

CITY COUNCIL MINUTES

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

February 9, 2015

Mayor Jay 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

Jerry DiTullio	Bud Starker	Zachary Urban	Kristi Davis
Tim Fitzgerald	George Pond	Tracy Langworthy	Genevieve Wooden

Also present: City Clerk, Janelle Shaver; City Treasurer, Larry Schulz; City Attorney, Gerald Dahl; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; other staff, guests and interested citizens.

APPROVAL OF THE MINUTES OF January 26, 2015

Without objection the minutes of January 26, 2015 were approved as published.

PROCLAMATIONS AND CEREMONIES

CITIZENS' RIGHT TO SPEAK

Andrew Miller, Nicole Ortega, Ian Crawford, and Harley Bradford, students from Wheat Ridge High School's STEM program, presented a video and slides featuring their project of building a car. The car will be entered into the Shell Eco-Marathon challenge in Detroit in April. They have mentors from CU Denver's College of Engineering. They're seeking sponsors to defray costs and donations are appreciated. ~ Councilmember Wooden presented the students with a check for \$2,250 from the Councilmembers' individual community enrichment funds.

Kim Calomino (WR) thanked Council for its support and continued funding for WR2020, particularly the \$40,000 that has created dozens of community events. January's Live Local was at Iron Rail Tavern. The Food and Film series (last Wednesdays; Jan – Mar) features a potluck and a film about agriculture. January was about bees and featured a local beekeeper. Details about events are on WR2020's website and Live Local's Facebook page.

Esther Valdez, principal, spoke about Kullerstrand Elementary. It serves 225 students and is family oriented. They have partnerships with various environmental institutes; students are partnered with scientists. They've been working in the Greenbelt planting

trees. ~ The school has many accelerated and individualized programs and provides lots of wrap-around services for families. She invited everyone to visit the school; they are always seeking community volunteers.

Rachel Hultin (WR) reported recently attending a Colorado bike summit with five other people from WR; they got ideas for making WR more bikable. ~ She reported 16 people will start the Wheaties Academy grassroots leadership course on February 19 thanks to several councilmembers who contributed their outreach funds for seed money.

Britta Fisher (WR), director for WR2020, announced Wheat Ridge Dines this Thursday from 5-7pm at Abrusci's. ~ She reminded all to shop for Valentine's Day at a local store.

John Clark (WR) is proud of the WRHS STEM club; they are putting in lots of hours. ~ He thanked Council for the Legislative Forum and he spoke about a bill currently circulating in the legislature to ban powdered alcohol and encouraged citizens and the Council to support the bill.

APPROVAL OF AGENDA

1. CONSENT AGENDA

- a. Motion to approve \$179,172 payment to Jefferson County for the reimbursement of funding for the Foothills Animal Shelter Facility
- b. Resolution No. 09-2015 – amending the Fiscal Year 2015 Budget to reflect the approval of a Supplemental Budget Appropriation for the re-appropriation and re-encumbrance of 2014 Fiscal Year encumbered funds in the amount of \$2,318,521.48 [*Open purchase orders carried over from 2014*]
- c. Resolution No. 10-2015 – approving an amendment to the Intergovernmental Agreement with the Colorado Department of Transportation for the Kipling Street Multi-Use Trail from 32nd to 44th Avenue [*Allows City to obtain 82.79% of project costs from federal dollars; max. reimbursement \$2,473,000*]
- d. Motion to approve an increase in rates for Legal Services provided by the Murray Dahl Kuechenmeister & Renaud Law Firm, beginning February [*Mr. Dahl-\$180/hr, Ms. Beery-\$165/hr; last changed in 2009; below market average*]

Councilmember Pond introduced the Consent agenda.

Councilmember DiTullio pulled Item 1a.

Motion by Councilmember Pond to approve the amended consent agenda Items b, c, and d; seconded by Councilmember Starker; carried 8-0.

Councilmember DiTullio stated he understands the logistics of Item 1a, but he still can't support it right now.

Motion by Councilmember Pond to approve Consent Agenda Item 1a; seconded by Councilmember Starker; carried 7-1, with Councilmember DiTullio voting no.

