

**MINUTES
MINNETONKA CITY COUNCIL
REGULAR MEETING, MONDAY, OCTOBER 26, 2009**

1. CALL TO ORDER.

Mayor Schneider called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE.

All joined in the Pledge of Allegiance.

3. ROLL CALL

Councilmembers Amber Greves, Brad Wiersum, Tony Wagner, James Hiller, Dick Allendorf, and Terry Schneider were present. Bob Ellingson was excused.

4. APPROVAL OF AGENDA

Assistant City Manager Geralyn Barone noted the addendum to item 14A.

Wagner moved, Wiersum seconded a motion to accept the agenda with the addendum. All voted "yes." Motion carried.

5. APPROVAL OF MINUTES:

A. October 5, 2009 regular meeting

Greves moved, Allendorf seconded a motion to approve the minutes of the October 5, 2009 Minnetonka City Council regular meeting. All voted "yes." Motion carried.

6. SPECIAL MATTERS:

A. Proclamation declaring October 26-30 as Minnesota Manufacturer's Week

Wiersum read the proclamation.

7. REPORTS FROM CITY MANAGER & COUNCIL MEMBERS

Barone reported on the schedule for upcoming council meetings.

Greves said she recently attended a Tonka Care meeting and the results of a survey of Minnetonka High School students were discussed. The survey indicated that 70 percent of the students reported no alcohol use in the previous 30 days and that 85 percent of students do not drink in a typical week. The survey also showed that 49 percent of the students have never used alcohol. The

results indicated that across all grade levels there was a pretty significant jump in the percentage of females and males that reported no use of alcohol in the previous 30 days. She said the encouraging news shows the efforts of parents and others in the community to support positive choices for kids and the efforts of organizations like Tonka Cares.

Greves also reported she attended a survey results meeting for residents around the Lake Holiday/Wing Lake/Lake Rose chain of lakes. The survey was sent out in the fall of 2008 to get a better understanding of the current and desired uses of the lakes. The next step is to get the use/attainability analysis. Barr Engineering is assisting with that process, working with the Nine Mile Creek Watershed District and city staff. She said there will be a use/attainability meeting likely later this winter. She encouraged residents in the area who are interested in what is happening with the lakes to attend the meeting. Postcard notifications will be mailed out and information will be provided on the city's website.

Wagner said the Southwest Light Rail Policy Advisory Board made its recommendation of route 3A. That route includes the southwest transit station in Eden Prairie, the Opus area, the Hennepin County right of way, Kenilworth Corridor into the Twins ballpark. The recommendation was passed on to the Hennepin County Rail Authority. The authority had a public hearing on October 20. A final vote is scheduled for November 3.

Schneider noted that the Legacy amendment approved by voters in the 2008 election dedicated a percentage of sales tax revenue for environmental and arts purposes. Last session, the legislature authorized a committee to set the framework for guiding the process for determining how the funds will be spent. Schneider was appointed to the committee. He said the committee had its first meeting the previous week. The committee has a year to develop the policies and procedures to be adopted by the legislature and used as guidance for how the funds will be allocated.

8. CITIZENS WISHING TO DISCUSS MATTERS NOT ON THE AGENDA

No one appeared.

9. BIDS AND PURCHASES:

A. Quotations for the roofing of the public safety storage addition to the public works building

Barone gave the staff report.

Hiller moved, Wiersum seconded a motion to award quotation to Dalbec Roofing. All voted "yes." Motion carried.

B. Purchase of Big Willow baseball athletic field replacement lights

Barone gave the staff report for items B and C.

Greves asked how much money the city applied for and if it received the full amount. Parks, Buildings, and Grounds Manager Perry Vetter said the city received the full amount that was applied for. The \$530,000 leverage amount will go toward eight projects for energy efficiency and conservation purposes.

Allendorf said the city has been telling residents that it takes a long term view of finances and one of the ways to do that is to employ capital improvements that could reduce operating expenses in the future. He asked what the energy costs are now and would be after the installation of the lights. Barone said currently the annual cost at Big Willow is \$3,500 and would be reduced down to \$1,900. If the rates go up the gap would be even larger.

Wagner moved, Greves seconded a motion to award the contract to Graybar Electric Company in the amount of \$93,882.95 paid for by American Recovery and Reinvestment Act funds. All voted "yes." Motion carried.

