

WHITEFISH CITY COUNCIL MINUTES

JUNE 2, 2014

7:10 P.M.

1) CALL TO ORDER

Mayor Muhlfeld called the meeting to order. Councilors present were Barberis, Frandsen, Anderson, Feury, Hildner and Sweeney. City Staff present were City Manager Stearns, City Clerk Lorang, City Attorney VanBuskirk, Planning and Building Director Taylor, Public Works Director Wilson, Parks and Recreation Director Butts, Fire Chief Kennelly, Police Chief Dial, Fire Marshal Page, and Senior Project Engineer Hilding came in at 8:25 p.m. Approximately 17 people were in the audience.

2) PLEDGE OF ALLEGIANCE

Mayor Muhlfeld asked Mike Koopal to lead the audience in the Pledge of Allegiance.

3) COMMUNICATIONS FROM THE PUBLIC – (This time is set aside for the public to comment on items that are either on the agenda, but not a public hearing or on items not on the agenda. City officials do not respond during these comments, but may respond or follow-up later on the agenda or at another time. The Mayor has the option of limiting such communications to three minutes depending on the number of citizens who want to comment and the length of the meeting agenda) (CD 0:51)

Dan Graves, Whitefish Mountain Resort, and a member of the Chamber's Government Affairs Committee, said the Chamber is holding four Neighborhood Business Meetings in June on the 3rd, 4th, 10, and 11th, and said all business leaders and anyone interested can attend and the Mayor and Council are welcome as well. Mayor Muhlfeld said a notice of possible quorum at those meetings has been posted at City Hall so there will not be an issue of a possible quorum if the Mayor and Council attend.

Dan Cutforth, 1255 Larch Lane, owns both the Downtowner Motel and Stumptown Inn, Whitefish boutique hotels, he said. He referenced recent Council actions that will result in an additional 155 rooms – 85 at the new Hampton Inn and 75 at a new hotel proposed for the corner of Spokane Avenue and E 2nd Street. He disagreed with the premise that new hotels will just be for new tourism and that they will be taking “a piece of the pie” from established businesses, as their business booms 9 months of the year but 3 months are very quiet. He said he wholly supports free enterprise, but did not support \$500,000 of City funds towards the project at Spokane and 2nd Street. He said that takes away the level playing field. He said the proposed project at Spokane and 2nd Street doesn't have adequate parking planned; and he didn't think their complete repayment back to the fund could be done by 2020. He felt a better project for City funds would have been for the improvement project at the Mountain Mall; he said the businesses out on the highway have been in existence and contributing to the community for a lot of years.

Bill Halama, 235 Good Medicine Drive, said he disagreed that a ShopKo is allowed in a WB-2 zone; he said it is not allowed under the current code. Planning and Building Director Taylor had informed him of a code from the 80's that allowed shopping malls. Mr. Halama said the problem is there are two sets of rules; and with two sets of rules he felt it could be spot zoning. He said the Council should address this to have a fair and level playing field, otherwise it could be considered discriminatory and cause a loss of trust.

4) COMMUNICATIONS FROM VOLUNTEER BOARDS (CD 15:24)

Councilor Hildner reported the Pedestrian and Bicycle Path Committee met this morning and covered several issues. The Skye Park Bridge project is hopefully still on deck to be started this fall. This Committee is working with the Weed Control Advisory Committee and the Parks Department addressing weeds on the bikepaths, and volunteering opportunities for Committee members.

Councilor Sweeney sits on the Park Board and the Ice Rink Advisory Committee and said the evaporative cooler, paid for by the user groups, is currently being installed at the ice rink, the work should be done by the end of the week.

Councilor Anderson said the Legacy Lands Advisory Committee finally has a signed License for the Spencer trail and trailwork has started.