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

- 2.** Council Bill No. 01-2015 - an ordinance approving the rezoning of property located at 4295 Harlan St. from Restricted Commercial (RC) to Mixed Use-Neighborhood (MU-N) Case No. WZ-14-11/Kaplan

Councilmember Urban introduced Council Bill No. 01-2015.

Current zoning allows commercial use. MU-N zoning will provide the option of conversion back to residential occupancy. Future redevelopment will only require administrative site plan review.

Clerk Shaver assigned Ordinance 1564.

Mayor Jay opened the public hearing.

There was no staff presentation. Staff was available for questions.

Mayor Jay swore in the speakers.

Benjamin Kaplan (WR), owner, stated that he and his wife fell in love with this house, but the zoning won't allow them to live in it. It's a ranch style house that had been turned into a day spa. They need the rezoning so they can live in it and make it their home

Council had no questions.

Mayor Jay closed the public hearing.

Motion by Councilmember Urban to approve Council Bill No. 01-2015, an ordinance approving the rezoning of property located at 4295 Harlan St. from Restricted Commercial (RC) to Mixed Use-Neighborhood (MU-N) Case No. WZ-14-11/Kaplan on second reading and that it take effect 15 days after final publication, for the following reasons:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 of the Code of Laws.
2. The requested rezoning has been reviewed by the Planning Commission, which has forwarded its recommendation.
3. The requested rezoning has been found to comply with the "criteria for review" in Section 26-112-E and 260-303-D of the Code of Laws.

Seconded by Councilmembers Wooden and Davis; carried 8-0.

- 3.** Resolution 07-2015 –a resolution approving a first amendment to the Wadsworth Boulevard Corridor Redevelopment Plan to allow for the utilization of Tax

Increment Financing for the proposed project at the southwest corner of 38th and Wadsworth– Continued from January 26, 2015 Council Meeting

Council Councilmember Davis introduced Item 3.

Quadrant Development Properties (QDP) has applied to Wheat Ridge Urban Renewal for a TIF for redevelopment of the corner. This would be the first amendment to the Corridor Plan and “start the clock” for a TIF on the parcels from 38th to 35th between Wadsworth Boulevard and Yukon Court.

The site currently generates \$121,061 in annual property tax and no sales tax. The proposed development is estimated to generate \$249,500 in property tax in 2017 increasing to \$392,500 in 2027. 2016 sales tax revenues are projected at just over \$548,000 annually and increasing to \$901,000 by 2027. ~

If the TIF is approved, all taxing agencies, including the City, will continue to receive the current property tax base -- estimated at \$1.6M over a twelve year period. Property and sales tax generated by the project which is above the base, estimated at \$12.4 million, will go to the project for the TIF. ~ The City will discuss the project with the fire department and the schools.

Mayor Jay opened the public hearing.

Mr. Goff added that staff is currently analyzing the TIF request with an independent financial advisor and bond counsel to determine what is most appropriate. If the TIF is approved staff will proceed with negotiations and bring back an agreement for City Council to review and approve.

7:44

Bob Turner (Littleton) of Quadrant Properties outlined the presentation of the project and gave background on Quadrant Properties.

Existing conditions: The property is a 4-parcel assemblage –

- 1) Approx. 10 acres owned by Chesrown/GO Automotive,
 - 2) Approx. 3 acres owned by the Harper Family (old Johnnie Harper Ford, two buildings),
 - 3) Approx. ½ acre on the corner of 38th & Wadsworth, owned by Immanuel Bagelli who ran Friendly Ford for many years, and a site once occupied by a Texaco gas station,
 - 4) 35,000 sq ft lot, SE corner of 38th & Yukon Ct., owned by WR Urban Renewal Authority
- He explained the challenges -- environmental issues with the Harper and Bagelli properties, the legal cost of keeping the project moving with disparate ownership, and inadequate utility infrastructure.

He expressed appreciation to the Urban Renewal Authority for their efforts in cleaning up the parcel on Yukon Ct. Quadrant couldn't do it and it's an important part of the project.

Jim Shipton (Point Consulting, Littleton) presented various levels of the plan: right-of-way dedication (sidewalks, landscaping and street trees), infrastructure for sewer, water and storm water (drainage issues associated with the site), 20 vehicular access points to be reduced to 7 (one on Yukon Ct, one on 38th, three on Wadsworth, and two on 35th), pedestrian connectivity, a gathering space and plaza near the corner of 38th &

Wadsworth between buildings B and C, bicycle parking (at the bus stops and locations within), landscaping plan, and appropriate walls and screening as needed.

