

CITY OF HELENA
REGULAR CITY COMMISSION MEETING
July 17, 2006
6:00 P.M.

Time & Place

A regular City Commission meeting was held on Monday, July 17, 2006 at 6:00 p.m., in the Commission Chambers, 316 N. Park Avenue, Helena, Montana.

Members Present

Mayor Pro Tem Oitzinger indicated for the record that Commissioners Cartwright and Peura were present. Mayor Smith was excused. City Manager Tim Burton, City Attorney David Nielsen and Deputy City Clerk Robyn Brown were present. Others present were Matthew Cohn representing the Helena Citizens Council.

Pledge of Allegiance

Mayor Pro Tem Oitzinger asked those persons present to please stand and join her in the pledge of allegiance.

Minutes

The minutes of the regular City Commission meeting of June 19, 2006 were approved as submitted.

Appointments

APPOINTMENTS:

- A. Helena Housing Authority
- B. Helena Open Lands Management Advisory Committee
- C. Public Art Committee
- D. Veterans Community Advisory Board

Mayor Pro Tem Oitzinger asked for Commission consensus on the following board appointments:

Helena Housing Authority- Reappointment of Byron Stahly

HOLMAC- Reappointment of Melissa Broch and Dawn A. North

Public Art Committee- Appointment of Andrea A. Atwood to an unexpired term on the Public Art Committee as an artist representative

Veterans' Community Advisory Board- Appointment of Mary Kay Senden as a representative from the neighborhood

Public comment

Mayor Pro Tem Oitzinger called for public comment, none was received.

Motion

Commissioner Peura moved approval of the board appointments to the Helena Housing Authority, HOLMAC, Public Art Committee and Veterans' Community Advisory Board.

Commissioner Cartwright seconded the motion. All voted aye, motion carried.

Consent Agenda

CONSENT AGENDA:

- A. Claims
- B. Utility Bill Insert - Lewis & Clark Library

City Manager Tim Burton recommended approval of the claims and the consent agenda.

Public comment Mayor Pro Tem Oitzinger asked for public comment, none was received.

Motion **Commissioner Cartwright moved approval of items A and B on the consent agenda.** Commissioner Peura seconded the motion. All voted aye, motion carried.

Bid Award BID AWARD:
A. Skyway Trail Project

Staff Report Parks & Recreation Director Randy Lilje reported sealed bids were opened for the Skyway Trail Project on June 21, 2006. Two bids were submitted. The low bid was from Helena Sand & Gravel, Inc. in the amount of \$43,910.96.

Based on the low bid, staff is recommends awarding the contract to Helena Sand & Gravel, Inc. The contractor will construct approximately 12,400 lineal feet of a 10-foot wide trail. Approximately 2,800 lineal feet will be asphalt-paved surface. The rest of the trail will be surfaced with four inches of compacted decomposed granite. Director Lilje recommended approval of the proposed bid award and noted this addition to the non-motorized trail system accomplishes the goal of OSBAC and the 1998 Comprehensive Parks, Recreation, and Open Space Plan.

Commission comment Commissioner Cartwright referred to the trail that would run along the south edge of Costco and asked why the trail wasn't included in the subdivision development? Mr. Lilje explained the trail was planned before Costco decided to locate in Helena and the developers have stated they will provide a trail on the east side of Washington. The trail along Skyway Drive is not a part of the Costco project.

Public comment Mayor Pro Tem Oitzinger called for public comment, none was received.

Motion **Commissioner Peura moved to award the contract to Helena Sand & Gravel, Inc. in the amount of \$43,910.96 for the Skyway Trail Project.** Commissioner Cartwright seconded the motion. All voted aye, motion carried.

Communications COMMUNICATIONS/PROPOSALS FROM COMMISSIONERS
Commissioner Peura gave an update on the Downtown Visioning Partnership process. He noted there will be a number of focus groups occurring over the coming months and invited interested citizens to join the visioning process.

Report of the City Attorney REPORT OF THE CITY ATTORNEY
City Attorney Nielsen reminded the Commission that any proposition under consideration tonight would require a unanimous vote.