- 5) **CONSENT AGENDA** (The consent agenda is a means of expediting routine matters that require the Council's action. Debate does not typically occur on consent agenda items. Any member of the Council may remove any item for debate. Such items will typically be debated and acted upon prior to proceeding to the rest of the agenda. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC) (CD 17:28)
- a) **Minutes from the May 19, 2014 Council special meeting (p.30)**
 - b) **Minutes from the May 19, 2014 Council regular meeting (p.32)**
 - c) **Consideration of approving application from Bruce Boody Landscape Architect, Inc. on behalf of Jackson Trust LLC for Whitefish Lake Lakeshore Permit (#WLP-14-W17) at 2532 East Lakeshore Drive to install a 629 square foot 'F' shaped EZ dock, install a waterline and pump, construct dry-set stone stairs, and remove a portion of an existing lawn within the Lakeshore Protection Zone subject to 32 conditions (p. 38)**
 - d) **Consideration of approving application from Bruce Boody Landscape Architect, Inc. on behalf of Jackson Trust LLC for Whitefish Lake Lakeshore Permit (#WLP-14-W18) at 2530 East Lakeshore Drive to install a 754 square foot 'E' shaped EZ dock, install a waterline and pump, construct dry-set stone stairs, and remove a portion of an existing lawn within the Lakeshore Protection Zone subject to 33 conditions (p.63)**

Councilor Sweeney offered a motion, second by Councilor Anderson, to approve the Consent Agenda as presented. The motion passed unanimously.

Mayor Muhlfeld acknowledged and congratulated our new Parks and Recreation Director Maria Butts.

- 6) **PUBLIC HEARINGS** (Items will be considered for action after public hearings) (Resolution No. 07-33 establishes a 30 minute time limit for applicant's land use presentations. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC)
- a) **Consideration of an application for a Conditional Use Permit from Todd Kotila, Headmaster of Whitefish Christian Academy, to expand the school by adding up to four temporary modular classrooms at 820 Ashar Avenue (WCUP 14-01) (p. 89) (CD 18:09)**

Senior Planner Compton-Ring gave the staff report on a request from Whitefish Christian Academy (Academy) for a Conditional Use Permit to expand the school by adding up to four temporary modular classrooms to the west of the existing school, parking area and playground. The property is zoned WR-1 and designated as "Urban Residential" in the Whitefish Growth Policy. The Academy is actively seeking a new location so these temporary classrooms will serve their expanding student population until that time. Their plan is to start with two modulars, with two more in an optional second phase if it takes longer to secure and construct a new facility. The term 'temporary' means that they will not be used for more than four years. This project has pre-approval from the Architectural Review Committee (ARC); and if Council approves this request tonight it will go on the next ARC agenda for their consideration. Adjacent properties were notified of the project and one letter of support was received from the Nazarene Church which is the adjacent property to the north of the Academy. The Parking Requirement for this project is 17 spaces and currently their staff has been parking on an unpaved area in addition to having an agreement with the church to share their parking. The parking on unpaved surfaces is non-compliant, so that must cease immediately or be paved. Parking Requirements are addressed in the Conditions of Approval, which Planner Compton-Ring reviewed. She said there will not be any other changes to the site except staff is recommending some landscaping around the modulars to soften their appearance. Staff will review their landscaping plan at the time of the building permit review. The Planning Board held a public hearing on May 15, 2014 to consider the request and unanimously recommend approval of the Conditional Use Permit subject to six (6) conditions.

The Council discussed with the applicants if the additional classrooms required additional restrooms; the applicants felt their restrooms were adequate, at least through the first phase, and Planner Compton-Ring said that would be reviewed by the Building Department with their building permit.

Mayor Muhlfeld opened the public hearing.

Applicants Todd Kotila, Whitefish Christian Academy, and Ron Nash, Montana Creative, said they had nothing to add but were here to answer questions. No further discussion, and the public hearing was closed.

Councilor Frandsen offered a motion, second by Councilor Anderson, to approve the request for a Conditional Use Permit for the Whitefish Christian Academy to expand and construct up to four temporary modular classrooms as presented in the staff report with findings of fact, subject to six (6) Conditions of Approval. The motion passed unanimously.

- b) Ordinance No. 14-05; An Ordinance approving a zoning change and amendment of the Whitefish Zoning Jurisdiction Map to rezone Tracts 1D and 1DA, located at 1500 E. 2nd Street, Section 32, Township 31 North, Range 21 West, Whitefish, Montana, from WA (Agricultural District) to WER (Estate Residential District) (First Reading) WZC 14-01) (p. 114)**
- c) Ordinance No. 14-06; An Ordinance approving the Second Street Residences Preliminary Plat and Planned Unit Development for 62 lots located at 100 Wild Rose Lane and 1500 E. 2nd Street, Whitefish (First Reading) (WPP 14-03/WPUD 14-02) (p. 116) (CD 27:12)**

Planner Compton-Ring said items 6b and 6c are on the same project so her staff presentation will address them together. 6b relates to the zone change that will allow the development as requested in 6c to go forward. Developers Will McDonald and Sean Averill of Community Infill Partners, LLC, are requesting a rezone, preliminary plat and planned unit development (PUD) overlay to develop 23 acres into 62 dwelling units (54 single family units and 8-townhouse units in four buildings). In 2013, these same developers had three prior development proposals, but they eventually withdrew their plans.

