



MINUTES
KEIZER CITY COUNCIL
Monday, November 5, 2012
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the meeting to order at 7:00 p.m. Roll call was taken as follows:

Present:

Lore Christopher, Mayor
Cathy Clark, Council President
Brandon Smith, Councilor
David McKane, Councilor
Jim Taylor, Councilor
Joe Egli, Councilor
Mark Caillier, Councilor

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Bill Lawyer, Public Works Director
Captain Jeff Kuhns, Police
Tracy Davis, City Recorder

FLAG SALUTE

Mayor Christopher led the pledge of allegiance.

**PUBLIC
TESTIMONY**

Christine Dieker, Keizer, Keizer Chamber of Commerce Executive Director, announced "Christmas in Keizer" events which begin in November and include the Turkey Dash, the tree lighting ceremony, caroling, the Festival of Lights parade, the arrival and breakfast with Santa, the Christmas trolley, candy cane days, the Giving Basket delivery and the Jingle Dash.

PUBLIC HEARING
a. Keizer Station
Area C Master
Plan Remand

City Attorney Shannon Johnson explained that this is the Master Plan Subdivision for Area C Keizer Station remand from the Land Use Board of Appeals (LUBA). The applicable criteria are listed in the staff report, however, they are limited to those that are remand issues from LUBA or specific changes or modifications to the master site plan. Testimony, arguments and evidence must be directed to those specific criteria; failure to raise an issue accompanied by statements or evidence sufficient to afford the decision makers or parties an opportunity to respond to that issue precludes appeal to the Land Use Board of Appeals based on that issue. Failure by the applicant to raise constitutional or other issues related to the proposed conditions of approval with sufficient specificity to allow the local government to respond to that issue precludes an action for damages in Circuit Court.

Mr. Johnson told the audience that any objections as to jurisdiction,

notice and opportunity to be heard, conflict of interest, bias, prejudice or ex parte contacts need to be put on the record at this time. There were no responses from the audience.

He noted that for Council any disclosure of bias, prejudice or ex parte contacts should be put on the record at this time. Councilor Caillier disclosed that he had read Keizer Times articles and received statements from people as follows: "I don't want apartments near me", "the store is too big", and "too many cars". Councilor Egli disclosed that Council had received an email from Greenlight Engineering which is in the record; he contacted Kevin Hohnbaum, who had transmitted the letter to Council, to see if anyone from Greenlight would be at the meeting and Mr. Hohnbaum wasn't sure. Councilor Clark disclosed that she had received a postcard in the mail from Keep Keizer Livable, read the Keizer Times, referred two people to the City website for information and directed them to Nate Brown for questions. Councilor Taylor disclosed that he had read the Keep Keizer Livable postcard and articles in the Keizer Times and received the following comment from his pastor: "They need to start hammering nails". Mayor Christopher noted that she had seen an ad in the Keizer Today section of the Statesman Journal and responded to questions from two individuals regarding the public hearing process. Mr. Johnson interjected that both the advertisement and the card will be made part of the record so it will not be an ex parte contact.

Mayor Christopher opened the Public Hearing.

Mr. Johnson reminded Council that this is a quasi judicial hearing which means it is not a policy or legislative hearing; it is weighed against the evidence and the criteria. The staff report is in the packet and lists several attachments. In addition there is:

- A short memo from the Public Works Department to Sam Litke dated October 29 indicating that the submittals are acceptable to Public Works,
- The Keizer Today Statesman Journal ad,
- The posting and affidavit along with a map,
- A memorandum from Mr. Johnson dated November 4 regarding the question of a new vs. modified application,
- A letter from Ken Helm Attorney at Law representing Keep Keizer Livable and from Greenlight Engineering both dated November 5, 2012.

These are all part of the record. In addition the record includes the entire record in the case before the remand to LUBA. Mr. Johnson cautioned that any objections to what is included and excluded need to be voiced today.