C. Installation of Big Willow baseball athletic field replacement of lights

Wagner moved, Wiersum seconded a motion to award the contract to Sports Technology in the amount of \$37,117 paid for by American Recovery and Reinvestment Act funds. All voted "yes." Motion carried.

10. CONSENT AGENDA (Items Requiring a Majority Vote):**A. Claims for council authorization – October 12, 2009**

Allendorf moved, Greves seconded a motion to approve the October 12, 2009 claims which includes electronic fund transfers (EFTs) numbered 1096 through 1097 and checks numbered 222743 through 223033, totaling \$2,098,030.39. All voted "yes." Motion carried.

B. Claims for council authorization – October 26, 2009

Allendorf moved, Greves seconded a motion to approve the October 26, 2009 claims which includes electronic fund transfers (EFTs) numbered 1098 through 1101 and checks numbered 223034 through 223303, totaling \$1,186,786.91. All voted "yes." Motion carried.

C. Ordinance amendment regarding discharges from swimming pools

Allendorf moved, Greves seconded a motion to adopt Ordinance No. 2009-15 regarding discharges from swimming pools. All voted "yes." Motion carried.

D. Resolution regarding grant application to Hennepin County for the Shady Oak Beach Community Play Area

Allendorf moved, Greves seconded a motion to adopt Resolution No. 2009-097 requesting \$187,500 in grant funding through the Hennepin Youth Sports Program. All voted "yes." Motion carried.

E. Water and sewer agreement with Wayzata

Allendorf moved, Greves seconded a motion to approve the agreement. All voted "yes." Motion carried.

F. Proposed orders for tobacco license stipulations:

- 1) Glen Lake Mobil
- 2) The Little Store

Allendorf moved, Greves seconded a motion to issue a Finding of Fact, Conclusion, and Order for each of the establishments. All voted "yes." Motion carried.

G. Agreement to provide auditing services to the Minnesota Bureau of Criminal Apprehension

Allendorf moved, Greves seconded a motion to approve the agreement. All voted "yes." Motion carried.

H. Resolution authorizing the certification of delinquent water and sanitary sewer charges to the Hennepin County Auditor

Finance Director Merrill King gave the staff report.

Wiersum asked what the process was for a resident who needs more time to pay a delinquent bill. Does the city provide options such as a payment plan? King said the residents are referred to social service agencies. She said certifying the charge on the property taxes is in a way, a payment plan by allowing the resident to pay the charges over the following year. The city does not have the prerogative to pick and choose which residents are in more dire need than others.

Wiersum noted in the two cases requesting an appeal, there were a lot of penalties and late fees. He asked if a resident comes to the city early if

there was a way to avoid the late fees. King said the two cases Wiersum identified had very different circumstances in terms of the penalties being applied to the accounts. The city does provide a time where a resident can call and ask to be excused for a late fee if the amount is paid.

Greves noted that 43 residents had charges for not having the infiltration and inflow [I&I] inspection and exchange of the meter. She asked if the staff had conversations with that group of people to find out why they were not following through with the process. King said staff members and a contract agent were going out trying to inspect those meters. Staff has tried to call the residents if there was a phone number available. Numerous notices have been provided. Alternatives for having the inspection done have also been provided. She said some people are uncomfortable having city staff coming to the home so the contractor is sent out. Some people prefer having two people do the inspection and that has been accommodated as well. Greves asked if there was a broad array of reasons that people have not complied with the inspections or if it was mostly due to people not wanting city staff coming to their homes. King noted there are over 15,000 accounts. Inspections and meter installation has occurred in all but 40 of the accounts.

Greves said the increase in the amount of delinquency being certified this year in comparison to last year is about \$150,000. She asked if most of that increase is from penalties related to I and I. King said the great majority of the amount is not related to I and I. She noted that several payments had been received since the council packet had been distributed. The number of delinquent accounts had been reduced to 413 from the original 700. She said as the second deadline approaches, the expectation is that many more delinquent accounts would be paid. Greves said in looking at the numbers part of it had to be due to the economy, but the issue was worth a broader council discussion about the rates and if the original intention of the tier system was being met. She said she has heard a lot of people say the water rates were becoming quite a burden.