The project covers three parcels; tracts 1K, (100 Wild Rose Lane) and 1D and 1DA (1500 E. 2nd Street) in Section 32, Township 31 North, Range 21 West. Tract 1K is zoned WR-1, and will remain the same; and tracts 1D and 1DA are zoned WA (Agriculture District) and the request is to change their zoning to WER (Estate Residential District). The Growth Policy designates the western parcel (tract 1K) as 'Urban', and the two other parcels to the east (1D and 1DA) are designated 'Suburban'. The zone change was reviewed in accordance with regulations based on statutory criteria and staff found the request meets the criteria for WER zoning. The parcels are surrounded by residential properties that are predominately single family dwellings and this project would serve appropriately as an infill project; it is near schools, shopping and the city's parks and trail system. It will change the current pastoral appearance to a residential development but the project is designed to blend into the existing neighborhood and provides orderly growth. Single family dwellings are not reviewed by ARC, but the townhouses require ARC approval.

The proposed 62-lot subdivision is served by 60-foot wide public streets with street lights, sidewalks, trees and boulevards on both sides. The subdivision is accessed in two places from E 2nd Street, and there are two R/W reserves in the northeastern part of the plat for future city roads in order to facilitate future development to the east. The Preliminary Plat shows open spaces and trails that will be maintained by the Home Owners Association (HOA); and the applicant is setting aside the stream/wetland buffer area as an open space parkland to be dedicated to the city that will include a trail in the buffer. The PUD component is not needed for a density bonus, but rather to accommodate the project's design. Upon rezoning, the blend of WR-1 and WER districts will overlay the entire 23.789 acres so 4 townhouse buildings can be constructed in a single family zone. In addition, variances are requested for a short segment of the sidewalk to be on just one side of the road, a cul-de-sac at the end of Ponderosa Court exceeds maximum length according to Engineering Standards, and a landscaped island in the right-of-way on Wild Rose Lane. Zoning deviation is being requested to allow 10-foot side-yard setbacks as allowed by WR-1 instead of the 15-foot requirement of the WER, to allow deviation from Minimum Lot Area and Lot Width; and to allow Multi-family in a Single Family Zone. In exchange for these zoning deviations, the applicant proposes that the community will benefit from their granting sewer and water easements for municipal lines, public trails, and dedication of parkland to the City that is larger than required through a standard subdivision dedication and the proposed parkland dedication was recommended for

approval by the Park Board in January. Planner Compton-Ring said there had been some early discussion between the developer and the Whitefish Lake Institute regarding buffer restoration along the stream and wetland areas within the park dedication, but nothing has been formalized, perhaps the Council could discuss that with the developers. The project will be served by the City's public water and wastewater facilities; and due to the size of the project the developer will be required to have a Stormwater Discharge Permit from the Montana Department of Environmental Quality for construction. All power will be buried underground except one line which is a major power source for the Whitefish Mountain Resort and Flathead Electric Co-op does not want this line buried.

Planner Compton-Ring reviewed the Conditions of Approval. She said there are some staff concerns; both the Fire Marshal and Public Works Director have concerns regarding the cul-de-sacs (Conditions #12 and #13), Public Works would like to address the proposed bike path along the front of the subdivision (Condition #8), and the Planning Staff had concerns regarding the green space maintenance, those areas behind the lots could become yard-clipping dumping areas and the applicant said that could be addressed in the Covenants, Conditions and Restrictions (CCRs); and the Staff was concerned that the lot sizes would force garage forward designs on multi-family units which are non-compliant but the applicant has addressed that with garages to the side (Condition 14). Written letters from the public are in the packet starting on page 330.