Community Development Director Nate Brown explained that this hearing is NOT a new hearing; it is a hearing to deal with a remand order

from LUBA and governed by specific laws. Council must address issues that LUBA found as significant assignment of errors. Testimony should be addressed to the issues regarding those matters. He then explained that Planning Commission held two public hearings on the original application and made a unanimous recommendation to Council that the plan was consistent with the Development Code and met all the policies and objectives in the Code. Then Council held two public hearings and found that some revisions to the concurrency were desirable to meet the objectives of the development proposal. They held additional meetings in order to adopt an order. On April 18, 2011, Council unanimously approved an order in the master plan and subdivision of Area C. This decision was reached after extensive public involvement and was appealed to the Land Use Board of Appeals which issued a decision on August 19, 2011, remanding the Council decision back due to two assignments of error: Concurrency and the improper interpolation of rates of traffic generation in the International Traffic Engineers Manual. That decision was appealed to the Oregon Court of Appeals which affirmed without comment the LUBA decision.

The first assignment of error was based on concurrency. The LUBA decision states in part "The only possible interpretation of the whole text of Keizer Development Code 2.107.05(D)(3) with its key words given their plain and ordinary meaning is that the required mixed use development must be constructed (made into a composite whole) before or at the same time the larger format store is constructed (made into a composite whole). The City may find other approaches that would adequately assure that the mixed use development is constructed before or reasonably contemporaneously with the construction of the larger format store." The applicant is now proposing that another method of meeting the concurrency requirement is to reduce the size of the larger format store to less than the 80,000 square foot threshold that established the criteria for vertical mixed use and accept that the mixed use must be completed either before or at the same time as the larger format store. In doing so, the applicant has, in an effort to utilize the property to its full extent, increased the number of apartments which were already a part of the plan. Staff is confident that the application is fundamentally intact. The staff report lists every change in the new plan and except for the larger format store area, they are insignificant. The new site plan is consistent with the original proposal. There is still a larger format store; the application still incorporates vertical mixed use, office, and retail uses; and the street system is almost identical to the plan included in the Council's original Order. Since the application still contains a retail store over 10,000 square feet, concurrency is still required by the Keizer Development Code. LUBA has ruled previously in other cases that even significant changes to the plan are acceptable if the application is fundamentally intact. Staff is confident that the proposed revised plans presented by the applicant leave the application

fundamentally intact.

The second assignment of error was based on transportation. The LUBA decision agreed with the appellant's traffic engineer that the use of the ITE Manual for "free-standing discount super store" for the application was incorrect as the proposal had to calculate figures beyond what was provided. The larger format store was actually smaller than the range that was calculated in the figures in the ITE Manual. The new traffic information relies strictly on the published cases in the ITE and it is unquestionably consistent with that information. It is within the published ranges for the appropriate categories. The new proposed traffic counts are below what was originally proposed; the new traffic plan has not changed beyond where it had to in order to accommodate the revised plan. Therefore the transportation layout is not the subject of tonight's hearing; it is not part of the remand order. The letter received today from Greenlight Engineering asserts that the calculation of trips in the revised application is again in error. We have reviewed the matter with our Traffic Engineer Dick Woelk and he is satisfied that the revisions are consistent with engineering practice; his opinion is included in the packet. He has not reviewed today's material; however, the applicant is prepared to address this latest information. The revised plan has taken into consideration and responded to information and direction given in this extensive process. Staff finds the revised proposal to be even more consistent with the general objectives of the Keizer Development Code, the Comprehensive Plan and the policies of Keizer. Staff recommends the following:

- Revise the concurrency requirement to simply be "mixed use must be built with or before" as outlined in the staff report in the packet;
- Find that the application is fundamentally intact and that it eliminates the reliance of extrapolation of traffic counts in the ITE Manual;
- Receive all public testimony; close the public hearing and direct staff to prepare an Order.

Should Council feel there are any unresolved issues, staff recommends closing the public hearing tonight but keeping the record open until November 19 and directing staff to respond to any unanswered questions or for any other party to submit written materials that would be beneficial to Council.

State law requires that the City render a decision no later than 90 days after the applicant issues a request to do so. The request was submitted to the City on September 9, therefore the City must issue a final order no later than December 10. This has required that staff evaluate the materials, indicate corrections needed, receive corrected plans, request comments from all agencies, assimilate those comments into the staff report, schedule a public hearing, provide notice to all parties – both

legally required and others who have expressed interest – and still give the Council enough time to take testimony and direct staff appropriately and then to prepare a final Order with Findings and Conditions. The time frame is intentionally tight. The applicant has explicit rights in the process and a finite end is one of those rights. The applicant also has the right to grant an extension.