Schneider said the policy was if the resident did not allow the I and I inspection there was a \$150 a month penalty charged. He asked if the penalty continued until the inspection was allowed or if there was a cap on the penalty amount. City Attorney Desyl Peterson said the ordinance was written so that the fine would continue indefinitely. The discussion when the ordinance was adopted was that there was a need to have an incentive in place for people to comply. She said if a cap was in place, the incentive would go away. Another option the council could consider would be for the city to get a search warrant to go into the property by court order. She said that was likely the last thing the council would want staff to do and that was why the accumulating fine was included as the incentive. Schneider said when the ordinance was reviewed he didn't think the fine

would go on indefinitely. In theory, he continued, the penalty could become equal to the value of the home and that didn't make sense. Wagner said the answer to that was the resident could allow the inspection to occur to avoid the penalty. He said he had empathy with all residents, but 15,000 residents had already complied, and the city would be surcharged millions of dollars if the I and I problem was not fixed over time. If there was a compelling case, the resident could provide the circumstances to the council.

Wiersum agreed with Wagner. He said he tries to control the controllable in life and the penalty was a controllable. Allowing the inspection was in the public interest in keeping taxes and sewer costs down. He said people have the right to refuse the inspection and continue to pay the penalty, but it was poor public policy to give those people the incentive to hold out.

Hiller noted staff was trying to work with residents who had concerns with the inspections. He said he was comfortable with the penalty knowing staff was trying to work with the residents.

Wagner asked for clarification on the 10 percent interest being charged. King said the city has typically used the 10 percent amount because the accounts are delinquent.

Kelly Anderson, 5631 Scenic Drive, said she was in economic hardship and did not know there was assistance available. She had asked for payment arrangements and noted the statement states that partial payments and payment plans are not allowed and the full amount should be paid.

Allendorf said the discussion might lead people to believe there were those facing thousands of dollars in fines. He asked King to clarify how big the problem was. King said the average total certification was less than \$800, the great majority of which is the actual costs for services and product. There were a handful of commercial properties included and some of those delinquent accounts did have \$1,000 or more to be certified, particularly if they had a sprinkler system. The few significant fines were related to the I and I surcharges. Allendorf said for residents in Anderson's situation the problem was huge, but in looking at citywide policies, the council had to look at what was best for the majority of the city.

Wiersum noted the I and I surcharge could add up quickly but the late fee for the quarterly water bills was \$10.

Greves asked what the process was for the two individuals who requested a hearing. Schneider what was done in the past was to formally proceed

with the assessment and to refer the individuals to work with staff to look at possible options. In the case of the individual with the I and I surcharge not much could be done until access is allowed for the inspection. Greves requested that staff continue to try to contact the individual.

Allendorf moved, Wagner seconded a motion to adopt Resolution No. 2009-098 authorizing the certification of delinquent water and sanitary sewer charges to the Hennepin County Auditor. All voted "yes." Motion carried.

I. Time extension request for APPLEWOOD POINTE OF MINNETONKA located at 5709 Rowland Road

Allendorf moved, Greves seconded a motion to approve the twelve-month time extension. All voted "yes." Motion carried.

11. Items requiring Five Votes: None.

12. INTRODUCTION OF ORDINANCES: None.

13. PUBLIC HEARINGS:

A. Renewal of Minnesota Currency Exchange License for 2010 for Action Check Cashing, 11503 Excelsior Boulevard

Barone gave the staff report.

Schneider opened the hearing at 7:09 p.m. No one spoke.

Schneider closed the hearing at 7:09 p.m.

Wiersum moved, Greves seconded a motion to approve the issuance of a renewed Minnesota Currency Exchange License for Action Check Cashing, located at 11503 Excelsior Boulevard. All voted "yes." Motion carried.

B. Items concerning EVERGREEN 2nd ADDITION:

- 1) Vacation of existing drainage, utility, and driveway easements**
- 2) Final plat**

City Planner Loren Gordon gave the staff report.

Schneider opened the hearing at 7:11 p.m. No one spoke.

Schneider closed the hearing at 7:11 p.m.

Greves moved, Allendorf seconded a motion to:

- 1) Adopt Resolution No. 2009-099 which vacates existing drainage, utility, and driveway easements at 15549 Ranchview Court.

Approval is based on the following findings:

 - a. The petitioner is the owner of the land on which the existing easements are located and is, therefore, a proper petitioner.
 - b. With dedication of easements in conjunction with the filing of EVERGREEN 2nd ADDITION, the city would no longer require the drainage, utility, and driveway easements.
 - c. Vacating the easements is not counter to the public interest.