Report of the City Manager REPORT OF THE CITY MANAGER
City Manager Burton asked Administrative Services Director Magee to update the Commission on the status of the refurbishment of the Veteran's Memorial at Memorial Park.
Director Magee explained Lewis & Clark County has donated 30,000 and has offered to partner with the city to fund the project. The

city will work with local veteran representatives to establish final plans for the project and ongoing maintenance. The expectations are:

- Lewis & Clark County will grant up to \$30,000 to the city for the project.
- The city will activate General Fund Capital Project Reserves of up to \$30,000 to match the county grant funding.
- Local veterans will form a 501(c3) non-profit organization to raise funding and provide ongoing maintenance for the renovated Veterans Memorial.

Commissioner Cartwright spoke to the wording of the recommended motion and asked if it should read that the funding is contingent upon the veterans forming a trust to provide for ongoing maintenance of the memorial. City Manager Burton stated the veterans are agreeable to that condition and City Attorney Nielsen is drafting an agreement regarding the future maintenance that will come forward for Commission consideration.

Public comment

Mayor Pro Tem Oitzinger called for public comment, none was received.

Motion

Commissioner Cartwright moved to accept the War Memorial Project Grant from Lewis & Clark County of up to \$30,000 to be matched equally with city funding. Commissioner Peura seconded the motion. All voted aye, motion carried.

Report from the Helena Citizens Council

REPORT FROM THE HELENA CITIZENS COUNCIL

HCC member Matthew Cohn gave an overview of the HCC meeting held on June 28, 2006. The HCC has designated Sunday, October 1, 2006 as a city-wide community service day for cleanup projects around town. The Quality of Life ad hoc committee has kicked off their survey project and the results will be reported to the Commission in September.

Mayor Pro Tem Oitzinger and Commissioner Peura commended the HCC for their work.

ROW Use Agreement

CONSIDER A RIGHT-OF-WAY (ROW) USE AGREEMENT FOR A SIDEWALK CAFE AT 314 NORTH LAST CHANCE GULCH.

Staff Report

City Engineer Ryan Leland reported DPC-H, LLC has recently purchased the building at 314 N. Last Chance Gulch and would like to use a portion of Last Chance Gulch right-of-way (ROW) for a sidewalk café. Norbert Waldenmeyer, Managing Member of DPC-H LLC, proposes to construct a bulb-out into the Last Chance Gulch ROW and relocate the public sidewalk within the bulb-out. The Use Agreement would establish an annual fee for the use of the property. The owner of the property has requested this ROW agreement prior to having an operating restaurant, so this construction can be coordinated with the city's 300 Block streetscape project.

Mr. Leland stated the agreement would promote the economic vitality of downtown Helena through market attraction from uniqueness of

open-air sidewalk cafes, which are presently exclusive to the downtown area.

Commission comment Commissioner Cartwright asked if the applicant could be required to construct the sidewalk width to six or seven feet instead of five. Mr. Leland stated the larger width could be required in the Use Agreement. Commissioner Cartwright asked if the city could set a policy for sidewalk café's? City Manager Burton concurred and explained a policy would be forthcoming.

Public comment Mayor Pro Tem Oitzinger called for public comment, none was received.

Motion **Commissioner Peura moved approval of a ROW Use Agreement with DPC-H, LLC to use a portion of right-of-way for a sidewalk café at 314 North Last Chance Gulch.** Commissioner Cartwright seconded the motion.

Discussion Commissioner Peura asked the applicant if he would be agreeable to extending the width of the proposed sidewalk to six feet. Norbert Waldenmeyer, 15 Reeders Village Drive, applicant; explained some of the sidewalk is narrower than other portions but he would be agreeable to extend the sidewalk to six feet where possible.

Vote All voted aye, motion carried.

Alley Vacation CONSIDER A RESOLUTION OF INTENTION TO VACATE THE ALLEY RIGHT-OF-WAY (ROW) IN BLOCK 4 OF THE BEATTIE ADDITION, BETWEEN 11TH AND 12TH AVENUES.

Staff Report City Engineer Leland reported Utick Development has applied to vacate the alley ROW in Block 4 of the Beattie Addition between 11th and 12th Avenues. The property is the proposed site for the new WalGreens development.

There are no city owned utilities in the alley; however, there are several other utilities in the alley that will have to be relocated, as a condition of the vacation, prior to filing the amended plat. In lieu of the applicant paying the established fee, the applicant will donate land for ROW adjacent to Montana Avenue and will donate a section of the corner of Montana and 11th Avenue. Acquiring this additional ROW will allow the future construction of a right turn lane and softening the corner on Montana to 11th. Both of these items have been identified as traffic problems.