Ken Manssouri, (Greenwood Village) Nama Partners, presented on the design elements of Buildings B, C and D. It is urban design with lots of glass and a public plaza. The signature element is blue LED light tubes that will denote meeting places. They plan to use high quality synthetic stone, natural slate tiles, stucco, and concrete. The buildings will be four-sided with varied treatments of similar materials.

Brett Martinez (LK Architecture, Wichita, KS) elaborated on the various materials to be used. He noted the connectivity of the materials, the vehicle/pedestrian focus, the attention drawn to the entrance, the use of metal canopy pieces for articulation, and various types of glazing. The vertical elements on the glazing are similar to the light boxes on the adjacent buildings. ~ The proposed grocery is 41,000 sq ft. Areas for trucks, compactors and trash will be fully screened from adjacent properties.

Bob Turner went through the Wheat Ridge planning documents that relate to the development -- the Codes for Mixed Use, the Comprehensive Plan, and the Wadsworth Corridor Redevelopment Plan, and testified that all the buildings they have shown comply with these documents. ~ He made a case for use of tax increment financing -- sighting compliance with the Comprehensive Plan and the Wadsworth Corridor Plan, referencing the Kipling Ridge TIF of a year ago and refuting a comment from the Planning Commission that this project is not in compliance.

From Council questions:

- Required parking for the grocery, which just meets their minimum standards, results in not enough room for another building on the east side of the parking lot along Wadsworth. Additionally, the Wadsworth entry will be bermed and screened so the parking lot will not be visible from the street. (The grocer's parking standards are slightly higher than City requirements.)
- No, part of the TIF will not be used for purchase of the property. It will be used for eligible public improvements which far exceed what Quadrant has put in their gap financing.
- The retailers were approached to see if they would give more money up front. Quadrant negotiated for many months and did the best they could. The grocery chain will generate 2/3 of the business and without it this development wouldn't happen.
- Quadrant is paying a little bit above market for the property, but they have confidence in the intersection and the demand.
- Some smaller WR businesses signed a petition of support for this development and believe it will help their own business.
- Bob Turner addressed concerns that this might become a "discount corner". It's an expensive site to develop and they're using expensive materials. They are seeking high paying tenants like restaurants. A "dollar store" won't be able to afford to locate here.

- Buildings B, C and D could hold 7-8 tenants in the three buildings. Mr. Turner said two units are filled, but he's confident breaking ground will lure future tenants.
- The public plaza is about 80 ft (E to W) x 40-50 ft (N-S), in from the sidewalks.
- The residential component is 35 3-story townhomes built by another developer.
- The detention pond along the west side behind the grocer will remain. It will have standing water only after storm events.
- A gas station associated with the grocer will be located just north of the grocery.
- Traffic impact? An ongoing urban traffic impact study indicates the traffic is there; customers will come from existing patterns.
- The plan is designed with future widening of Wadsworth in mind.
- Signals: On 38th - a light at Yukon requested by the City (and right-in/right-out access midway between Yukon and Wads). On Wads: full signal half way between 38th and 35th, right-in/right-out at ¼ and ¾ way between 38th and 35th.
- Mr. Turner stated that City staff is excited about market rate housing and it's a builder the City is familiar with who sells units between \$325,000-375,000.
- Buildings B, C, D, and the grocer are Phase One. The residential piece would follow.
- There was discussion about Quadrant using expensive, quality building materials.
- Guest parking for the residential piece is uncertain, but parallel parking will be available on the perimeter of the residential area.
- Concern was raised that this grocer will not generate new revenue, but will just cannibalize revenue from other grocers in the area.
- The biggest anchor, the grocer, isn't willing to contribute to the public improvements.
- It was suggested the developer and Urban Renewal look for other possible funding mechanisms.
- The unnamed builder for the residential, who builds units that will sell for \$325,000-375,000, knows the grocer is Walmart and has no problem with that.
- The only thing under consideration tonight is "starting the clock" on the TIF. A larger presentation was given because of the controversy of the project.
- The only thing that will come back to Council is the subdivision plat.
- The site plan will be reviewed administratively.

