

CITY COUNCIL MINUTES
CITY OF WHEAT RIDGE, COLORADO
7500 WEST 29TH AVENUE, MUNICIPAL BUILDING

June 25, 2018

Mayor Starker called the Regular City Council Meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL OF MEMBERS

Zachary Urban	Monica Duran	Tim Fitzgerald	Janeece Hoppe
Leah Dozeman	Kristi Davis	George Pond	

Absent: Larry Mathews (excused)

Also present: City Attorney, Gerald Dahl; City Manager, Patrick Goff; Police Chief, Daniel Brennan; Community Development Director, Ken Johnstone; City Treasurer, Jerry DiTullio; Deputy Clerk, Robin Eaton; other staff, guests and interested citizens.

APPROVAL OF Study Session Notes of June 4, 2018

There being no objections, the Study Session Notes of June 4, 2018 were approved as published.

PROCLAMATIONS AND CEREMONIES

Recognition of City Employee Award Program Recipients

Mayor Starker read a proclamation recognizing the city employee award program recipients and to congratulate those employees on their years of service. To speak on behalf of those recipients of the core value awards was City Manager Patrick Goff along with a presentation by Public Information Officer Sara Spaulding.

CITIZENS' RIGHT TO SPEAK

Mark and Kim Davis (WR) asked for help in discussing the lack of code enforcement, being a neighborhood resident for the last twenty two years. Even with the community services department being stretched to the max, there have been numerous, recurring problems with illegal parking, mostly done by one individual. The neighborhood has been beautified over the years by most of the people that live there. There have not been any citations issued upon numerous complaints but warnings were given and the problem was temporarily fixed. Noise complaints have also been reported numerous

times, with only one citation being issued. It seems that code enforcement makes the law but are unwilling to enforce them.

Dorothy Archer (WR) complimented the busy city staff on the work being done with all of the new developments around the city. She also spoke on the lack of a fifty foot bulk plane code being instituted and doesn't understand why there is no help being given to the citizen's on the east side of Wheat Ridge. The survey was obviously not listened to and now additional resources and money is going to be spent to study these surveys. She would be more than happy to be called by any member to answer any questions that might be had. This is not a democracy as we are not being heard.

Carol Kalmes (WR) heard that Mayor Starker issued a proclamation regarding Affordable Housing Awareness Week she decided to look at the website for the Wheat Ridge Housing Authority and found the most recent minute's postings were from September of 2017. Numerous times in those minutes were remarks about the lack of funding. Wondering what is the city's plan for developing affordable housing for low income folks, for those with disabilities, or the homeless if there is no funding or is there no plan at all. She would like to know how to go forward and do something about it.

APPROVAL OF AGENDA

1. CONSENT AGENDA

- a. Resolution 37-2018 – amending the Fiscal Year 2018 Municipal Court Professional Services Account Fund Budget to reflect the approval of a Supplemental Budget Appropriation in the amount of \$15,000 for the purpose of providing mandated Legal Counsel for in-custody defendants
- b. Resolution 38-2018 – amending the Fiscal Year 2018 General Fund Budget to reflect the approval of a Supplemental Budget Appropriation in the amount of \$5,279 for the purposes of increasing the resident survey sample size by 1,500

Councilmember Urban introduced the Consent Agenda.

Motion by Councilmember Urban to approve the Consent Agenda Items a.), and b); seconded by Councilmember Duran; motion carried 7-0.

PUBLIC HEARING AND ORDINANCES ON SECOND READING

2. Council Bill 15-2018 – An Ordinance amending the Wheat Ridge Code of Laws to include a new criterion for reviewing Special Use Permits (Case No. ZOA-18-02)

At a City Council study session earlier this year, Councilpersons Hoppe and Duran requested consideration of an ordinance potentially amending the City's special use permit regulations. More specifically, the request was to consider adding an additional review criterion to require consideration of an application's consistency with the City's adopted comprehensive planning documents.

For all zoning districts, Chapter 26 of the Code of Laws lists various uses which are permitted and not permitted. The Code also lists uses which may be allowed, subject to review and approval of a special use permit application. Currently, there are eight criteria against which special use permit applications are reviewed. If this ordinance were to be approved, a ninth review criterion would be added to that list.

Councilmember Hoppe introduced Council Bill 15-2018.