Mr. Leland recommended approval of the alley vacation as it will allow for the development of a new WalGreens and provide enough ROW to allow for a right turn lane off Montana to 11th.

Commission comment Commissioner Cartwright asked how the difference in property value would be justified. Engineer Leland stated staff has worked out the valuations and it is about even because of the benefit the city receives by obtaining the right-of-way. Commissioner Peura spoke of the landscaping requirement of 40 feet and asked for clarification that the new amount would be 32-34 feet. Mr. Leland concurred and noted the applicants were very concerned about reducing the landscaping.

- Public comment Mayor Pro Tem Oitzinger called for public comment, none was received.
- Motion** **Commissioner Cartwright moved approval of a resolution of intention to vacate the alley ROW in Block 4 of the Beattie Addition between 11th and 12th Avenues and set a public hearing date to the call of the City Manager.** Commissioner Peura seconded the motion. All voted aye, motion carried. **Resolution #19382**
- Sidewalk Variance** CONSIDER A SIDEWALK VARIANCE FOR 1800 BILLINGS AVENUE.
- Staff Report City Engineer Leland reported the developer is requesting a variance for curbside sidewalks along Billings Avenue. The reason for the request is because narrow set backs from the building to the street and a small retaining wall may need to be constructed.
Mr. Leland recommended denial of the variance and noted although somewhat more costly to the developer, boulevard sidewalks appear feasible and consistent with the available ROW. As Lamborn is a priority snow route, curbside sidewalk will be difficult to keep clear during plowing and sanding activities.
- Commission comment Commissioner Cartwright asked if the developer was aware of the boulevard sidewalk requirement before he started construction? Mr. Leland stated yes.
- Public comment Mayor Pro Tem Oitzinger called for public comment, none was received.
- Discussion Commissioner Peura stated boulevard sidewalks are customary in this area and indicated he would support denial of the variance. Commissioner Cartwright asked for confirmation that there is space for a 5-foot boulevard. Mr. Leland concurred.
- Motion** **Commissioner Peura moved denial for a variance for curbside sidewalks for 1800 Billings Avenue.** Commissioner Cartwright seconded the motion. All voted aye, motion carried.
- Sidewalk Variance** CONSIDER A SIDEWALK VARIANCE FOR 724 SOUTH BEATTIE.
- Staff Report Mr. Leland reported the owner is requesting a variance from installing sidewalks on Beattie Street as Beattie Street is a gravel street without curb and gutter, and the sidewalks would likely have to be removed if and when the street is constructed to city standards.
Beattie Street is a corridor to a major city trailhead. As such, pedestrian amenities leading to this trailhead are important and desirable.
- Commission comment Commissioner Peura asked if the applicant was required to install the sidewalk now, would the applicant have to pay to install the sidewalk the second time? Mr. Leland stated yes. Commissioner Cartwright stated he is concerned that the duplicate construction would be a waste of resources. He commended staff for following the ordinance, but indicated since it is still a gravel road he would support granting the variance. Mayor Pro Tem Oitzinger asked for the timeframe of the paving of Beattie Street. Mr. Leland stated the timeframe is

unknown, as adjacent lots would need to be developed to form a Special Improvement District.

Public comment

Mayor Pro Tem Oitzinger called for public comment, none was received.

Motion

Commissioner Cartwright moved approval for a variance for curbside sidewalks for 724 South Beattie, on the condition of waiver of protest of a future Special Improvement District for streets and sidewalk. Commissioner Peura seconded the motion. All voted aye, motion carried.

Res of Intention to annex

CONSIDER A RESOLUTION OF INTENTION TO ANNEX LOTS 25-28 IN BLOCK 160 OF THE SYNDICATE ADDITION AND TO ESTABLISH CONDITIONS OF ANNEXATION; GENERALLY LOCATED EAST OF LAUREL STREET AND WEST OF GLENDALE STREET, WITH A PROPERTY ADDRESS OF 1720 KNIGHT STREET.

Staff Report

Community Development Project Manager Debra LaFontaine reported this property is currently developed with three existing units. The property is contiguous to the city limits. The septic system is failing and the property owner is seeking annexation to obtain city services. The property is currently connected to city water. The application for annexation was received from Regina Lindsey, owner of the property.

