

CITY OF ALBANY
CITY COUNCIL
Council Chambers
Wednesday, August 13, 2014
7:15 p.m.

MINUTES

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 7:15 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Konopa led the pledge of allegiance to the flag.

ROLL CALL

Councilors present: Councilors Rich Kellum, Bill Coburn, Bessie Johnson, Ray Kopczynski, Dick Olsen, and Floyd Collins.

Councilors absent: None.

SPECIAL PRESENTATIONS

Linn County Health Department.

This item was postponed until August 27, 2014.

Establishing a sister city relationship with the municipality of Santa Maria Huatulco, Oaxaca, Mexico.

Konopa said that Dr. Louis Weinstein and Dr. Laura Ouellette have a presentation for the Council about establishing a sister city relationship.

Weinstein said he has been practicing in Albany for the past 38 years. He and Ouellette have been vacationing in Oaxaca Mexico for the past 10 years and in spending time there they began to understand some of the needs of the area. As physicians, they enjoy volunteering and so they were introduced to the President of Red Cross. After a series of meetings with the Mayor and officials from the state of Oaxaca, they spoke with Konopa about establishing a sister-city relationship. Weinstein met with the Associate Director of Development for the local medical school that serves Albany students and discussed the possibility of medical students rotating in Huatulco. They also talked to the head of the residency program for Albany's medical students. Weinstein said, this has all evolved into a relationship which culminated in a meeting with the Huatulco President, Dario Pacheco Venegas.

Weinstein gave a PowerPoint presentation titled "Sister City Program" (see agenda file). He noted that they are not looking for funding; this is a volunteer program. They are looking for recognition from the City of Albany. Weinstein and Ouellette gave details about the area and why they could benefit from medical outreach.

Weinstein noted that there is a letter from President Dario Pacheco Venegas in the agenda packet along with a translation of the letter in English.

Konopa pointed out that this will be self-supported by the healthcare community.

MOTION: Councilor Ray Kopczynski moved to establish a sister city relationship with the municipality of Santa Maria Huatulco, Oaxaca, Mexico and Councilor Bill Coburn seconded it. The motion passed 6-0 and was designated Resolution No. 6354.

Konopa thanked Weinstein and Ouellette for helping this worthwhile cause.

SCHEDULED BUSINESS

Konopa asked if anyone would like to speak on the Lowe's request.

Larry Tomlin, 1139 SW Morse Lane, said that the issue according to the newspaper is if Albany will reduce or eliminate the contractual amount agreed to by Lowe's for the penalty. Tomlin said from his years in business and dealing with contracts, he thinks the City should hold Lowe's to the contract. The City has held up its conditions of the contract at the cost of \$4-5 million, causing disruption of traffic and businesses. Tomlin said, we set a precedent that could be used in court against the City in any contract that has a penalty clause, unless there were exacerbating circumstances. He said, we would be walking away from the \$2 million penalty. Lowe's is the 43rd largest business in the United States according to the Wall Street Journal with over \$53 billion in sales. Last year they had a 5.7% increase in sales, and previously they were up too. Marshalls and Big Lots are investing in Albany and they didn't need the City to give them several million to do so. He thinks Albany is business-friendly and he doesn't think making Lowe's stick to the contract would paint the City as negative towards business.

Communications

Lowe's request to amend the development agreement.

Mark Stoner, 28372 Camino Loranda, California, is the Director of Real Estate for the Western Region for Lowe's Home Improvement. He thanked the Council for their time and acknowledged that Lowe's recognizes that the City of Albany has lived up to their part of the contract. Stoner said City staff has been excellent to work with, even as the project has been in limbo over the past year. Lowe's recognizes that Albany made an investment of several million in infrastructure, and that Lowe's failed to live up to its obligation since it will not be opening the store on time.