Deputy Clerk Eaton assigned Ordinance 1647

Mayor Starker opened the public hearing and swore in the speakers.

Staff Presentation by Ken Johnstone

As drafted, the ordinance that would amend Chapter 26 of the Code of laws to add a 9th special use permit review criterion, to read as follows: The proposed special use promotes goals and outcomes from applicable portions of the city's comprehensive plan and any sub-area plan applicable to the subject property.

As City Council is aware, in all zoning districts, there are uses that are permitted, not permitted and those that are allowed after review and approval of a special use permit. Special uses are considered discretionary uses, which, if properly designed, developed, operated and maintained may be approved for a specific location.

The code further states that the primary issues to be addressed are those related to justification of need and special design and operational considerations which mitigate potential detrimental impacts of a special use on surrounding land uses, the street system, or public services or facilities. In order to protect the public interest, a special use may be approved, approved with modifications, conditions or denied. Previously approved special use permits may be revoked if at any time the stipulations or conditions are not adhered to or are found to have been materially altered in scope, application or design. Such revocation may only occur after a revocation hearing before City Council.

The City's Comprehensive Plan and subarea plans are policy documents intended to guide various policy decisions of the City. Principally they inform land use and zoning policies pertaining to development on private property. However, they also include

policy recommendations on housing, transportation, economic development, parks and other topical subjects. As it pertains to land use decisions, Chapter 26 specifically requires consideration of the Comprehensive Plan when the City takes actions on rezoning's, both privately initiated and City-initiated legislative rezoning's.

The Comprehensive Plan is also considered in approving subdivision plats. The Comprehensive Plan also informs amendments to Chapter 26 of the Code of Laws, such as when the City adopted new mixed-use zoning districts shortly after adoption of the most recent Plan, Envision Wheat Ridge in October 2009. It is logical to consider incorporating consideration of the Plan in making land use decisions on special use permits as well.

Public Comment – there was no public comment on this item.

Council Questions

Councilmember Dozeman asks how much weight each of these criteria hold, when making a decision on approving a special use permit.

Mr. Johnstone responds there is that not a requirement that all of the criteria has to be fully met. It is on balance that they are generally met and important to note that it's appropriate and common before approving a SUP that conditions of approval might have to be met, to bring an application better into compliance.

Councilmember Dozeman also asks if there is a certain amount out of the 8-9 that has to be met before one is approved and if this new criterion is important to add that none of the others have.

Mr. Johnstone answers that it could be a super majority of sorts but if it's on the cusp of 50-50, it probably would not be supported and that yes it's an additional one that will help by adding the language that's not there currently.

Mayor Starker closed the public hearing.

Motion by Councilmember Hoppe to approve Council Bill 15-2018, an ordinance amending the Wheat Ridge Code of Laws to include a new criterion for reviewing Special Use Permits on second reading, and that it take effect fifteen days after final publication, seconded by Councilmember Dozeman; motion carried 7-0

3. Resolution 36-2018 – A Resolution approving a Nine Lot Subdivision Plat for property zoned Planned Residential Development (PRD) located at 2826 Eaton Street (Case No. WS-17-04/Eaton Street Cottages)

The applicant is requesting approval of a 9-lot subdivision for property located at 2826 Eaton Street. The property being subdivided includes approximately three-fourth of an acre, and will facilitate the development of a 9-unit cottage home development.

Councilmember Duran introduced Resolution 36-2018.

Mayor Starker opened the public hearing and swore in the speakers.

Staff Presentation – Zack Mendez

Introduced into the record were:

- Contents of the case file
- Zoning Ordinance
- Comprehensive Plan
- Digital presentation
- All appropriate notifications and posting requirements have been met; therefore there is jurisdiction to hear this case.

The neighborhood currently consists of a mix of single-family homes and small-scale multi-family properties, as well as some neighborhood-oriented commercial uses. The zoning reflects this environment with a mix of residential zone districts including Residential-One C, Residential-Two, and Residential-Three, in addition to Commercial-One zoning along 29th Avenue.

The subject property consists of a single family home, a large detached garage, and a carriage house. The Jefferson County Assessor states the structures were built in 1941. The existing improvements were constructed across 10 parcels of land, originally platted as part of the Lakeside Resubdivision in 1890. If the SDP and plat are approved, all existing improvements will be demolished for construction of the cottage homes.