Annexation by Petition is proposed (§ 7-2-4601 MCA).

Whenever more than 50 percent of property owners petition for annexation, the City Commission may approve or disapprove the petition upon its merits. § 7-2-4610 MCA specifies that city services must be provided either: (a) according to a plan for extension of services, or (b) when otherwise mutually agreed upon by the municipality and the real property owners of the area to be annexed. Any plan for extension of services must also comply with § 7-2-4736 MCA, which concerns the extension of city garbage services to newly annexed areas.

The property is currently receiving water service from the city. The property has water service from the four-inch water main in Laurel Street. The owner will need connect to the water main in Knight Street when the city commences street improvements for this segment of Knight Street or if the current water service line fails. A city sanitary sewer main is located in Knight Street and there is a sanitary sewer main in the alley at the northeast corner of the property. The owner will be required to connect to the sanitary sewer main.

The streets adjacent to the property do not meet city standards. The applicant will be required to install paving, curb, sidewalk and gutter on Knight Street across the full frontage of his property. The Knight Street improvements will be deferred until such time as a project is commenced for the design, installation and construction of paved streets up to the owner's property. The applicant will be required to waive the right to protest the creation of a special improvements district.

In compliance with § 7-2-11 MCA the full width of the adjacent rights of way of the property being annexed shall also be included in the annexation. The adjacent rights of way; a portion of Knight Street on the south side of the property and the alley to the north side of the property have already been annexed into the city with previous annexations.

On Tuesday June 13, 2006, the Helena Zoning Commission unanimously recommended approval of the adoption of an ordinance for

a pre-zoning designation prior to annexation to R-2 (Single Family Residential) District for this property.

The following conditions to annexation are proposed:

Infrastructure: The applicant must install infrastructure improvements as required by the city and to city standards, including paved streets, curb, gutter, and sidewalks, or enter into a development agreement acceptable to the City of Helena that defines responsibility for installation or deferment of the improvements.

Review of New Construction: The property owner must submit plans for review by the City of Helena for all construction commenced subsequent to the adoption of this resolution and prior to annexation of the property to ensure compliance with infrastructure, zoning and all other code requirements, including building and fire codes, and pay all fees for such reviews in the same manner and on the same basis as do owners of properties already in the city.

Taxes and Assessments: Taxes and assessments shall be paid and current at the time of filing the resolution of annexation.

Completion of Conditions: The property owner must notify City Planning in writing upon completion of the conditions for approval of annexation. If the conditions are not completed within one (1) year of the date of approval of this resolution of intention, the city is under no obligation to annex the property and may discontinue any city services being provided to the property.

Ms. LaFontaine recommended approval and noted annexation of the private property is consistent with city policy, and consistent with the policy of annexing properties contiguous with city boundaries.

Commission comment

Commissioner Cartwright asked City Attorney Nielsen if the requirement that the applicant perform upgrades to their property within one year could be enforced? City Attorney Nielsen stated yes and noted there is a statute and Attorney General's opinion that reinforce the requirement.

Public comment

Mayor Pro Tem Oitzinger called for public comment, none was received.

Motion

Commissioner Cartwright moved approval for a resolution of intention to annex Lots 25, 26, 27 and 28, in Block 160 of the Syndicate Addition in Lewis & Clark County, Montana; and establish conditions of annexation per the resolution. Commissioner Peura seconded the motion. All voted aye, motion carried.
Resolution #19383

PUBLIC HEARINGS:

A. CONSIDER FIRST PASSAGE OF AN ORDINANCE AMENDING CITY OF HELENA ORDINANCE NO. 2359 AND AMENDING THE OFFICIAL ZONING MAP THEREOF, AND PRE-ZONING TO R-2 (SINGLE FAMILY RESIDENTIAL) DISTRICT PRIOR TO ANNEXATION INTO THE CITY OF HELENA, LOTS 25-28, BLOCK 160 IN THE SYNDICATE ADDITION, GENERALLY LOCATED EAST OF LAUREL

STREET AND WEST OF GLENDALE STREET WITH A PROPERTY ADDRESS OF 1720 KNIGHT STREET.

Staff Report

Community Development Project Manager Debra LaFountaine reported the applicant is requesting pre-zoning prior to annexation. The property is currently developed with three residential units and is generally located east of Laurel Street and west of Glendale Street, with a property address of 1720 Knight Street.