A break was taken at 9:38pm. The meeting resumes at 9:47pm.

Public comment

Mayor Jay announced a two minute limit for each speaker under public comment.

Mary Krause (WR) said this is our jewel corner. She doesn't see putting in a grocery store when we just spent tax dollars to help make Safeway look nice. There are other retailers who would bring in revenue and not take it away from other stores.

Chris Munzke (WR) noted the Planning Commission's denial of this project. ~ He pointed out that Vitamin Cottage came here without a TIF – which shows that businesses will come to Wheat Ridge without a TIF. He cautioned that granting this TIF will send a message that all future businesses can get a TIF. He's also concerned about sending the message that we give certain businesses unfair advantage over others.

Amy Klingenberg (WR) isn't sure how tied to the site plan the developer is. Could the TIF be granted and then things change? The residential piece seems very loose since it's going to be sold to another developer. The residential developer may build other condos that sell for \$315-325,000, but there is no guarantee that these will be like that.

Patrick Gouch (WR) said this "jewel" corner is an eyesore. He hopes Council will approve this TIF and turn the corner into an urban jewel. He thinks this project would help his business on 44th. Walmart is a good employer; they employ a lot of seniors.

Maryann Storck (WR) urged Council to vote against this TIF because she feels it is a slippery slope. This plan is a mold based on what's worked in the past -- nothing new. Why can't we get something more creative that will bring new businesses and traffic?

Jerry Nealon (Lakewood), a WR business owner, thinks this is a great thing and urged Council to move forward. The property's been vacant for 15 years and we need an anchor for other businesses to survive. There are other business owners who are afraid to come up and speak because you're their clientele. He noted there's a lot of anti-Walmart sentiment.

Vivian Vos (WR) quoted from an article about the negative roots, elements and practices of urban renewal that few people know or understand.

Kathy Tolman (WR) spoke against the TIF. She supports Natural Grocers coming in without a TIF. She's concerned about property values declining with the loss of two schools and the addition of a Walmart.

Aja Tolve (WR) opposes a TIF for this project. It's lipstick on a pig – just another strip mall. Look at Colfax & Wadsworth; that's what we'll get – fast food chains, empty stores, and a Walmart.

Joseph Buckholz (WR) is concerned about Safeway, an established tax base. He doesn't see the point of creating one across the street and possibly closing Safeway – where people earn a living wage. Safeway won't lower their prices to compete with Walmart, they'll just close the store. Then that will be vacant.

Johana Buckles (WR) opposes a TIF. She doesn't want her tax money going to build a Walmart. She doesn't want any more fast food places.

Victoria Lundy (WR) opposes the TIF and said a dog and pony show is not an official plan. Citizens being kept from seeing the plan in advance, despite a Colorado Open Records request, make the transparency questionable. This plan would cannibalize our other grocers, including a TIF we just granted for Sprouts. The plan is not forward-looking or attractive; it's a 90's strip mall with a patio – not something appealing to the younger people moving in.

Tom Lundy (WR) urged denial of the TIF. He spoke of the untransparent way this plan has come forward, the denial of an Urban Renewal members request to see the TIF application, and the failure of the developer to show compliance to the Planning Commission. He suggested bad repercussions for elected officials who support this proposal.

LouAnn Canjar (WR) hopes Council will deny the TIF. She thinks our tax money should be used for something more worthy than corporate welfare for a company the size of Walmart.

Maureen Daly (WR), a physician, urged Council to do no harm. Using visual aids she questioned whether this TIF and development would benefit citizens. She believes this TIF will actually create more blight when Safeway shuts down. She urged Council to work with the developer to come up with a better plan that people will support and that speaks to the uniqueness of Wheat Ridge.

Nathan Mender (WR) doesn't totally disagree with using TIF as a tool for financing redevelopment, but the City has to get something out of it and he believes this plan falls short.

Todd Friesen (WR) believes this development goes against preserving the small town feel, and will cause some businesses to close and keep new ones away because they can't compete with Walmart. How is it the taxpayers are going to subsidize the most profitable retail store in the history of the world?