This subdivision request was heard by the Planning Commission at a public hearing held on June 7, 2018. The Planning Commission voted 5-1 to recommend approval of this subdivision with four conditions:

1. A plat note be added with the language contained in Section 26-420
2. No building permit shall be issued until a demolition permit is issued for the exiting home, carriage house, and garage.
3. The developer shall enter into a subdivision improvement agreement whereby all required infrastructure improvements are in place prior to issuance of building permits for individual lots.
4. The Homeowners' Association covenants be reviewed and approved by Staff prior to issuance of building permits.

On June 7, 2018, the Planning Commission reviewed and approved a Specific Development Plan application for this property which includes a site plan, landscape plan, and elevations for a proposed cottage home development. Prior to the Specific Development Plan, City Council approved a rezoning on this property from Residential-Three (R-3) and Residential-One C to Planned Residential Development with an Outline

Development Plan on September 12, 2016. The ODP established development standards for the property in anticipation of the cottage home concept. Planning Commission found the SDP to be in compliance with the ODP approved by City Council. With the ODP and SDP approved, the plat is the final public process for this development. If the subdivision is approved, the developer can begin applying for Eaton Street right-of-way improvements and building permits for the homes.

Staff has concluded that the proposed Specific Development Plan is consistent with the planned development regulations, with the goals and policies of the City's guiding documents, and with the Eaton Street ODP. Because the requirements for a SDP have been met and the review criteria support the SDP, a recommendation for approval is given.

The applicant was present but did not make a presentation and is willing to answer questions.

Public Comment - there was no public comment on this item.

Council Questions

Councilmember Duran states that the biggest thing to hear and read about that the citizens are concerned about is parking. Wanting to be proactive, is there any way to have signage not allowing parking within five feet of their driveways.

Mr. Johnstone would need to differ to the public works director but can explore to see if there is any signage that might be available to those people.

Councilmember Duran also states that the businesses along 29th Avenue have already gone through a lot during road construction and how is this new development going to affect their access.

Mr. Mendez replied that there should be nothing blocking the businesses access off of 29th avenue, nor on Depew and Eaton streets as well. Public Works and the applicant have been made well aware of any negative construction impacts.

Councilmember Davis speaks about the undergrounding of the power lines, and should the city start looking at undergrounding all of the surrounding lines when we have the opportunity. It is one of our visions and it would be nice to be proactive by doing so.

Mr. Goff appreciates this and agrees with it and that it depends on the projects to be able to do it. With limited amounts of funding from Excel at one percent, it's not possible to do it for all of the lines on every project.

Mr. Johnstone also elaborates that it is a site specific situation and any new power that is and can be installed, will be undergrounded because its new development.

Discussion followed

Mayor Starker closed the public hearing.

Motion by Councilmember Duran to approve Resolution 36-2018, a resolution approving a Nine Lot Subdivision Plat for property zoned Planned Residential Development (PRD) located at 2826 Eaton Street on second reading, for the following reasons:

1. City Council has conducted a proper public hearing, all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation of approval.
3. All requirements of the subdivision regulations have been met.
4. The proposed plat will facilitate the redevelopment of the site.
5. Utility districts can serve the property with improvements installed at the developer's expense

With the following conditions:

1. A plat note be added with the language contained in Section 26-420 (Plat note concerning multi-family development).
2. No building permit shall be issued until a demolition permit is issued for the exiting home, carriage house, and garage.
3. The developer shall enter into a subdivision improvement agreement whereby all required infrastructure improvements are in place prior to issuance of building permits for individual lots.
4. The Homeowners' Association covenants be reviewed and approved by Staff prior to issuance of building permits.

Seconded by Councilmember Hoppe; motion carried 7-0

4. Council Bill 16-2018 – An Ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning electrified fences (Case No. ZOA-18-03)

Municipal Code is currently silent on the topic of electrified fencing. Historically, the City has determined such fences to be prohibited in the City based on a finding that they represent a hazard to the health or safety of any person, and as such were by definition a prohibited fence type. City Council requested discussion of the topic and an initial discussion occurred at the May 7, 2018 Study Session. At Council's May 21 study session staff presented a draft ordinance that would allow electrified fences in certain locations through review and approval of a special use permit.