The vacation is subject to the following conditions:

 - a. This vacation of existing easements if effective only upon proper recording of the new plat.
- 2) Adopt Resolution No. 2009-100 which grants final plat approval to EVERGREEN 2nd ADDITION, date-stamped August 24, 2009.

Approval is subject to the following conditions:

 - a. Compliance with all preliminary plat conditions, including the specific conditions for release of the plat; and
 - b. The city of Wayzata must agree to provide water services.
 - c. Unless the city council approves a time extension, the final plat must be recorded within one year of council approval of the final plat.

14. OTHER BUSINESS:

A. Concept Plan for 5110 Baker Road

Gordon gave the staff report.

Allendorf asked for clarification if there was an R1 or R2 designation and how many units would be involved for the designations. Gordon said the low density residential would allow both the R1 and R2 zoning classifications as long as there were less than four units an acre. Typically, with an R1 designation there would be about two units an acre and with an R2 designation there would be less than four units an acre with a duplex type plan. Allendorf asked if staff was indicating with a change to R2 that the property could handle eight units. Gordon responded the property is two acres and with a density of four units there could be a total of eight units if everything else worked within the zoning parameters.

Wiersum said it would be helpful to people if staff could also clarify what an R3 and R4 designation would mean in terms of units per acre. Gordon said the proposals would require an R4 density, with 12 units. The 16-unit plan would be above the R3 maximum density. He said an R3 designation would have a four to seven unit range and an R4 designation would be at

the top end of the medium density with a range with seven to 12 units an acre. Schneider said either proposal would require re-guiding to medium density. The medium density allows for four to 12 units. The actual number of units depends on the design, configuration, and size of the units.

John Hamilton, Urban Works Architecture, Minneapolis, said as buildings age and land uses change, it ceases to be economically viable to reinvest in the buildings. He said that is what has happened to this parcel of land. He and the developer have tried to look at the property to determine what can possibly be done to make it economically viable in order for it to be upgraded. He said the neighborhood has wonderful upsides including having one of the best elementary schools anywhere, being near the bikeway and pedestrian path, and is a heavily wooded site. The effort behind the townhouse plan is to protect the front yard on Baker Road by keeping as much of the tree screening as possible. The plan also attempts to use the part of the site that is useable land but can't be built from underneath because of the high tension line. The garage doors would be in the private back of the building. This would allow the front yards to be used for outdoor decks. Guests would park in the guest parking and walk between the houses to get to the front doors. Access to the substation would be maintained for the utility company. He noted the plan had been mislabeled as "16 units" but the plan includes 18 units. In order to create the new construction there needs to be greater density in order to create a greater return. He said the footprint of the building would mimic the single family houses on Baker Road.

Hiller asked where the nearest park was located. Schneider noted Junction Park on Excelsior Boulevard was the closest park. Hiller noted there were no sidewalks or trails and asked if the project would address needed mobility issues. Hamilton said it would be easy to work a trail through the area. Barone said that there is a trail if one goes south on Baker to Rowland and on to Lone Lake Park.

Wagner said the council has discussed a greater variety of housing stock for the city and asked if Hamilton and the developer had discussed that issue. Hamilton said the issue with single level housing on the site is protecting the tree front would require doubling the floor sizes.

Allendorf asked if staying with the R2 zoning a four-plex footprint would fit over one and the other of the two buildings in the 18-unit plan. Hamilton said the footprint of a four-plex would be smaller but would fit. Schneider noted that R2 zoning would be limited to a duplex and R3 zoning would be required in order to do a four-plex.

Greves said providing single level housing had been discussed quite a bit by the council and there was a demand in the city for that type of housing. She asked Hamilton to estimate how many units might fit on the property given the floor plan size might double. Hamilton estimated around seven or eight might fit. Greves noted marketability was a big part of the conversation and given the need for the housing she suggested the potential should be looked at.

Neil Pursley, 5300 Rogers Drive, said the main question was if the council was going to follow the master plan development for the area that was approved in 2008. In 2008, it seemed to be a good idea to zone the area R1 and R2. He asked what has changed since that time. He said he and the others who signed a petition do not have a problem with the development of the property but do have a problem with the high density being proposed. The other concern would be the domino effect of the strip on Baker Road, from Excelsior Boulevard south to the I494 bridge crossing.