Rick Somerville (WR) thinks this is a vague, disappointing proposal that's old style and doesn't match the feel of Wheat Ridge. He offered other ideas. He posed that inviting national chains over local businesses doesn't fit with the changing demographics. Council may view citizens that attend these meetings as a nuisance and representing a minority, but he doesn't think so. He reminded Council that Quadrant is a for-profit company that refers to "moving dirt" as an extraordinary expense. He noted the issue of impact to neighboring wells. He believes this property has strong potential without the TIF.

Ekhart Kolar (WR) doesn't believe the TIF is necessary for profitability. As a builder he knows property value is going up, and believes this property can be developed at a later date. Younger people are moving here and this plan won't provide cheap rent for startup businesses.

Jackie Escez (WR) lives next to the property and wants her son to grow up looking at something besides Walmart. She believes everyone needs to participate, and Walmart doesn't want to participate. She shared some experiences from working at a Walmart.

Larry Matthews (WR) shared three concerns. 1) That Council may be breaking procedure by voting on this tonight, 2) A consultant can tell you exactly the population base needed for so much square footage of grocery. This should be looked at to answer the cannibalization question. 3) How far off site can the TIF money be used to offset the impact this development will cause?

Eugene Keifel (WR) thinks it's time to do something with that ugly corner.

Ron Keifel (WR) supports the TIF financing. TIF was a powerful tool for Wheat Ridge Cyclery that helped them improve their business. Plus, their property and sales taxes have grown and it's improved the neighborhood and the traffic.

Nat Haggerman (WR) reminded Council that public funding for Cabela's didn't end well. We have \$25M worth of infrastructure that serves as prairie dog homes.

Elizabeth Grant (WR) said sometimes things get done behind closed doors. She chastised the mayor for limiting citizens' remarks, while the developers got all the time they wanted to present their plan that wasn't even part of the agenda. She thinks this plan is ugly, a grocery store isn't needed, big box organic stores aren't really organic, and please do not support this TIF.

Catherine Grant (WR) grew up here and said Wheat Ridge is so special and unique. She has used it in some films she's made. This corner should be developed in a unique way that doesn't look like everywhere else. Also, Walmart doesn't need our money and we don't need any more chains. She doesn't want another huge ugly strip mall.

Mayor Jay closed the public hearing.

Motion by Councilmember Davis to approve Resolution 07-2015, a resolution approving a first amendment to the Wadsworth Boulevard Corridor Redevelopment Plan to allow the utilization of tax increment financing for the proposal project at the southwest corner of 38th and Wadsworth; and further that staff be directed to move forward with negotiations to include PIF (Public Improvement Fees) as a part of this agreement; and further that final agreement be presented to and approved by City Council; seconded by Councilmember Fitzgerald.

Discussion followed, during which:

- Councilmember DiTullio asked the developer to talk to the tenants and potential tenants to see if they will help pay for the \$7.8M – rather than the taxpayers.
- Councilmember Urban expressed that he believes granting a TIF for a grocery store is ill-advised when we already have a grocery store directly across the street. He thinks it should be some other sort of retail.
- Councilmember Langworthy said the unfortunate reality is that what people want and what this corridor will support are not the same. She also noted that Mr. Goff and Mr. Art have spent years on this property. Mr. Goff shared some previous redevelopment efforts.
- Attorney Dahl clarified that this motion adds another approval step for City Council

Motion carried 7-1, with Councilmember Urban voting no.

ORDINANCES ON FIRST READING

- 4.** Council Bill No. 04-2015 – An Ordinance approving the rezoning of property located at 5130 Parfet St. from Planned Industrial Development (PID) and Agricultural-One (A-1) to Industrial-Employment (I-E) (Case No. WZ-14-15/Parfet Storage)

Councilmember Wooden introduced Council Bill No. 04-2015

The property includes two parcels totaling 3 ½ acres. This rezoning will expand possible uses including the option of a mini-warehouse storage facility. Should plans for redevelopment of the property come forward, only an administrative review would be necessary.

Motion by Councilmember Wooden to approve Council Bill No. 04-2015, an ordinance approving the rezoning of property located at 5130 Parfet St. from Planned Industrial Development (PID) and Agricultural-One (A-1) to Industrial-Employment (I-E) (Case No. WZ-14-15/Parfet Storage on first reading, order it published, public hearing set for Monday, February 23, 2015 at 7:00 p.m. in City Council Chambers, and that it take effect 15 days after final publication; seconded by Councilmember Langworthy; carried 8-0.

