: O.k.

City Attorney Ken Reynolds: Richard what's the date of that letter?

Aldermen Richard Simpson: September 14th, 2006.

City Attorney Ken Reynolds: Thank you.

Aldermen Richard Simpson: O.k. the new Planned Development you have a Section 5.12.1 says upon an enactment of an ordinance by the Board of Aldermen the developed plan for Planned Development District may be approved in any district in the City of Willard subject to the procedures and standards in this Section. In our old Planned Development not the PDD that we're talking about, but in our old Planned Development Section 5.12.2 under authority it says, the Board of Aldermen is authorized to establish Planned Development Districts which may differ from the provisions of other zoning districts of this Ordinance, but are congruent with the spirit and intent of this Ordinance and the Willard Comprehensive Plan. I would like to see that replace the 5.12.1.

Mayor Thomas J. Keltner: Mr. Caplinger.

Aldermen Bill Caplinger: Isn't that covered under 5.12.2 A, the proposed development may be of such design that it will promote achievement of the stated purposes of the Willard Comprehensive Plan? Isn't that the just of it?

Aldermen Richard Simpson: It's whatever you guys want, but lets talk about this Comprehensive Plan. In 2005 the Board of Aldermen unanimously passed and so did Planning and Zoning unanimously passed an update, an amendment to our Comprehensive Plan with maps. Because of an error on the cities part of not advertising it correctly this was never entered. This PDD deals greatly with that Comprehensive Plan, and if we pass this PDD before that is properly put in our books, cause that was the intent a year ago so this has nothing to do with attacking Conco this was a whole.....Ryan came in and did the whole thing on this and we approved it. This PDD refers to our Comprehensive Plan. We need to have that in before we can pass this PDD. You can't start adding stuff to it after it's passed. That opens us up for a lot of trouble there.

Mayor Thomas J. Keltner: Do you agree Ken?

City Attorney Ken Reynolds: Are you asking me a question? Should it be.....

Aldermen Richard Simpson: Well it was the intent of the board, Planning and Zoning. Ryan was here. Kathy knows about it she has the records and everything. It was passed.

City Attorney Ken Reynolds: The Comprehensive Plan?

Aldermen Richard Simpson: We need to put that in the plan. It was not put in the plan because it was not adverted properly. We need to redo that and get it.....

City Administrator Fred Gress: I don't think the proper Public Hearing was conducted.

City Attorney Ken Reynolds: O.k. So.....

Aldermen Richard Simpson: So we need to have that in before we can pass this.

City Attorney Ken Reynolds: So you want to have a Public Hearing on the map being the description it.....

Aldermen Richard Simpson: I've been trying to get it advertised but for some reason it.....

City Attorney Ken Reynolds: That's already been scheduled.....

Aldermen Richard Simpson: No it's not. I specifically asked Kathy to do that last night and it hadn't been done.

City Attorney Ken Reynolds: I don't know. I mean.....

Aldermen Richard Simpson: Well what I'm saying is we can't pass this if we don't have our Comprehensive Plan updated for a year ago. The maps and we did it on heavy industry so therefore we can discuss a lot of this stuff in here. But because of that I recommend that we table this until we get it properly done.

City Attorney Ken Reynolds: You got to understand you guys are the boss here and I'll answer legal questions here, but if you think, your asking me if you think that needs to be done, yeah the map was something that was, the intent was to pass it and it didn't get officially noticed then.....

Aldermen Richard Simpson: It was, it was voted on. We just didn't, you know, we just didn't do it legally.

City Attorney Ken Reynolds: I don't doubt you I just, your asking me if that should be done? Yeah I think that should be done, I do.

Mayor Thomas J. Keltner: Before the PDD is passed?

Aldermen Richard Simpson: They can argue that if we start adding this afterwards you know, that's another thing I basing that on a confidence report that I cannot talk about tonight cause it's confidential but it correlates directly with that. Along with this confidential report and this we have a pretty good problem that we need to discuss and work on an answer too before this is passed.

City Attorney Ken Reynolds: I'm not sure, are you asking me a question?

Aldermen Richard Simpson: Well, what I, no I'm making a statement basically is what I'm saying here.

City Attorney Ken Reynolds: O.k.

City Administrator Fred Gress: Richard, correct me if I'm wrong. But what you're saying is we have a procedural technicality that we need to go back and correct.

Aldermen Richard Simpson: That's right. That's exactly what it is because it is based on all of that. And until we correct it....

City Attorney Ken Reynolds: I think though that you know as an example of Springfield because we draw a lot of our ordinances from Springfield cause we don't want to set there and recreate the wheel over and over again. I think that's typical of small communities that the Springfield's Comprehensive Plan changes and their official maps change throughout the years and their PDD still applies though to the changes that occur with the Comprehensive Plan, right? I mean are you saying that it won't apply to it? I'm not saying not to pass this, this is up to you guys all I'm saying.....