Phyllis Meyer, 12909 Maywood Lane, said she was concerned with the discussion about an easy hookup to the trail system. If there is a trail hookup, sidewalks would have to be installed along Baker Road. There are several pieces of property that are very shallow. She said when the property was purchased two years ago it was known that the property was guided as single family. Putting in 18 units would encourage the other large properties to want to do the same thing.

Jeff Wehner, 5030 Baker Road, said he was concerned about what else would be needed if high density was put in. A lot of senior living includes retail or something close by.

Carla Weiss, 12910 Maywood Lane, agreed with what was said at the planning commission hearing and at this meeting as well. She grew up in the area and moved back to it because she loved the neighborhood and the way it was zoned. She asked if the people who live in the area get to vote on a change in zoning. She noted that for the Glen Lake area no zoning was changed and there were surrounding stores and parkways that allow easy access for elderly people. There is nothing in this area that elderly people could easily or readily get to. She said that many single family homes in the neighborhood have been upgraded and it wasn't necessary to have 18 units to have something viable.

Schneider clarified that the property had not been re-guided but rather the existing guiding had been re-confirmed. He said any applicant has the opportunity with their property to come to the council and request a rezoning or re-guiding. There is a higher test for re-guiding because it has to fit into a broader system. The guide plan adopted in 2008 would be

formally re-adopted in eight to ten years but could be changed at any time if the council feels there is justification and cause. He said during the process there are public hearings and the council listens to residents' input and weighs all the issues. He said while the residents have valuable input, the final decision is made by the council. The council takes residents input very seriously but it has to balance the input with the property rights of the individual and the overall community goals.

Community Development Director Julie Wischnack noted that when the council adopted the latest land use plan there was a significant discussion about the criteria by which the changes are measured. She said that if there was a formal review of the proposal, staff would evaluate the application with the criteria. Schneider said during the guide plan process there had been a lot of discussion about the community needs and the implications of demographic changes. There had been ongoing conversations by the council, the planning commission, and the EDA on where there were opportunities to meet some of the housing needs. He said the guide plan was not a static document but was a continuing evolving document.

The developer, Curt Fretham, 15400 Highway 7, said when the process began he looked at single family housing and the test marketing indicated not much interest with housing backing up to the high wires and the noise from Baker Road. He looked at what could be a viable plan not just from an economic standpoint but also from the language in the guide plan indicating the city had a need for a diversity of housing. The guide plan indicated the city is looking for more rental housing and affordable housing. He said this plan would meet a number of the city's goals and the proposed housing would fit in the area. He acknowledged the property was not perfect but said it was difficult to find any property that would be perfect. The property is located on a busy street but it is known that the street could handle the traffic. He said he looked at single level housing but the struggle would be the site would not warrant the price point needed for that type of housing. Fretham said at the previous meeting people had said they did not think the units would sell. Since the meeting, the focus has been to go after the rental community. It would be nicely done rental housing with monuments at the entrance to create an exclusive private setting at the front. The tree lines would be saved. The setup would allow the units to be sold as independent units if there is a market for that at some point.

Greves said that because there was a lack of single level housing in the community, the demand might overcome the negative aspects of the property. She asked Fretham why families might be more attracted to the property given the high wires and freeway. Fretham said the price would attract families. He said a single level plan would spread out and would be

more expensive to build and rent or sell. He agreed it was a positive offset that there was not much of a supply of that type of housing driving demand up. He said single level housing sounds like it should sell but the people who have built that type of housing have not been too successful. Single level housing would likely be more successful in a space that would allow the units to spread out. Greves said from her perspective looking at the property, the lesser cost might be outweighed by the issue of the high wire. Fretham said another option might be to do an apartment style building but he was trying to avoid doing that type of style.

Wiersum said the issue was density in an area that was not guided that way. He agreed the city has housing objectives and there was a need for the proposed housing. Higher density might not be as desirable but it would make living in the city more affordable. Higher density would also meet the needs of the aging population. He agreed that the domino aspect would likely occur if the proposal goes forward because it happens throughout the Twin Cities.