Councilmember Dozeman introduced Council Bill 16-2018.

Deputy Clerk Eaton assigned Ordinance 1648

Mayor Starker opened the public hearing and swore in the speakers.

Staff Presentation – Ken Johnstone

Historically, staff has interpreted electric fences to be a prohibited fence type. Chapter 26-603 of the Code defines various types of permitted fences, including: masonry walls, ornamental iron, woven wire and chain link, wood, hedges, and barbed wire with some limitations. The code also defines fence types prohibited, as any fence, if in the opinion of the chief building inspector, public works director or chief of police that would constitute a hazard to the health or safety of any person. Based on this language, electric fences have been treated as a prohibited fence type.

Based on Council direction at the May 7 study session, the City Attorney has drafted an ordinance amending Chapter 26 of the Code to allow electrically charged fences, at a maximum height of nine feet, through review and approval of a special use permit application.

Staff felt it would be appropriate to somewhat limit the scope of where such fences could be installed in the City and the special use permit review process in itself is limiting. Each such application needs to be evaluated relative to the extent which said application is consistent with the nine criteria for review found in Section 26-114. Further, we have proposed that they be allowed only in limited zone districts: Commercial-One, Commercial-Two, Industrial/Employment, Planned Commercial and Planned Industrial. In defining electrically charged fences, staff's draft language also suggests such fences are permitted where necessitated by a demonstrated need for heightened security due to the nature of the uses surrounded by the fence, based upon such circumstances as excessive criminal or theft activity and the like.

As City Council is aware, the SUP process begins as an administrative review and approval. The process triggers City Council review under three scenarios: 1) a written objection is received during the public noticing period; 2) the Community Development Director (CDD) recommends denial of said application; and 3) the CDD recommends conditions of approval, to which the applicant objects and wishes to appeal said objection the City Council.

Public Comment

Michael Pate (Columbia, SC) is with Electric Guard Dog Co. that helped to initiate this item and would like to answer any questions that would be asked.

Council Questions – there were no questions from Council

Mayor Starker closed the public hearing.

Motion by Councilmember Dozeman to approve Council Bill 16-2018, an ordinance amending Chapter 26 of the Wheat Ridge Code of Laws concerning electrified fences on second reading, and that it take effect fifteen days after final publication, seconded by Councilmember Urban.

Discussion followed

Councilmember Fitzgerald stated the he will be voting against this item, as essentially it's wrong to create an ordinance around only one user. Secondly in this particular case the site is adjacent to an elementary school. Even with the use of an additional fence and that they will shut the fence down during the day, he does not want to open up the city for the use of electric fences.

Motion carried 6-1, with Councilmember Fitzgerald voting no

5. Resolution 35-2018 – A Resolution approving a Thirteen Lot Subdivision Plat for property zoned Planned Mixed Use Development (PMUD) and Planned Commercial Development (PCD) located west of Interstate 70, south of Highway 58, and north of approximately 33rd Avenue (Case No. WS-17-07/Clear Creek Crossing)

The applicant is requesting approval of a 13-lot subdivision for the Clear Creek Crossing property. The property includes approximately 210 acres of land. Approximately two-thirds of this land area is subject to the Clear Creek Crossing Planned Mixed Use Development Outline Development Plan, which was approved by City Council in March 2018. The plat will facilitate the construction of that development plan. This subdivision application modifies a plat that was approved in 2011 for a previous development scenario that was never built.

Councilmember Fitzgerald introduced Resolution 35-2018.

Mayor Starker opened the public hearing and swore in the speakers.

Staff Presentation - Zack Wallace Mendez

Introduced into the record were:

- Contents of the case file
- Zoning Ordinance
- Comprehensive Plan
- Digital presentation
- All appropriate notifications and posting requirements have been met; therefore there is jurisdiction to hear this case.

This subdivision request was heard by the Planning Commission at a public hearing held on June 7, 2018. The Planning Commission voted 6-0 to recommend approval of this subdivision with two conditions:

1. The developer shall enter into a subdivision improvement agreement whereby all required infrastructure improvements are in place prior to issuance of building permits for individual lots.
2. All minor corrections occur prior to the City Council public hearing.