Aldermen Richard Simpson: What I'm saying is again my hands are tied here because I can't say what I need to say because of this confidential report. The two are tied together.

City Administrator Fred Gress: I think it's fair to say, and correct to say that we have a technical procedural problem that we need to fix.

Aldermen Richard Simpson: That's right and I'm requesting that after this discussion that we table this until that is fixed.

Mayor Thomas J. Keltner: I want to ask in your legal opinion should this be tabled until that technicality is fixed?

City Attorney Ken Reynolds: If you want to have a safety measures safe guard in place that it was in place before this was passed well....do I still think this applies to the...if it's adopted later? Yes that's my thought. But if you want that extra measure of safety that you know that Comprehensive Plan involves a map that was voted on before but through some technicality it wasn't correctly done well then yeah....

Aldermen Richard Simpson: It's more than maps it's amendments to it.

City Attorney Ken Reynolds: O.k. I don't recall them.....

Aldermen Richard Simpson: There is a lot more to it. One of them is you know, the map but there is several amendments that were voted on and are not in it. There are several things in it. Kathy has it.

Mayor Thomas J. Keltner: Other question?

Aldermen Richard Simpson: O.k. I just want to look at this stuff. We don't have anything in there.....I mean we have it but again I try to put Planned Development District should not have any adverse impact on property values on adjacent land or shall it hinder the implementation of the Willard Comprehensive Plan. We need to put that in as much as possible in this you know to keep....in order to do this. This is pretty broad. And we just need to refine it. When this was first brought to the council and this is on record and it should be, and if it's not I want it put into it. But we agreed that we were going to have several discussions on this. Kind of work sections on this to get it fully absorbed. So we fully understand what this is. Everybody on the board does not fully understand what's involved with this. I think we should have further discussions and fine tune this to our city instead of Springfield's.

City Attorney Ken Reynolds: I think you are addressing this at me Richard and I don't have any, I'm here as your legal advisor and I think you guys look, how many times you look at this.....

Aldermen Richard Simpson: I'm sorry. I'm just looking at you. I direct this to the board then. I direct this to the board then. You know this is something we ought to have a study session. I'm not saying we need to put it off for two or three months or four months, but this is a, like Melissa said this is to a quarter to a third of Willard's land mass. What happens here has got to be allowed to happen in the other parts of our city.

City Attorney Ken Reynolds: I think it is. I think it is very important you all understand any ordinance you guys pass and to be aware of these issues. There is never a major emergency on anything I don't think.

Aldermen Richard Simpson: This is what I'm saying fellows we need to fully understand this and if we don't fully understand this I can only speak for myself but if I don't fully understand something I don't feel that I have the right to represent the people and vote on it if I don't fully understand it. I'm directing this to the board and to the citizens.

Aldermen Gordon O'Quinn: Well I think at Tuesday nights meeting.....

Mayor Thomas J. Keltner: Excuse me, Richard still has the floor. Are you through?

Aldermen Richard Simpson: Well not yet. I'm almost through. I'm almost through. And that's another thing. If we're going to go by Robert's Rules I think we should have either the book here because nobody really knows what Robert's Rules are. We should have a guideline for the council at least on the wall so they can turn to it, because like the point of order there, Tom is right on that. I have the floor until I give it up I retain that according to Robert's Rules. But anyway this is something that this effects so much this affects so much land mass, so many people around it, and all the future of the city. Forget Conco were talking about putting in a PDD that affects this whole city. What is allowed to happen with this first one has got to be allowed to happen with the others. If we don't do this right it's going to open up a whole can of worms. We're going to be going through something like this repetitively unless we can get this right. I think that we should not pass this tonight. I think we should have study session on this and study this more. This is too big of an item to pass tonight. I give up the floor.

Mayor Thomas J. Keltner: Other comments.

Aldermen Gordon O'Quinn: Tuesday's...I can't talk. Tuesday nights meeting you offered to get the Springfield representative to come and explain the PDD and you offered that several times and no one seemed willing to do that. It's not that you haven't been offered to have someone here to explain the PDD. Tuesday night you didn't want him, and now you want him so.

City Administrator Fred Gress: Mr. Mayor.

Mayor Thomas J. Keltner: Yes.

City Administrator Fred Gress: I would suggest that one, we do need to go back and correct the technicality, the procedural thing because most lawsuits, a lot of lawsuits are based on procedural items that can be won or lost or force the city, or county or whoever is doing the planning to go back through the whole process again. So it's important to go back and get it technically correct and that's going to take.....you can't advertise until the end of the month so the earliest you could advertise the Land Use Map for a hearing would be the end of December. And we need to look at it to see what kind of holiday problems we have so you have the rest of November and pretty much all of December and that puts you into January for board action on the Land Use Plan so you have a large part of January. So you have a time frame here that we can correct technically procedures, write the language for the sketch plan review for the local, for the 185 foot owners. And plenty of time to do as many workshops as you want. And you've had communication with the chief planner of Springfield and he's more than willing to come down and talk about the PDD. All we have to do is find a convenient time for him and one for us. All these things are doable there just....all we need to know is when. We can set the time frame for you for Public Hearings but that we're pretty well tied.