The Planning Board held a public hearing on May 14, 2014 to consider both these requests and recommend approval of the zone change, and the preliminary plat and planned unit development subject to 27 conditions contained in the staff report along with the findings of fact. The Planning Board deleted Condition #12 and amended Conditions #13 and #20 as shown in the packet on page 124. The Planning & Building Department recommends approval of the above referenced rezone, preliminary plat and planned unit development subject to the 28 conditions set forth in Exhibit A of the Ordinance on page 119 of the packet. Staff respectfully requests the Council to re-instate Condition #12, and Planner Compton-Ring distributed amended language to Condition #13 that addresses concerns of both the Planning Board and City Staff that was developed after meeting again with the applicant. New Condition #13 to read: "Ponderosa Court shall not terminate in a cul-de-sac. Prior to final plat approval for Phase III, Ponderosa Courts shall be constructed as a through road, either by connecting back to Armory Road or to the east and intersect with E. 2nd Street. The final location and alignment shall be approved by the Public Works Department." The Planning Board was in support of all of the Subdivision variance requests and Staff supported the variance request to have a sidewalk on just one side of the street for a short segment of the road east of Lot 14; but Staff does not support the variance requests for a cul-de-sac length over the maximum 1000 feet, or landscaping islands in the right-of-way.

Following questions of Council to Staff, Mayor Muhlfeld opened the public hearing.

Sean Averill, co-developer along with Will McDonald, said their team includes Eric Mulcahy from Sands Surveying and Ryan Mitchell from Robert Peccia and Associates, both of whom are also here tonight. He said after their unsuccessful applications of 2013, the team met with the neighborhood while developing their new plan to find out what the neighbors would like to see. The neighbors were against the dense multi-family development previously proposed; so this plan is a compromise. This development is designed around, and to preserve, most of the old growth trees and the hillside. The project blends the two zones WR-1 and WER with a non-grid street design and open spaces that utilize the natural slopes on the land. The green space saves a lot of the trees. The eventual outcome of the cul-de-sac at the end of Ponderosa won't be determined until Phase 3 of the development. They will address Staff's concerns of the green space maintenance by limiting fences to 3 feet in height. They are hoping to get the variance for 35% lot coverage to allow garages to the side designs on the multi-family units. The developers have been working with the Whitefish Lake Institute who would like to have the parkland deeded to the Institute so they can restore the creek and wetlands and build a public interpretive trail throughout similar to what they did at Viking Creek. This project is near schools and a continuation of the downtown neighborhoods. There will be CCRs but it is not high-end; but more starter to mid-level homes in the \$300,000 to \$400,000 range.

Mike Koopal, Whitefish Lake Institute, said they have been working with the developers of this project for a couple months, and an agreement is still a work in progress. Their efforts should not be perceived as in competition with the City Parks Department, but as a community service project. They would like to restore the wetlands and

construct a non-paved trail, but one of crushed composite like they did at Viking Creek. He said paved trails actually negatively impact lands, he would like to see crushed composite trails developed city-wide. In order to accomplish what they'd like to do in this project, the land would need to be deeded to the Institute.

There was no further public comment and Mayor Muhlfeld closed the public hearing and turned it over to the Council for their consideration. Council had some questions for both the developer and staff.

Councilor Feury offered a motion, second by Councilor Hildner, to approve Ordinance 14-05 on its first reading for a zone change and amendment of the Whitefish Zoning Jurisdiction Map to rezone Tracts 1D and 1DA, located at 1500 E. 2nd Street, Section 32, Township 31 North, Range 21 West, Whitefish Montana, from WA (Agricultural District) to WER (Estate Residential District). The motion passed unanimously.

Councilor Feury offered a motion, second by Councilor Frandsen, to approve Ordinance 14-06 on its first reading, approving the Second Street Residences Preliminary Plat and Planned Unit Development for 62 lots located at 100 Wild Rose Lane and 1500 E. 2nd Street, Whitefish, subject to 27 Conditions of Approval as recommended by the Whitefish City-County Planning Board and set out in the Staff Reports WPP 14-03/WPUD 14-02; including new wording to Condition #12 (amended numbering) as presented to Council at this meeting from staff that reads: "Ponderosa Court shall not terminate in a cul-de-sac. Prior to final plat approval for Phase III, Ponderosa Courts shall be constructed as a through road, either by connecting back to Armory Road or to the east and intersect with E. 2nd Street. The final location and alignment shall be approved by the Public Works Department."