On Tuesday, June 13, 2006, the Helena Zoning Commission unanimously recommended approval (4:0 vote) for adoption of an Ordinance for pre-zoning the subject property to R 2 (Single Family Residential). Ms. LaFountaine recommended approval of the ordinance and noted the proposed pre-zoning to R-2 (Single Family Residential) is consistent with the adjacent uses and zoning in the area.

Commission comment

Commissioner Peura asked if the current three dwelling structure would be allowed in the proposed zoning. Ms. LaFountaine explained the current use would be grandfathered in; if the use should revert back to a single family residence, the applicant would no longer have the allowance for multiple residential units.

Mayor Pro Tem Oitzinger asked if the use would change if the property changes ownership? City Attorney Nielsen explained the use runs with the land regardless of ownership.

Public Testimony

Mayor Pro Tem Oitzinger declared the public portion of the hearing open and called for any persons wishing to address the Commission.

There being no persons wishing to address the Commission, Mayor Pro Tem Oitzinger closed the public hearing.

Motion

Commissioner Peura moved approval for first passage of an ordinance pre-zoning to R-2 (Single Family Residential) District Lots 25 through 28, in Block 160 of the Syndicate Addition.

Commissioner Cartwright seconded the motion. All voted aye, motion carried. **Ordinance #3060**

B. CONSIDER A RESOLUTION CREATING THE HELENA OPEN SPACE MAINTENANCE DISTRICT NO. 1 IN THE CITY OF HELENA.

Staff Report

City Manager Burton gave an overview of inconsistencies in the process for consideration of the district. The postcard that was sent out to the property owners was printed on perforated paper and created confusion for some property owners. Also, it was discovered that the mailing list included certain personal property addresses, not just real property owners. To date, there is approximately a 19.3% opposition to the district. Due to the problem with the way the card was printed and some being sent back with the property geo code and others not, and the inconsistent mailing list, City Manager Burton recommended denial of creation of the proposed district to allow for further discussion.

Manager Burton noted because of growth within the city, staff feels the fee would not need to be increased year after year.

Commission comment

Commissioner Cartwright stated since the property owner list was incorrect the Commission has no other option but to deny the district. Commissioner Peura asked why the recommendation is to deny the district instead of table creation of it? City Manager Burton explained

denial would note the process was flawed and would provide a clear end. However, the Commission could also move to table the proposal with qualifiers regarding the process. Commissioner Peura indicated he would support denial of the proposed resolution but would like to hold future discussion on the process issue.

Public Testimony

Mayor Pro Tem Oitzinger declared the public portion of the hearing open and called for any persons wishing to address the Commission.

Alice Stanley, 802 Power Street; spoke in support of the district.

Mary Ann Dunwell, 2520 Lookout Circle; spoke in support of the proposed fee.

Ken Knudson, 626 2nd Street; spoke in support of funding to maintain open space.

Didi Dowden, 535 Curtis Street; spoke in support of the proposed district.

There being no further persons wishing to address the Commission, Mayor Pro Tem Oitzinger closed the public hearing.

Discussion

Commissioner Cartwright indicated he would support denial of the district because of concerns regarding equitable fees. Commissioner Peura recommended discussion regarding the current process and additional options begin in October.

Motion

Commissioner Cartwright moved denial for a resolution creating the Helena Open Space Maintenance District No. 1 in the City of Helena and asked City Manager Burton to bring discussion of the district before the Commission no later than October.

Commissioner Peura seconded the motion.

Discussion

Commissioner Oitzinger noted action tonight denies the district, not the maintenance and spoke in support of using one-time discretionary funds to maintain the property in 2008. She noted she believes open space is a basic service in the City of Helena.

Vote

All voted aye, motion carried.

C. CONSIDER A RESOLUTION FOR A HISTORIC TAX ABATEMENT REQUEST FOR PROPERTY LEGALLY DESCRIBED AS THE NORTH 25 FEET OF LOT 20 AND ALL OF LOTS 21-23, BLOCK 1, ORIGINAL HELENA TOWNSITE, WITH A PROPERTY ADDRESS OF 440 SOUTH PARK AVENUE.

Staff Report

Community Development Director Sharon Haugen reported Joe Hrella and David Brown, owners of Hair Hair, have applied for a tax abatement under provisions of state law for new construction of certified commercial properties located within a national register historic district.