Mr. Brown then fielded questions regarding the multi-family housing ratio in Keizer, traffic calculations used before and after the remand, the reliability of the new calculation, and the application process.

Dana Krawczuk, with Perkins Coie, Portland, representing the applicant, explained that the City and the applicant have discretion on how to handle a remand and in this case the applicant chose to revise the application; the application is fundamentally intact. It was and continues to be a mixed use development. Testimony must be directed at the approval criteria and in this case it is criteria related to the remand: calculation of trips generated and timing of construction. The concurrency issue is in alignment; the applicant accepts the conditions of approval suggested by staff. The traffic issue is more confusing because the only thing challenged by LUBA was the calculation of the number of trips that the larger store would generate. Issues regarding poorly functioning intersections were not a part of the LUBA remand; therefore, it is too late to raise those issues now. She requested that the record be held open for seven days with a seven-day rebuttal period so that her firm could respond in writing to issues that are raised at this meeting.

Regarding the traffic issues, Ms. Krawczuk noted that opponents think that :

- (1) *Even though there has been a reduction in inbound trips there is going to be 10 more outbound trips so the entire concept is wrong and should be reviewed in its entirety.* She disagrees with that. *Opposition disagrees about how office trips were calculated.* She explained that the office calculation is related to guidelines and best practices judgment.
- (2) *The site will not handle stormwater.* She noted that last time it was determined that the site would handle the stormwater and the amount of impervious surface has been decreased so it is not an issue.

Hermanus Steyn with Kittleson & Associates addressed the concern that outbound family trips exceed the regional traffic study. He noted that they will balance out because there would be more inbound but less outbound and they are proportionately spread across four driveways; they are not going in one specific direction. The Lockhaven/Chemawa intersection, based on the trip distribution, will only see five new trips but in another movement there is five less trips so the impact is negligible.

Regarding the office trip generation, this has to do with engineering judgment. At the beginning of the project the trip generation assumptions

were reviewed and approved by the City and Oregon Department of Transportation using the same methodology and this issue was never brought up. From a reasonable engineering perspective in traffic engineering the average rate is used. Mr. Steyn then fielded questions regarding the traffic counts, travel patterns and peak travel hours.

Mike Cerbone with Cardno WRG, Portland, addressed the concern regarding stormwater management noting that the current site plan represents a net reduction in impervious area; there is less land within the site area that will gather stormwater that needs to be redirected, there is more landscaping so more areas where water can seep back into the ground. Mr. Cerbone explained that the analysis that remains to be done is quite costly and will be completed when the project moves forward. When the analysis is completed and an understanding of the system has been reached, a system will be designed to meet the stormwater needs. There is a wide range of options available.

Alan Roodhouse, McMinnville announced that he was satisfied with the testimony of the team.

The following people spoke in opposition of the plan.

Charles Baker, Keizer, questioned how building apartments could decrease traffic in the area, complained that statistics were old, a current traffic study that includes actual numbers of that area has not been done, and questioned if that is going to be done. Mr. Brown responded that in 2010 an extensive traffic count was done as part of the Interchange Area Traffic Management Plan and those counts showed that the actual number of trips have decreased from the previous counts which were done as part of the overall traffic study for Area A. There were traffic counts done for the Master Plans for Areas B and C within the past 24 months. Several traffic counts have been done in the recent years.

Mr. Baker then questioned the impact of the multiple lanes transitioning to two lanes. Mr. Brown noted that the layout of the traffic plan is not the subject of the remand and the traffic plan has not changed from the plan approved prior to the LUBA remand. Traffic is increasing in the city because the city is growing and there are more cars on the streets, but Keizer is still within the adopted standards for the intersections. Growth rates have been established and are being addressed in every way the City has available through the Interchange Area Management Planning process, the Salem-Keizer Area Transportation Study and the Mid-Willamette Area Commission on Transportation.

John McCarthy, Keizer, complained that the barriers on Chemawa Road are creating issues; they are preventing drivers from making u-turns. He also questioned if there will be sidewalks with pedestrian passages when it goes to four lanes. Mr. Johnson responded that there will be sidewalks on both sides and they would be on land that the developer owns. Mr. McCarthy then voiced concern about pedestrian safety and

traffic on Chemawa and the difficulty of getting in and out of Keizer Station.