Councilor Feury spoke to his motion saying he was aware of issues with cul-de-sacs and would usually approve them only as last resorts but feels this is different as the design is taking under consideration the lay of the land. He is okay with the longer service line caused by the Wild Rose Lane cul-de-sac and he supports the amended language for the new Condition #12. He serves as president on the Whitefish Lake Institute Board and supports the parkland being deeded to the Institute; the Institute would be good stewards to the land and it would probably be an assistance to our Parks Department who is strapped for park maintenance funds. There could be a clause in the deed that the land would revert back to the City in case something happened to the Institute. City Attorney VanBuskirk advised that State Law provides only two options regarding parkland; the developer is required to dedicate parkland to the City for public use, or provide cash-in-lieu.

Councilor Anderson offered a motion, second by Councilor Feury, to amend Condition #21 to read: "Dedication of the 4.04 acre parkland with the exception of the storm water facility shall be approved in accordance with State Law at the time of the final plat. The motion passed unanimously.

Councilor Anderson offered a motion, second by Councilor Frandsen, to further amend Condition #21 by adding a second sentence that reads: "The parkland is subject to a reservation of a twenty-foot (20') easement for City Utilities. The motion passed unanimously.

Councilor Anderson offered a motion, second by Councilor Hildner, to add a new condition, Condition #28, limiting fence height throughout the subdivision to three (3) feet. The motion passed on a 5 to 1 vote, Councilor Feury voting in the negative.

Councilor Hildner offered a motion, second by Councilor Barberis, to amend Exhibit A for 2nd Street Residences under Zoning Deviations Approved, to allow lot coverage up to 35% as allowed in WR-1 zoning, as a fourth bullet. The motion passed unanimously.

Councilor Anderson offered a motion, second by Councilor Frandsen, to amend Condition #13 to read only: "Garage-forward designed townhouses are not permitted within the development." And delete the remainder of the Condition #13 as it was brought forward in the Staff Report. The motion passed unanimously.

Councilor Anderson offered a motion, second by Councilor Feury, to amend Condition #8 to read: "A sidewalk and planter strip with street trees be installed along the frontage of E 2nd Street from Armory Road to Wild Rose Lane; and require Cash-in-Lieu for the remainder of the sidewalk from Wild Rose Lane to the western property line to be paid at the time of final plat. In addition, two crossings shall be installed across Armory Road at locations determined by the Public Works Director (Finding 8)." The motion passed unanimously.

The vote on the original motion to approve Ordinance 14-06 on its first reading, approving the Second Street Residences Preliminary Plat and Planned Unit Development, with amendments, passed unanimously.

7) COMMUNICATIONS FROM PLANNING AND BUILDING DIRECTOR

- a) Consideration of recommendation from the Whitefish Lake & Lakeshore Protection Committee to deny an application from the City of Whitefish for Whitefish Lake Lakeshore Permit (#WLP-14-W16) at City Beach to install a trench grate and an oil/water separator (structural BMP) within the Lake and Lakeshore Protection Zone to capture and treat boat bilge subject to 12 conditions (WLP-14-W16) (p. 335) (CD 2:02:18)**

Planning & Building Director Taylor directed the Council to the Staff Report explaining that the City of Whitefish is proposing to install a trench grate and an oil/water separator (structural BMP) within the Lake and Lakeshore Protection Zone. The separator will be used to capture and treat any surface runoff from the parking lot area near City Beach and any boat bilge water prior to entering Whitefish Lake. This water is currently drained onto the concrete boat ramp and flows directly into Whitefish Lake. The proposed infrastructure improvements are designed to capture any boat bilge water and direct it to the structural BMP device that will remove the oil and grease before the water is discharged to Whitefish Lake. Public information signage will be installed as well. The water will be collected via a trench drain that will be installed on the boat ramp. This trench drain shall be installed above the high water elevation of Whitefish Lake. The existing concrete ramp will be cut and the trench installed. From the trench drain, the water will be directed to the oil/water separator. A tee will be installed with valves that will allow the City to by-pass the separator during the off-season and allow for flow to be discharged to the Lake. The maintenance of the system can be completed by the City utilizing their vacuum truck to clean out the manhole/vault. The coalescence element requires cleaning by spraying clean water with a hose and can be done in the vault or by removing it.

The Whitefish Lake and Lakeshore Protection Committee met on May 14, 2014 and considered the request. Following staff's presentation and public comment, including public comment from Mike Koopal of the Whitefish Lake Institute, the Committee moved and seconded to recommend approval of the above referenced lakeshore construction permit. However the motion failed 2-6 and the permit recommendation was denial. The main concerns of the Committee were the overall operation of the separator, how it would be buried underground, if it would be submerged during high-water events, if the outflow pipe is solid or perforated, the number of days it takes for the concrete to cure completely, moving the project location further above the high water elevation, how many people actually drain their boats at the city ramp, and the potential for the project to be installed in the fall instead of immediately.