The majority of the subject property was annexed into the City in 2006, and a Planned Commercial Development zoning was approved in anticipation of a large Cabela's store being constructed on the site. In 2011, a smaller piece of property was annexed by the City, and City Council approved a Planned Commercial Development which anticipated a Cabela's store, Walmart, and approximately one million square feet of retail space. None of this retail space was ever constructed. There will also be additional bike lanes connecting them with existing trails.

The storm drainage system has been adequately analyzed and designed to capture and convey runoff from the development and adjacent tributary areas. This runoff will flow north to Clear Creek generally following historical drainage patterns. Due to the proximity of the development to Clear Creek, storm water detention will not be required; however, some level of flood attenuation will be provided in the existing Coors water storage pond. For storm events larger than the 2-year event, a portion of the site runoff will be routed into the Coors storage pond and will be slowly released by means of a flat pipe. This allows for a reduction in the size of storm sewer pipes required downstream of the Coors storage pond.

Concurrently, the City worked with the Colorado Department of Transportation and Federal Highway Administration on an Environment Assessment (EA) to determine the improvements necessary to the surrounding local street network and adjacent Interstate-70. The first EA was completed in 2006, and called for a significant amount of infrastructure, notably new highway interchanges along both Interstate 70 and Highway 58. The cost of these improvements hindered development on the site, and the City initiated an update to this document in 2014 to propose a phased approach to development of the site and infrastructure. The phased approach, generally speaking, would allow a portion of the site to develop, without triggering improvements to both highways.

In 2016, Wheat Ridge voters approved ballot measure 2E, which increased sales taxes one half cent to fund four specific projects in the City, including the construction of a new highway interchange from Interstate 70 into the Clear Creek Crossing site, as required by the phased EA.

In March 2018, City Council approved a zone change for a portion of the property included in the subdivision boundary to Planned Mixed Use Development (PMUD) to facilitate a mix of retail, residential, and employment uses on the site.

Staff concludes that the proposed subdivision plat results in a logical lot layout for the proposed future development. Staff further concludes that the subdivision plat complies with the standards in Article IV of the zoning and development code and that all utility agencies can serve the property with improvements installed at the developer's expense.

Public Comment

Roxanne Runkle (Golden) who lives adjacent to the property voiced concerns about both noise and light. She is worried about the possibility of helicopters landing in the area due to the new SCL Health facility that is going to be built nearby. She has horses on the property and is concerned about those along with the lighting.

Council Questions

Councilmember Urban asked about the response from outside agencies especially from the Applewood sanitation district and what of the Denver Water pipe that is going through the property.

Mr. Mendez said that they did respond and worked with the applicant, one being for access. Now in the final plat, there are specific Applewood sanitation district easements to adequately serve the property.

Mr. Wallace differed to the applicant for the Denver Water pipe item.

Christine McWright (Denver) stated that Denver Water will impact in terms of crossings and they are working with them especially at the hook ramp location near clear creek drive and the other at 40th avenue at clear creek drive.

Mayor Starker closed the public hearing.

Motion by Councilmember Fitzgerald to approve Council Bill 15-2018, a resolution approving a Thirteen Lot Subdivision Plat for property zoned Planned Mixed Use Development (PMUD) and Planned Commercial Development (PCD) located west of Interstate 70, south of Highway 58, and north of approximately 33rd Avenue, property commonly known as Clear Creek Crossing on second reading, for the following reasons:

1. City Council has conducted a proper public hearing, all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.

2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation of approval.
3. All requirements of the subdivision regulations have been met.
4. The proposed plat will facilitate the redevelopment of the site.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

5. The developer shall enter into a subdivision improvement agreement with the City prior to recordation of the subdivision plat.

Seconded by Councilmember Dozeman; motion carried 7-0

ORDINANCES ON FIRST READING

6. Council Bill 18-2018 – An Ordinance providing for an admission tax credit, and lodging tax credit against certain public improvement fees paid at Clear Creek Crossing

The City will consider entering into a Public Finance Agreement (PFA) with the Longs Peak Metropolitan District and Evergreen-Clear Creek Crossing, L.L.C. concerning the finance and construction of certain public improvements in association with the Clear Creek Crossing project. The PFA contemplates the City sharing a portion of the sales tax, lodging tax and admissions tax revenues with the District to finance the construction of public improvements for the project as outlined above. This ordinance implements the PFA by granting credits against these revenue sources that will be shared with the District for payment of the bonds issued to construct those public improvements.