Stoner gave some background; shortly after closing on the Albany store they stopped building stores due to the economy and a significant drop in sales. They did some significant downsizing at the corporate level. They have only recently started building stores again. Compared to their peak when they would build 125 in a year, they now only build 12 stores. There has been a backlog of sites that they own that they have to decide to build or sell. During that time Albany's site has been in limbo. In June they decided to move forward with the Albany Lowe's for a 2015 opening, starting in May and opening in November or December of 2015. This would require a one-year extension to the agreement. There was some serious consideration of just paying the liquidated damages and putting the property up for sale; but they decided that they do want a store in Albany. In reviewing the project again they realized they had overestimated what the store could do sales-wise. They have reevaluated and are still willing to move forward with the project. They would need a one-year extension on the opening covenant in order to move forward.

Stoner said that as to the number employees, they are downgrading the store to what is called an "84K". They have noticed that many cities want them to downsize their stores, making them smaller, more efficient, more effective, and more environmentally friendly. In looking at "secondary markets" like Albany, they feel that an 84K, which is about 30,000 feet smaller, is a better store to operate. It will do the same or close to the same volume as the previous store planned, and won't have an effect on employment since staff numbers are driven by sales volume. For example, there is a high volume store in San Francisco that is 107,000 square feet with 250 employees, and another in West Covina that is 170,000 square feet with 104 employees. The South San Francisco store is about the same size as Albany's would be, and has 124 employees. Employment is typically generated by sales volume. He believes the store is about 21% smaller than originally planned, not 35% as has been reported. It will be about 120,000 square feet. Stoner said, Lowe's is requesting a one-year extension on the opening covenant in order to move forward.

City Attorney Jim Delapoe clarified that the City's contract does not include a penalty; there is a liquidated damages clause, which is a vehicle that is often used when it would be difficult to ascertain what the exact dollar amount loss would be. Both parties agree in advance on a formula to represent a realistic sum for damages. Delapoe advised the City Council that they are free to make whatever decision they choose; he does not think they should be concerned about setting a precedent. Waiving a contract term does not create a legal precedent, although perhaps an argument precedent. But, the Council should make whatever decision they want. Delapoe said he appreciates Stoner's candor.

Konopa asked Stoner to clarify the size of the store. Stoner said the 84K represents the retail floor area of about 105,000 square feet; when the garden center is added it is 120,000 square feet. The previous plan was for a building of 150,000 square feet.

Councilor Rich Kellum asked, is there anything in the way Lowe's does business that would engender larger sales of your products in the market place? Or is there some way you will create a larger demand by advertising, proposals, etc.? Stoner said that historically they typically grow the market; when Lowe's comes in, the home improvement dollars spent generally increases. More people start home improvement projects or yard improvements, so the market grows even though some of their products are similar to what competitors sell. He said they function well in markets with True Value and Ace Hardware because they have a niche that is a little different.

Kellum asked, when Lowe's moves in next to another big box chain, they are competing with them; does that mean you give better service, or do you lower prices, or both? Stoner said Lowe's is different than Home Depot because they do substantial business with contractors, whereas Lowe's is oriented towards female buyers since they make a lot of decisions. Lowe's has more of a retail image. To Kellum's question, Stoner said they do compete head to head with Home Depot; typically if they build near a Home Depot or Home Depot builds near a Lowe's, there is a significant drop in sales at first but it comes back after a period of time.

Kellum said that when the Home Depot came in there was more than one building supply store that went out of business. He said, if you put in a smaller store, there is less tax revenues and less employment. The City of Albany paid \$4-5 million for improvements which may not have been necessary if you had started with a smaller store like what is being discussed now. He said, our costs did not go down; our expenses went up. At some point it will affect every supplier in town. He said, we are paying the price for the improvements since we live here and pay the taxes. Stoner said he understands where Kellum is coming from.