Public Works Director Bill Lawyer explained that there were no plans for improvements on Chemawa Road NE. Mr. Brown added that the need for sidewalks and full improvements on Chemawa is included in the Keizer Transportation System Plan and is an immediate priority. The need exists but cannot be attributed to this project. City Manager Chris Eppley added that sidewalks between Verda and this development have been talked about by staff for a number of years. Staff is aware of the importance, the need and the expense, and as soon as funding is in place it will be accomplished. He added that the barriers on Chemawa were installed to improve safety by reducing left turns and they will be removed as soon as the improvement is in place.

Kevin Hohnbaum, Keizer, representing Keep Keizer Livable, questioned the goals for the community's leadership noting that it appeared that the goal is to get more commercial development into the city. He questioned why the goal is not to make Keizer more livable or neighborhoods better for children. He noted that Area C is the entrance to Keizer and will define how visitors and potential residents view the community and that retail and office buildings, apartments and fast food restaurants are not appealing. He suggested instead a retail living center that meshes with the existing neighborhoods and allows people to walk, bike, live, shop and play without getting into their cars. He reminded Council that the vision for Keizer Station was retail buildings under 10,000 square feet, with a mix of houses, offices and buildings with retail on the ground floor and residential and office above, but now it appears that what the community envisioned and asked for doesn't matter because the City needs the revenue from commercial buildings.

He pointed out the differing traffic patterns in this new plan vs. those in the old plan, noted that the turn lane into the apartments will not allow enough room for stacking and that alternate routes are limited and unimproved. He voiced concern regarding the compatibility of the apartments with the neighborhood and the location of the apartment building driveway.

Mr. Hohnbaum stated that Council changed the definition of mixed use nearly 5 years ago to allow big box retail stores throughout the city, but 4,000 citizens indicated they did not want large format stores adjacent to neighborhoods. He noted that his organization is not anti-development; it is in favor of planned, cohesive, thoughtful long-term growth, concerned about traffic, safety, home values, children and the long-term viability of Keizer. He requested that the hearing be kept open for an additional period of time to allow for more comments.

Mr. Hohnbaum showed the driveway and merge points that he had referred to in his testimony. Mr. Brown pointed out that the merge point

has not changed; it is the same on both plans; however the driveway entrance for the apartments is further from Chemawa allowing for more stacking than in the previous plan.

Frank Pauley, Keizer, voiced concern regarding the increased traffic and the lack of improvements on area roadways.

David Philbrick, Keizer, announced that he thought there were significant changes in the new proposal warranting complete review. Staff review focuses simply on the remand of the previous proposal and not how the new proposal affects the City and surrounding areas. For example the old plan allowed for 73 apartments; the new one more than doubles that number with 156 apartments. The area in the original master plan was laid out for a large format retail store but now it will hold apartments. Zone A lacks effective residential connectivity; recreation, aesthetics, and noise issues have not been addressed because in the original proposal those apartments were not there. He urged that, for the livability and quality of life of the people dwelling in the new units as well as the surrounding area, the plan be reviewed in greater detail and the focus be the quality of life within the community.

Cathy Philbrick, Keizer, stated that recently she had seen a film which showed that happiness was not related to how much money people make, but to the neighborhood and community in which they live. She noted that she felt the developers and Council are obsessed with making lots of money or bringing money into the City and foreclosing on the vision of community in Keizer. She added that she felt that increased traffic in the area has diminished safety of cyclists, children and pedestrians. This is due to increased growth resulting from new homes and businesses being built in Keizer Station. She urged that the plan be reviewed in greater detail and concluded noting that she is not against the development but wants to make sure it is consistent with the needs of the citizens of Keizer.

REBUTTAL

Ms. Krawczuk requested that the record be held open for seven days noting that she was aware of the 90 day limitation and that she would be submitting additional testimony. She reiterated what the appropriate subjects were for discussion in this hearing and noted that system development charges paid by new development can be used to fund roadway and sidewalk improvements. She then provided clarification regarding the significance of the changes in the plan by citing similar cases that LUBA had determined to be "fundamentally intact."

Mr. Steyn noted that bike lanes and sidewalks are provided within the project limits. Mr. Brown explained that offsite mitigation required for this project takes the form of assessments for intersection improvements; significant traffic calming devices on Ridge Road will remain; the new proposal eliminates the conflict on the corner and makes it safer; the

church was satisfied with the previous proposal but there has been no conversation regarding the new plan. If Council holds the record open, staff could get some correspondence from them.