The PFA will be scheduled for council consideration at its July 9, 2018 meeting, concurrently with second reading consideration of this ordinance. The PFA and the ordinance are designed to work together to provide for the public financing component of the cost of construction of the public improvements at Clear creek Crossing.

Councilmember Davis introduced Council Bill 18-2018

Motion by Councilmember Davis to approve Council Bill 18-2018 an ordinance providing for an admission tax credit, and lodging tax credit against certain public improvement fees paid at Clear Creek Crossing, on first reading, order it published, public hearing set for Monday, July 9, 2018, at 7 p.m. in City Council Chambers, and that it take effect immediately upon adoption, as permitted by Section 5.11 of the Charter; seconded by Councilmember Duran; carried 7 -0.

7. Council Bill 17-2018 – An Ordinance approving the rezoning of property located at 9800 W. 38th Avenue from Residential Development (PRD) and for approval of an Outline Development Plan (ODP) Case No. WZ-18-09/Laudick)

The applicant is requesting approval of a zone change from Residential-One (R-1) to Planned Residential Development (PRD) for property located at 9800 W. 38th Avenue.

Councilmember Pond introduced Council Bill 17-2018

Motion by Councilmember Pond to approve Council Bill 17-2018 an ordinance approving the rezoning of property located at 9800 W. 38th Avenue from Residential-One (R-1) to Planned Residential Development (PRD) and for an Outline Development Plan on first reading for the sole purpose of ordering it published for a public hearing set for Monday, July 23, 2018, at 7 p.m. in City Council Chambers, and that it take effect 15 days after final publication; seconded by Councilmember Davis; carried 7-0.

CITY MANAGER'S MATTERS

Patrick Goff gave a quick update for our NRS application and our goal was to get at least 22-25 and we have received 18 as of this meeting. The goal was to have the first steering committee meeting on July 18 being selected and seated on the July 9 meeting. If council wishes, we could extend the application until Friday at 5:00 pm to get a few more applications.

Consensus to extend the application submission time until Friday, June 29 at 5:00 pm is approved by a majority of votes.

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

Jerry DiTullio has asked the city attorney to clarify if the money held in escrow fund accounts earns interest when a new property owner or developer comes into the city. Also if so, to see if the documents or code will need to be changed as it is silent on the matter.

Secondly at previous meeting, Mr. Fitzgerald had asked pretty good questions concerning the May monthly financial statement numbers and offers to attend future study sessions to help answer any questions on this item or with answers on any of the reserves, including Tabor

Zach Urban would like to address the citizens comment concerning the housing authority as both he and Mr. DiTullio are continuing discussion with the Jefferson county housing authority to help better and understand to help provide affordable housing opportunities. With the City of Wheat Ridge being a priority for them, there are other

projects that include Evergreen, Westminster and others in the county wide housing puzzle.

Tim Fitzgerald would like to remind everyone to vote tomorrow by 7:00 PM

Leah Dozeman reminds the city of two events, one being the bike to work day on June 2 with a bike to work station at Ipie and a pedal to patio starting at 4 PM at Right Coast Pizza

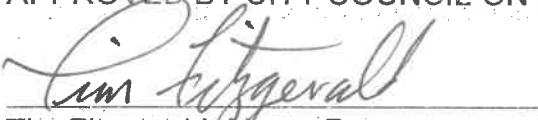
Kristi Davis, gave everyone a flier notifying that the Wheat Ridge Rotary Club is selling Palisade peaches, to help with their scholarship and donation programs. Anyone can go to wheatridgerotary.org to sign up for peaches by August 14.

ADJOURNMENT

The meeting adjourned at 8:14pm.


Robin Eaton, Deputy City Clerk

APPROVED BY CITY COUNCIL ON JULY 9, 2018


Tim Fitzgerald, Mayor Pro tem

The preceding Minutes were prepared according to §47 of Robert's Rules of Order, i.e. they contain a record of what was *done* at the meeting, not what was *said* by the members. Recordings and DVD's of the meetings are available for listening or viewing in the City Clerk's Office, as well as copies of Ordinances and Resolutions.