Councilor Floyd Collins said he is thankful that Stoner is here and they are having this conversation. He wants the project to move forward. He wonders why construction was delayed a year. Stoner said that it was an internal decision by Lowe's to stop building stores and evaluate the market and which stores they would choose to build. Collins asked, is a smaller footprint a firm condition of Lowe's moving forward in Albany? Stoner said he is not sure. It is a new prototype and they would like to build it in Albany. It is possible they could go back to the larger store, but one of the reasons they downsized the store is because it is more environmentally friendly, smaller, more efficient, and doesn't use the same utilities. Their goal moving forward is to scale back their stores where and when they can. Collins said, so the reduced footprint would still maintain the same lot configuration? Stoner said yes; they considered adding a pad in front to soften the look, but they don't think there is room for it. The store is not that much smaller.

Collins asked Stoner if he could submit to staff a comparison of the 150,000 and 120,000 square foot stores for the number and types of departments and the square footage they are allocating to each, in 7-10 days. Collins said when he saw the proposal he questioned going back through the land use process. Given the approvals Lowe's already has worked to get from the City of Albany, Oregon Department of Transportation, and the Department of Environmental Quality, Collins asked Stoner, are you sure you want to scale back? Stoner said he doesn't think they will have problems primarily because they are reducing the size. Collins said he thinks that would be a reasonable answer if they knew all the standards are the same now as they were in 2011, but agencies change standards over time and developers generally have to apply with the standards that are in place at final approval. Stoner will look into it.

Collins asked if Stoner would be willing to talk to staff about putting a package together to benefit Lowe's and the City. Stoner said yes.

Collins said in the newspaper and elsewhere there has been comparisons made between the Lowe's project and the Pepsi project. He said they are different issues. He said, we had a contract with Pepsi and they defaulted on the contract, and we had remedies identified in the contract. Lowe's has not defaulted; they are asking for reconsideration of the conditions. They want to come to Albany and we want them here, so the two parties need to come to a solution. To compare the two projects is not accurate.

Kopczynski said that he spent close to 25 years opening JC Penney's stores. He asked, if you are maintaining the same parcel, is there a possibility as part of the process for long-term use that if you see business growing, you could expand to a larger footprint? Stoner said he does not think they would design the building for the possibility of expansion. The company thinks the smaller stores are more effective and efficient, and their internet sales are growing substantially, too.

Collins asked the size of the Salem Lowe's. Stoner thinks it is about 170-175,000 feet.

Coburn asked, with a Lowe's in Salem and Eugene, what do you anticipate the drop in sales would be for those stores when Albany's Lowe's opens? Stoner said none in Eugene and very little impact in Salem because of the distance. The sales that will remain in Salem are likely folks that work up there and live here. This is typical of studies that show that residual sales are related to the customers' employment location. He said the impact to Salem would be less than 5%.

Councilor Bessie Johnson is a co-owner of a construction business, and said that niche is important. Parr Lumber has a niche that serves contractors; Home Depot does as well. Lowe's will also have a niche. This will bring jobs and it is a good size. She appreciates Stoner coming tonight and being forthright. The City Council's dilemma is that it is a contract. She hopes they can work something out because she wants Lowe's in Albany.

Johnson asked, for the other stores that Lowe's decided not to open, had they made the same deals as Albany did by paying for infrastructure, or were they bare land? Stoner is not familiar with all the deals. In his region, west of the Mississippi, about 15 sites were purchased and only one was built, in California; this one in Albany would be the second store built. They still own the remainder; some parcels were put on market and some are being land banked for the moment. There are two other regions also competing for new store development. Stoner said, when you build 12 in a year and half are stores that are in urban markets, there is a lot of competition between the regions. This site is approved and is in Lowe's capital budget for next year. Some of the other sites had infrastructure agreements, and some didn't.