- 5.** Council Bill No. 05-2015 – An Ordinance adopting a new Section (16-160) of the Wheat Ridge Code of Laws requiring the payment of sex offender fees at the time of registration

Councilmember DiTullio introduced Council Bill No. 05-2015.

Motion by Councilmember DiTullio to approve Council Bill No. 05-2015, an ordinance adopting a new section (16-160) of the Wheat Ridge Code of Laws requiring the payment of sex offender fees at the time of registration on first reading, order it published, public hearing set for Monday, February 23, 2015 at 7:00 p.m. in City Council Chambers, and that it take effect 15 days after final publication; seconded by Councilmember Starker;

Councilmember Fitzgerald announced he would be voting no on this because he doesn't feel it's necessary. The amount of lost revenue involved has been so very small and these people have just gotten out of prison or jail and may not have the money.

Motion carried 7-1, with Councilmember Fitzgerald voting no.

- 6.** Council Bill No. 06-2015 – An ordinance amending Section 16-156 of the Wheat Ridge Code of Laws concerning interference with Public Officers performing their duties

Councilmember Fitzgerald introduced Council Bill No. 06-2015.

The Wheat Ridge Code of Laws defines and prohibits certain conduct that constitutes interference with an officer. Certain verbal abuse, threats, and refusal to provide

identification are prohibited. This ordinance modifies these sections to make them consistent with the current state of constitutional law.

Motion by Councilmember Fitzgerald to approve Council Bill No. 06-2015, an ordinance amending Section 16-156 of the Wheat Ridge Code of Laws concerning interference with public officers performing their duties on first reading, order it published, public hearing set for Monday, February 23, 2015, at 7:00 p.m. in City Council Chambers, and that it take effect fifteen days after final publication; seconded by Councilmember Pond; carried 8-0

DECISIONS, RESOLUTIONS AND MOTIONS

- 7.** Resolution 11-2015 – a resolution amending an Intergovernmental Agreement with the Urban Drainage and Flood Control District and the Regional Transportation District for the construction of drainage and flood control improvements for the Arvada Channel, between Miller Street and Oak Street and the approval of a Supplemental Budget appropriation in the amount of \$350,000

Councilmember Langworthy introduced Item 7.

This project completes the last section of drainage outfall which serves areas between the Target in Arvada and the future Ward Road Rail Station.

Motion by Councilmember Langworthy to approve Resolution 11-2015 – a resolution amending an Intergovernmental Agreement with the Urban Drainage and Flood Control District and the Regional Transportation District for the construction of drainage and flood control improvements for the Arvada Channel, between Miller Street and Oak Street and the approval of a Supplemental Budget appropriation in the amount of \$350,000; seconded by Councilmember Wooden; carried 8-0.

- 8.** Motion to appoint Elected Officials to Outside Agencies

Councilmember Starker introduced Item 8. There was no discussion.

Motion by Councilmember Starker to approve:

Appointment of Council Member Bud Starker to the Colorado Municipal League, Policy Committee Member, with Council Member Zachary Urban appointed as alternate;

Appointment of Mayor Joyce Jay to DRCOG, Council Representative, with Council Member George Pond as alternate;

Appointment of Director Ken Johnstone (or designated staff member) to the Community Development Advisory Committee with Council Member Tim Fitzgerald as alternate;

Appointment of Council Member Bud Starker to Jefferson Economic Council;

Appointment of Council Member George Pond to the Jefferson County Transportation Action and Advocacy Group;

Appointment of Council Member Jerry DiTullio to the Police Seizure Fund;

Appointment of Council Member Kristi Davis to the West Chamber with Council Member Jerry DiTullio as the alternate;

Appointment of Council Member Genevieve Wooden as the Jefferson County School Liaison;

seconded by Councilmember DiTullio; carried 8-0

Motion by Councilmember DiTullio to adjourn the meeting; second by Councilmember Starker; carried 8-0.

The City Council Meeting adjourned at 10:59 pm.



Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON February 23, 2015



Bud Starker, 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.