Mayor Thomas J. Keltner: Are you giving up the floor?

City Administrator Fred Gress: I'm giving up the floor sir.

Mayor Thomas J. Keltner: Other discussion? Mr. Caplinger.

Aldermen Bill Caplinger: Richard in the comment to your, if we set it in place today what good for one is good for all. I contacted Ralph Rognstad today myself and had about a thirty minute conversation with him pertaining to the PDD as we have it written verses the Springfield one and I asked him a bunch of point blank questions. One of the ones that I asked him was, if we pass it for them, for anybody, one industry, does that set the ten year for everything else? And his comment was, no you do all the PDD's on a case by case basis. Everyone is different. It's like fingerprints. Everyone comes in and you can look at it with different glasses, different gloves, you can handle it however you want. That's what our ordinances back up our PDD. Our ordinances are the rigidity that we look for. He called them our ordinances, a cookie cutter standard. The PDD allows us to tailor our ordinances to fit whatever is coming in at that time. Whether it is a junk...he referenced a junk yard. Whether it's a junk yard, a quarry, heavy industrial, chemical plant, gas depot, whatever. Every case is handled....each one individually by itself. He also stressed that our ordinance be used as a standard measure not to go below those only in times when there needs to be give and take. I mean that's where the mitigation comes in. He felt like, I mean this is me speaking after speaking with Mr. Rognstad that the PDD is a great tool for us to utilize, just relaying that to you. I give up the floor.

Mayor Thomas J. Keltner: Any other discussion?

Aldermen Richard Simpson: I would like the floor again.

Mayor Thomas J. Keltner: Mr. Simpson.

Aldermen Richard Simpson: Alright. The PDD is a great thing if it is done properly. I'm not against PDD at all, I'm all for PDD. But then again nobody really understands what's going on. Gordon could you explain exactly.....do you know what's going, I mean can you explain that to these people? I don't think you can, I can't. Doc, can you? I'm asking Doc a question, can he answer?

Aldermen Charles Whitehead: Can I answer or do I need the floor?

Mayor Thomas J. Keltner: Yes.

Aldermen Charles Whitehead: No I don't and I'm like you I think this will work but too many times we've gone in here and we didn't have our I's dotted and our T's crossed and we've pulled the trigger to quick. And I'm with Richard on this, and the way I understood it when he was out here that was the big thing that I liked about the whole concept was like I said the people, the next door neighbors, and the people that perceive that they were effected by, whether its Conco or anything else had a say in it. And I mean they could talk directly to these people and could see what these people wanted to do. And we don't have that in there and I won't vote for it until it is in there, I can tell you that.

Mayor Thomas J. Keltner: Are you giving up the floor?

Aldermen Richard Simpson: Not yet, just about. It takes a little bit of getting use to it on this.

Mayor Thomas J. Keltner: I'm not pressuring you.

Aldermen Richard Simpson: No I know that. It takes a little bit of getting use to because you know with Roberts Rules you just can't chime in like we've always done. I do believe that everybody ought to get copies of those if there is a smaller version. I've got the big version. But anyway going along with what Doc said this is too big of an event for us just to run this through tonight. I again, I'm formally requesting that we table this and have meetings and discuss it further.

Melissa Smith: I don't know Robert's Rules.....

Mayor Thomas J. Keltner: I'm sorry but the Public Hearing is over.

Melissa Smith: O.k. I just...Thank you.

Aldermen Richard Simpson: I'm confused about it. I'm leery about it. I know that it works. I've checked with other cities, other towns that have it but they all stress. You better get like Doc said, dot your I's, and cross your T's. We tend to, Like Doc says run into it too fast. I'm simply asking that we table this until we get the Comprehensive Plan

worked out and we study this. Get Ralph Rognstad to come in and talk. I have several questions I would like to ask him. We need to address the citizens. I mean cause this effects the citizens. The city has an obligation or basically our sworn oaths to protect the rights of the citizens. This is something that we need to take our time on and not rush into. So again I'm formally asking this council to table this and set up study sessions. And we can, I'm going to let them do it every night next week if you want to. I don't care. I'm not saying put it off a month whatever. But we need to talk about this and do it proper.

Mayor Thomas J. Keltner: Are you giving up the floor?

Aldermen Richard Simpson: I give up the floor.

Mayor Thomas J. Keltner: Other discussion? Hearing none, we have a first reading is there a motion?

Motion made by Richard Simpson with second by Bill Caplinger to table Text Amendment to Land Development Regulations-PPD in order to do more research and to get our Comprehensive Plan in order, and to have Ralph Rognstad come and discussion PDD. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Richard Simpson-yes. All votes yes. Motion carried.

Motion made by Richard Simpson with second by Gordon O'Quinn to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.

Kathy Snyder, City Clerk