Konopa said it is encouraging that Lowe's is looking at eco-friendly buildings and efficiency. But, she has sat on the Council for 18 years and this is the first time she has seen a retailer get this much infrastructure paid for. She said even if Lowe's has to pay the \$2 million to the City, they are still getting a bargain. She said, we want to make this work; our goal is to have great neighborhoods and if you build smaller, the neighborhood would like that but if you sell it and another retailer comes in, they may not be the right fit for the neighborhood. Stoner said they are not considering that; their intent is to move forward and build a Lowe's. He said they think it is the right fit for the community. He said, we would not be making a further investment if we did not think we could be a good asset and tenant in the community.

Collins thanked Stoner for having the site cleaned up. Stoner apologized that it took so long, as they do not have vendors who are local. Collins also asked that they put a sign up on the site that says something similar to "Future

site of Lowe's - 2015." He said the Council gets a lot of calls about the project so a sign would help to reassure the community.

Collins said, we are asking staff to meet with Stoner to review the proposal and work out a compromise for their market needs and the conditions of approval they already had, and to take into consideration the Councilor's questions that were asked tonight.

Accepting Wendy Ezell's resignation from the Planning Commission.

MOTION: Johnson moved to accept the resignation and send a thank you letter. Kopczynski seconded the motion and it passed 6-0.

Accepting Peggy Kroessin's resignation from the Arts Commission and Traffic Safety Commission.

MOTION: Collins moved to accept the resignation and send a thank you letter. Kellum seconded the motion and it passed 6-0.

Accepting Danon Kroessin's resignation from the Community Development Commission and Planning Commission.

MOTION: Collins moved to accept the resignation and send a thank you letter. Kellum seconded the motion and it passed 6-0.

Public Hearing

Authorizing the sale of surplus property on Main Street, north of Front Avenue not needed for public use.

Economic Development & Urban Renewal Director Kate Porsche passed out a copy of a map from a real estate agent (see agenda file) and a "Comparable Summary" of the property (see agenda file). The small parcel is at the north end of Main Street. Edgewater wants to purchase it at the full market value to fit in one more house. The price is \$4,205, which was recommended by the real estate agent. If the Council approves this sale after the public hearing, there is a revised resolution on the dais (see agenda file) for approval.

Councilor Dick Olsen asked if the parcel cuts off access to the lot between Sherman Street and Main Street. Porsche said it does not because there is still access to the east of this parcel and the site plan includes a path going through it. Also, the lot to the east is now the Community Garden, a popular addition to the neighborhood which was funded by Central Albany Revitalization Area (CARA.) Olsen asked if there is a reason to subdivide the large lot. Porsche said no; when they turned it into a garden it was because they decided it was not appropriate to subdivide or sell. It was deemed as a potential future pocket park.

Open: Konopa opened the public hearing at 8:10 p.m.

There was no one signed up to speak on the signup sheet (see agenda file).

Konopa asked if anyone in the audience wanted to speak. There were none.

Close: Konopa closed the public hearing at 8:10 p.m.

MOTION: Kopczynski moved to adopt the resolution on the dais and Kellum seconded it. The motion passed 6-0 and was designated Resolution No. 6355.

Business from the Public

Edgar Hahn Jr., 1560 Davidson Street, #321, discussed Waverly Lake. Hahn said he had given photos and a 20 minute DVD to Konopa. Hahn read his letter to Konopa to the Council (see agenda file).

Hahn said he also gave Konopa articles about dredges and aerators. He has lived in Albany since 1949 and has fished since grade school. The lake is not the same as it was in the 1950-60s, and they need to do something. He encouraged the Council to look at the lake to see if they come up with other solutions. He would appreciate them doing something about the lake for handicapped people and for kids. Now, kids can't fish because there is too much vegetation.

Konopa said the water that comes to Waverly Lake is from Cox Creek, which is fed by the Santiam Canal. There are lots of people that fish at Timber-Linn Memorial Park. Konopa will have the Parks & Recreation Director look at the information Hahn provided, and he will make a report back to the Council. Discussion followed about the flow of Cox Creek. Hahn asked if they can increase the flow. Konopa said they are limited by water rights. Konopa said that information will be part of the report.