Since that meeting both Senior Project Engineer Hilding and Ryan Mitchell from Robert Peccia & Associates met with Planner Minnich to address the concerns of the Lakeshore Protection Committee and Mike Koopal; and Engineer Mitchell said they have incorporated ideas from that collaboration in the final design. He said this is a well-designed solution, and the best available, for a problem that has been a concern of Whitefish Lake Institute's for several years. The design is not yet final, but the plan is to have it installed this fall.

Councilor Hildner offered a motion, second by Councilor Sweeney, to approve the lakeshore construction permit for the City of Whitefish as described in Staff Report WLP-14-W16, subject to twelve (12) Conditions of Approval.

Councilor Hildner said it seems that issues have been satisfactorily addressed; the project will need to include complete signage and public information and education to be successful.

Councilor Anderson recognized Mike Koopal to address the Council, who said his concerns were satisfactorily addressed and he is glad this project is coming to fruition from findings of their 2005-2006 study of lake water quality.

The motion passed unanimously.

8) COMMUNICATIONS FROM PUBLIC WORKS DIRECTOR

- a) Resolution No. 14-15; A Resolution establishing "No Parking" Zones along a portion of Flathead Avenue (p. 375) (CD 2:17:21)**

Public Works Director Wilson said this request originated from the Police and Fire Departments as the congestion from on-street parking on Flathead Avenue immediately west of Baker Avenue causes challenges for emergency vehicles. The proposed No Parking zones are just 80' and 100' west of the intersection of Flathead and Baker Avenues, on the north and south sides of Flathead Avenue, respectively. Notices were sent to the adjacent businesses regarding this possible Council action. City Manager Stearns said Art Krueger, manager of the WAVE, spoke to him in support of this proposal. Police Chief Dial spoke in favor of this resolution.

Councilor Anderson offered a motion, second by Councilor Frandsen, to approve Resolution No 14-15 designating two "No Parking" zones along Flathead Avenue. The motion passed unanimously.

9) COMMUNICATIONS FROM CITY MANAGER (CD 2:19:17)

- a) Written report enclosed with the packet. Questions from Mayor or Council? (p. 381) – None.**
- b) Other items arising between May 28th and June 2nd - None.**

10) COMMUNICATIONS FROM MAYOR AND CITY COUNCILORS (CD 2:19:29)

- a) Letter from North Valley Food Bank regarding a request to change the name of a portion of West 15th Street alongside the Food Bank to June's Way (p. 385)**

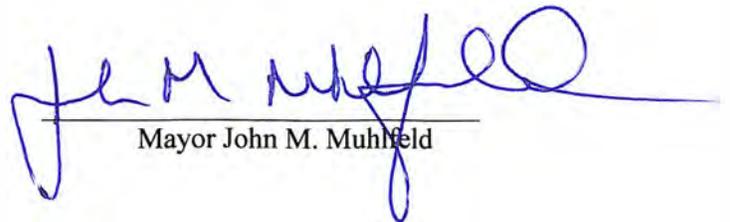
City Manager Stearns asked for Council's direction regarding the letter in the packet from the North Valley Food Bank requesting a street name change on a street adjacent to their building. Councilor Anderson said he would support the one block that is in front of the Food Bank to be renamed June's Way, as requested, and other Councilors agreed. Staff will proceed with the proper documents to bring back for Council action.

Councilor Hildner again brought up the out-of-plumb and out-of-alignment bridge monuments (he said 3 out of 4 are not straight); and he would like to see the solution with a time line in writing. Director Wilson said he is meeting with MDOT and the contractors on Wednesday morning to walk through the project and he will make sure that is addressed. Councilor Anderson said he agreed with Councilor Hildner that this needs to be addressed.

Mayor Muhlfeld asked if there was any other business from Council or Staff; Police Chief Dial reminded everyone to vote at elections tomorrow – June 3rd.

11) ADJOURNMENT (Resolution 08-10 establishes 11:00 p.m. as end of meeting unless extended to 11:30 by majority) (CD 2:25:30)

Mayor Muhlfeld adjourned the meeting at 9:32 p.m.



Mayor John M. Muhlfeld

Attest:



Necile Lorang, City Clerk