Public hearings were advertised for July 17, 2006 before the City Commission and July 18, 2006 before the Board of County Commissioners. However, two issues have surfaced since these hearings were legally advertised:

- 1) A portion of the Taylor and Clore Street rights-of-way will need to be closed and vacated to accommodate the proposed addition. An application for that action has been submitted.

- 2) The City Attorney reviewed Montana law and determined that the tax abatement cannot be given prior to completion of the new construction because the governing bodies will need to know what they are approving with the abatement.

Therefore, public hearings will be readvertised when they are rescheduled in the future. Director Haugen recommended tabling the proposed tax abatement.

Public Testimony

Mayor Pro Tem Oitzinger declared the public portion of the hearing open and called for any persons wishing to address the Commission.

There being no persons wishing to address the Commission, Mayor Pro Tem Oitzinger closed the public hearing.

Motion

Commissioner Peura moved to table a resolution granting the tax abatement application of Joe Hrella and David Brown for property located at 440 South Park Avenue, Helena, Montana, to the call of the City Manager. Commissioner Cartwright seconded the motion. All voted aye, motion carried.

D. CONSIDER A RESOLUTION OF ANNEXATION OF CONTIGUOUS GOVERNMENT PROPERTY, BEING PORTIONS OF GIBBON STREET, BILLINGS AVENUE AND BLAINE STREET, GENERALLY LOCATED NORTH OF BILLINGS AVENUE BETWEEN GIBBON AND BLAINE STREETS.

Staff Report

City Planner Belinda Waters reported the City of Helena proposes to annex the following rights-of-way to improve efficiency and minimize confusion for emergency providers:

1. The 40-foot wide right-of-way of Gibbon Street from the north line of Billings Avenue to the north line of the Boyce Addition lying between Blocks 4 and 5 of the Boyce Addition;
2. The 70-foot wide right-of-way of Billings Avenue from the west line of Gibbon Street to the west line of Blaine Street; and
3. The 40-foot wide right-of-way of Blaine Street from the north line of Billings Avenue 110.5 feet north to the northern lot line of Lot 4A, Block 4 of the Boyce Addition.

These rights-of-way are adjacent to land that is currently in the City of Helena. The annexation of these street rights-of-way into the city is intended to assist emergency response personnel in correctly defining the City/County service boundaries for emergency aid, as well as promote uniform development of street section improvements and street maintenance.

In accordance with Montana Law (Section 7-2-4403 MCA), "the administrative head of the owner of land referred to in 7-2-4402 or the administrative head of the holder of a beneficial interest in such land shall file with the clerk of the municipality a description of the land, a certification of ownership or of beneficial interest therein, and a statement that the owner or the holder of the beneficial interest in the land desires to have it annexed." The County Commissioners of Lewis and Clark County have submitted a request to have the subject rights-of-

way annexed to the city.

Ms. Waters recommended approval of the annexation as the proposal is consistent with city policy, and will allow for adequate street maintenance and assist emergency providers.

Commission comment Commissioner Cartwright asked with the exception of the north end of Gibbon and Blaine Street, is this wholly surrounded property? Ms. Waters stated yes.

Public Testimony Mayor Pro Tem Oitzinger declared the public portion of the hearing open and called for any persons wishing to address the Commission.

There being no persons wishing to address the Commission, Mayor Pro Tem Oitzinger closed the public hearing.

Motion **Commissioner Cartwright moved approval of a resolution annexing contiguous government property, being portions of Gibbon Street, Billings Avenue, and Blaine Street into the City of Helena.** Commissioner Peura seconded the motion. All voted aye, motion carried. **Resolution #19385**

Public Communications PUBLIC COMMUNICATIONS

Meetings of Interest MEETINGS OF INTEREST

The next Administrative Meeting is Wednesday, July 26, 2006 and the next Commission Meeting is Monday, July 31, 2006.

Discussion and consideration of applicants for the vacant Commission seat will be held on July 24, 2006 at noon, candidate interviews will be held on July 27, 2006 at 4:00p.m., and concurrence on the new Commissioner is anticipated after a review of the interviews on July 28, 2006 at noon.

Adjournment There being no further business to come before the Commission, the meeting was adjourned at 7:40p.m.

Mayor James E. Smith

ATTEST:

Clerk of the Commission