Jim Clausen, 1403 15th, said he read on Drudge Report, which is a news aggregate site on the internet, about a small town in Minnesota that had an election for Mayor and elected a dog named Duke.

First Reading of Ordinances

Amending Chapter 3.40 of the AMC and granting a nonexclusive telecommunications franchise to AT&T Corp., for the construction and operation of a telecommunication system; and fixing terms, conditions, and compensation of such franchise; and declaring an emergency.

Delapoer read the revised ordinance on the dais (see agenda file) for the first time in title only.

MOTION: Johnson moved to have the ordinance read a second time in title only. Collins seconded the motion and it passed 6-0.

Delapoer read the ordinance for a second time in title only.

MOTION: Johnson moved to adopt the ordinance and Kopczynski seconded it. The motion passed 6-0 and was designated Ordinance No. 5838.

Amending Chapter 3.70 of the Albany Municipal Code (AMC) and granting a nonexclusive telecommunications franchise to Lightspeed Networks, Inc., for the construction and operation of a telecommunication system; and fixing terms, conditions, and compensation of such franchise; and declaring an emergency.

Delapoer read the revised ordinance on the dais (see agenda file) for the first time in title only.

MOTION: Johnson moved to have the ordinance read a second time in title only. Kopczynski seconded the motion and it passed 6-0.

Delapoer read the ordinance for a second time in title only.

MOTION: Johnson moved to adopt the ordinance and Kopczynski seconded it.

Coburn asked what Lightspeed Networks does. Finance Director Stewart Taylor said they offer high speed fiber throughout the community and provide fiber optics connecting buildings.

VOTE: A vote was taken on the motion to adopt the ordinance and it passed 6-0 and was designated Ordinance No. 5839.

Amending Chapter 3.80 of the AMC and granting a nonexclusive telecommunications franchise to Astound Broadband, LLC, for the construction and operation of a telecommunication system; and fixing terms, conditions, and compensation of such franchise; and declaring an emergency.

Delapoer read the revised ordinance on the dais (see agenda file) for the first time in title only.

MOTION: Johnson moved to have the ordinance read a second time in title only. Kopczynski seconded the motion and it passed 6-0.

Delapoer read the ordinance for a second time in title only.

MOTION: Johnson moved to adopt the ordinance and Kopczynski seconded it.

Coburn asked what Astound does. Taylor said this is a new franchise whereas the other two were renewals. Astound offers high speed broadband and are seeking franchise rights along the I-5 corridor. There is no infrastructure built yet; construction will start in 2015.

Collins thanked staff for securing the indexing of the fees.

VOTE: A vote was taken on the motion and it passed 6-0 and was designated Ordinance No. 5840.

Adoption of Resolutions

Approving an extended property tax abatement agreement between the City of Albany, a cosponsor of the South Santiam Enterprise Zone, and Viper Northwest, Inc.

Collins said it is nice to see a \$5.5 and a \$6.5 million project going in and increasing the employment base.

Kopczynski said that Viper received some CARA funding. Konopa said that funding really sparked their expansion.

MOTION: Collins moved to approve the resolution and Kellum seconded it. The motion passed 6-0 and was designated Resolution No. 6356.

Approving an extended property tax abatement agreement between the City of Albany, a cosponsor of the South Santiam Enterprise Zone, and ATI/Pacific Cast Technologies, Inc.

MOTION: Collins moved to approve the resolution and Kellum seconded it. The motion passed 6-0 and was designated Resolution No. 6357.

Adoption of Consent Calendar

- 1) Approval of Minutes
 - a) June 11, 2014, City Council Regular Session.
- 2) Declaring a Ford F-150 pickup as surplus property and authorizing the Police Department to dispose of the asset.

MOTION: Kellum moved to adopt the Consent Calendar as presented. Kopczynski seconded the motion and it passed 6-0.

Konopa said it was a wonderful idea for the Albany Police Department (APD) to donate vehicles to Safe Haven.