Allendorf said when he first looked at the plan he thought it met what the council discussed at the study session about finding more housing variety to attract younger families. He said the 18 unit plan seemed to be too much of a stretch and noted one neighbor had said eight units could be accepted by most. He said he likely could support eight units.

Greves asked for more information about how the proposal would impact traffic in the area. Gordon said townhome projects similar to the proposal generate about seven trips per unit per day. He said staff likely would not require a traffic study. The bigger concern would be evaluating where the access point would be because of the topography and connections with some of the other side streets.

Greves said looking at the land use around the area there was a significant amount of area covered by public waters, wetlands and general watershed area. She said at the meeting with residents in the Lake Rose/Wing Lake area, staff indicated a lot of the impacts to those lakes have been due to stormwater drainage. Looking at the high density proposal she was concerned about the potential impact to Lake Minnetoga and the Nine Mile Creek area. As far as the density, she said she shared many of Allendorf's thoughts. She would like to see the zoning remain at R3 or below in the six unit range but would like to explore the options for the different types of units.

Hiller said he looked at the proposal and the city's housing goals but thought a larger perspective was needed. To develop one lot with 15 homes in the middle of a single family home neighborhood would be neighborhood busting. Once one higher density plan was approved it

would happen in the rest of the neighborhood. He said the council needed to look at the comprehensive plan to decide if it wanted to change the neighborhood. The comprehensive plan deals with more than density and the kinds of housing. The plan talks a lot about cohesive designs, being compatible with the neighborhood and other things. At this point, he said he could not see changing a single property on its own because of the vibrancy of the neighborhood and because the infrastructure support system is not there.

Wagner said years back the council had gone through an area where a section of the city was doomed for an entire re-guiding period. He said that was a tough, emotional thing to go through. There was a section in the northeast part of the city that the council decided to allow commercial next to R1 residential. For 20 years the buildings decayed because no one wanted to invest in them. If this proposal was something the council wanted to do, it should be done but he did not want to go through what happened with the other neighborhood. He said he also was looking at how to weave in the city's goals because there are no wide tracts of land available. If the council wants to get variety of housing stock, it will be a matter of balancing how the housing fits into the neighborhood. As far as the number of units he might be comfortable approving, he said he thought there was something that could be a little denser than duplexes but would not go all the way to townhouses.

Wiersum said the challenge was that the denser the project, the more financially viable it was for the developer and it made it easier for the city to put some expectations for affordable housing. He said council has often discussed lot splits where approval was dependent on the character of the neighborhood. The solution had to be respectful to the character of the neighborhood. He said the issue of the potential for a domino effect was a fair point. He agreed that four or five units per acre might be the appropriate number. As the houses along Baker Road redevelop, the likelihood is that there will be more density in some form.

Schneider said that because the community is fully developed and without blighted neighborhoods, there is a challenge in providing more housing diversity. To meet that challenge the city will have to change the character of a neighborhood and when the opportunities arise they will be controversial. He said the city has not done a good job identifying a "transitional area" suitable for these kind of changes. The other question is what the neighborhood would change to. He said this area was a prime candidate for a transitional use because of its constraints. He agreed with Hiller that the redevelopment should not be done one lot at a time but the entire area should be looked at in context. He said the planning commission hearing included discussion about what would make a project economically viable. The price of the land and the number of units has a

bearing on the viability. His experience has been that is not the driving factor on what the units will sell for. He said a lot of the driving factor is the cost and size of the units. The challenge for this site is to come up with a product that reduces the size of the units to make them affordable for young families and perhaps a mix of units that provides single level living along with two level living. This might require more density than six to eight units an acre. He said creativity of the design was also important and cited the Highpointe project in Bloomington that has eight units of different types within a compact building that looks like a big house.

15. APPOINTMENTS and REAPPOINTMENTS:

A. Appointments to the community commission and the police advisory committee

Schneider moved, Allendorf seconded a motion to appoint:

- Marli Komarek to the community commission, to serve the remainder of a two year term, effective October 27, 2009 and expiring on January 31, 2011.
- Ryan Erikson to the police advisory committee, to serve the remainder of a two year term, effective October 27, 2009 and expiring on October 1, 2011.

All voted "yes." Motion carried.

16. ADJOURNMENT

Wiersum moved, Greves seconded a motion to adjourn the meeting at 8:30 p.m.
All voted "yes." Motion carried.

Respectfully submitted,

David E. Maeda
City Clerk