James Vokner, an Elder at the Church of Christ near the project, indicated that he had not talked to anyone since the new proposals went through, but the church is in favor of using part of their property for the curve and for the apartments. The church is familiar with the proposed changes and in favor of the plan.

Mr. Brown confirmed that the traffic counts were consistent with the established numbers created in Area A; the projection was consistent with what the manual indicated it would be. He also verified that if Council holds the record open, a revised site plan correcting the set back on the medical building would be available at the next meeting.

Mr. Lawyer indicated that a pre-flow test is part of the process of developing a stormwater plan; part of what is required and agreed to at this point is a downstream analysis of the two basins to which the stormwater will drain. Discharging into the sanitary sewer is forbidden.

Councilor Clark moved that the Keizer City Council close the public hearing and direct staff to hold the record open for 7 days. Councilor Smith seconded.

Discussion took place regarding the process and the Veterans Day holiday. With permission from Councilor Smith, Councilor Clark revised her motion:

Councilor Clark moved that the Keizer City Council close the Public Hearing and direct staff to hold the record open for 8 days (to allow for Veterans Day) and allow 6 days for arguments only. Councilor Smith seconded.

Further discussion took place regarding the process, testimony, arguments and timing.

Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

SPECIAL RECOGNITION

Mayor Christopher announced that Salem First Baptist Church had a community service day and chose Keizer City Hall as their recipient. Over 50 people worked on the grounds and saved the City about \$5,000-\$6,000 with their work. Councilor Caillier served as the project manager and, as always, did a phenomenal job. Councilor Caillier added that the project was initiated by Nate Dunn; volunteers worked for 3 hours and filled 2 dump trucks with clippings and yard debris from the entire civic center area. He thanked Steve Houser from Green & Growing for

bringing the tools and handling the trimmings and noted that the church wants to do more.

ADMINISTRATIVE ACTION

a. RESOLUTION – Authorizing the City Manager to Execute Park Management Agreement with Keizer Youth Sports Association and Keizer Little League

Taken out of Order.

Shannon Johnson reminded Council that this matter was tabled at the last meeting to allow Keizer Youth Sports Association and Keizer Little League to further review it and make a minor change regarding maintenance. Both parties have signed the agreement.

Councilor Clark moved that the Keizer City Council adopt a Resolution Authorizing the City Manager to Execute Park Management Agreement with Keizer Youth Sports Association (KYSA) and Keizer Little League (KLL). Councilor Taylor seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

b. RESOLUTION – Authorization for Supplemental Budget Cherry Avenue Pump Station

Bill Lawyer reported that the water section of the Public Works Department has been leasing property for the Cherry Avenue Pump Station from the Keizer Lions Club since 1982. The current lease expired in October 2012. Staff approached the Lions Club to purchase the property and they agreed to sell. Appropriate paperwork was prepared and signed. The purchase is contingent upon the approval of a partition to create the parcel proposed for purchase and the ratification of the purchase by Council. City will pay for costs associated with the partition and the purchase price of \$31,500. Staff recommends adoption of the resolutions.

Councilor Clark moved to adopt a Resolution - Authorization for Supplemental Budget Cherry Avenue Pump Station. Councilor Taylor seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

RESOLUTION – Authorizing City Manager to Enter into a Sale Agreement and Receipt for Earnest Money

Councilor Clark moved to adopt a Resolution Authorizing City Manager to Enter into a Sale Agreement and Receipt for Earnest Money to Purchase a Portion of Property Located at 4100 Cherry Avenue NE, Keizer, Marion County, Oregon (Keizer Lions Club, Inc.). Councilor Taylor seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

CONSENT CALENDAR

- A. RESOLUTION – Naming Community Garden Located at Chalmers Jones Park The “Rickman Community Garden”
- B. RESOLUTION – Authorizing the City Manager to Enter Into Agreement for Exhibition of City-Owned Property with Keizer Chamber of Commerce
- C. Approval of September 11, 2012 Work Session Minutes
- D. Approval of October 15, 2012 Regular Session Minutes

Item C was pulled.

Councilor Clark moved for approval of Items A, B and D of the Consent Calendar. Councilor Smith seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Clark moved for approval of Item C of the Consent Calendar. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Smith, McKane, Caillier, Taylor and Clark (6)

NAYS: None (0)

ABSTENTIONS: Egli (1)

ABSENT: None (0)

COMMITTEE REPORTS

a. Keizer Storm Water Advisory Committee Appointment

City Manager, Chris Eppley, reported that there was a vacancy on the Stormwater Advisory Committee. Notice of the vacancy was published and the Volunteer Coordinating Committee unanimously recommended Michael DeBlasi to fill the vacancy.

Councilor Clark moved that the Keizer City Council accept the recommendation of the Volunteer Coordinating Committee to appoint Michael DeBlasi to position number 7 on the Stormwater Advisory Committee to serve the remainder of the three-year term expiring December 2014. Councilor Taylor seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

OTHER COMMITTEE REPORTS

Councilor Smith announced the upcoming Parks Advisory Committee meeting.

Councilor Clark reported on events she had attended including the K-23 Television Advisory Committee meeting, the Strategic Economic Development Corporation (SEDCOR) reception, and the Keizer Art Association show opening. She praised the World Series Champions, the

San Francisco Giants, noting that six Giants are former Volcanoes.

Councilor Egli announced that he gave the Crystal Apple award nominations to local school teachers. The awards ceremony will be held at the Elsinore Theater.

Councilor Caillier announced upcoming Claggett Creek Watershed Council and Chamber Board meetings.

Councilor McKane reported on the recent K-FEST meeting.

OTHER BUSINESS

a. New Business or Old Business

City Recorder Tracy Davis announced that there are volunteer openings on various boards and commissions and urged interested parties to check the City website.

Councilor Caillier expressed dismay about the fact that there is no place for people to drop off ballots 24/7 at the City Hall. He indicated that he is going to pursue getting this changed.

Chief Adams on behalf of the Police Department thanked First Baptist Church for their efforts, announced the Police Department Open House, the retirement ceremony for K-9 Axel and a welcome to the new dog, Buster, who will be dual certified as a drug/utility dog. One of the main contributors towards the dog will be attending the ceremony as well.

Bill Lawyer announced that the boat ramp is now open.

Nate Brown reported that at the recent Economic Opportunities Task Force meeting members were engaged and positive and commended by Tom Hogue from DLCD. He voiced appreciation for all the members.

WRITTEN COMMUNICATIONS

None

AGENDA INPUT

November 13, 2012 (Tuesday)

5:45 p.m. – City Council Work Session

- Stormwater Fee

November 19, 2012

7:00 p.m. – City Council Meeting

December 3, 2012

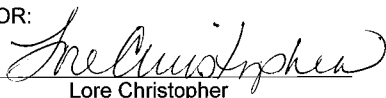
7:00 p.m. – City Council Meeting

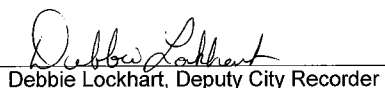
ADJOURNMENT

With no further business, the meeting adjourned at 9:37 p.m.

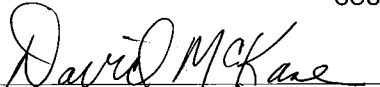
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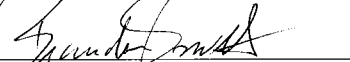
MAYOR:

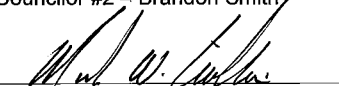

Lore Christopher


Debbie Lockhart, Deputy City Recorder

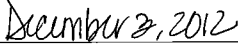
COUNCIL MEMBERS


Councilor #1 – David McKane

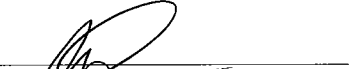

Councilor #2 – Brandon Smith

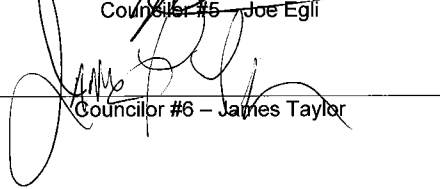

Councilor #3 – Mark Caillier

Minutes approved:


December 8, 2012


Councilor #4 – Cathy Clark


Councilor #5 – Joe Egli


Councilor #6 – James Taylor