Report

Receiving Code Enforcement Team Year-end Report for Fiscal Year 2013-2014.

Public Information Officer/Management Assistant Marilyn Smith said the Team focused on projects that are important to community or neighbors, such as grass and weed abatement, and vacant houses. Most of those fall on one person, Senior Code Compliance Inspector Mary Gaeta. Dangerous houses take priority. The grass abatement has taken a lot of time this year because of the long, hot dry spell since spring.

Smith said there are a couple of properties on which they may use an accelerated demolition proceeding, specifically a neglected duplex by Sunrise Park and a vacant house on Pitt Street. The house remains an attractive nuisance and they want to take care of it before school starts. They are also continuing efforts to pick up what others leave behind, such as furniture or appliances. Smith did research and learned that if an item doesn't fit in a garbage cart, it can be put out with the other trash and Republic Services (RS) will pick it up. She said RS's fee isn't much and gave examples. Customers can also haul the items to the dump which is also relatively inexpensive. If people leave items elsewhere, such as in a planter strip, the City will issue a littering citation. The potential fine for littering is \$1,280. The City has not given out too many littering citations. The whole community looks bad when there is furniture in planter strips.

As to tall grass, Smith explained that the City can't insist the person do anything unless it is a fire hazard and it is also during fire season. High grass tears down the value of neighborhoods.

Olsen asked if any of the houses on the staff report are in foreclosure. Smith said yes. Olsen asked if there is anything the City can do to speed up the foreclosure process. Smith said no; the properties get passed back and forth between lenders and it is hard to find the correct owner and get them to take responsibility for maintenance. Delapoe said part of the problem is that they are sub-prime mortgages and have multiple liens, which take a while to sort out. There are new state laws that now allow cities to make financial institutions responsible, so that is an additional tool that just recently became available.

Collins asked Smith if they looked at Geary Street north of Salem Avenue, where there is two halves of a mobile home being stored. Smith will look into it.

Regarding 181 34th, Coburn asked if the City has the capability to assign the person jail time. Delapoe said customarily they do not use jail time for junk prosecutions. In years past, the Council has been accused of being too aggressive so they try to get compliance otherwise; but yes, they can do that. If it is a drug house, there are also specified property crime sanctions that can be imposed. Smith said they have used that route with this particular house; APD has been involved and there are several types of violations taking place. The Deputy City Attorney, the Planning Department, the Building Department, and APD are all working hard on it.

Johnson asked for an update on shopping carts. Smith said APD manages that program. The preferred course is to contact the store and have them retrieve the carts. Discussion followed.

BUSINESS FROM THE COUNCIL

Delapoe asked if he could suggest a compromise for Lowe's that he was discussing with Stoner. Delapoe suggested that Lowe's propose to pay property taxes for the one year they would have paid, had they built on schedule. They could assess the bare land value today, compare it to what it assesses for a year from now when it is built, and then pay twice the first year's difference so that it would make the up for the tax revenue loss. Delapoe said he fears that if they push Lowe's too hard, Lowe's may decide to pay the \$2 million and walk away. He asked, is this suggested compromise in the order of what the Council would find acceptable? Or is there other direction?

Collins said he agrees to negotiating toward the whole package had they built on time; to pay their full assessment when received; that the City enforce the liquidated damage clause in the event they are not in Albany by December 31, 2015; and if not, double it.

Coburn suggested they start assessing the liquidated damages per the contract, so that on December 31, 2015, they would owe \$30,000. That would continue until the store was built. Ultimately, the City could refund it, and it could be somehow tie into Delapoer's idea to pay the extra taxes. He is not sure he wants them to take another year. The City abided by the agreement, and Lowe's did not. He said, we want the store, but a contract is a contract.

Delapoer said, if you want a Lowe's, and you make it too onerous, they will say no. He doesn't know what his bargaining power is because he needs to know how hard the Council wants him to push.

Kellum suggested raising the penalty in case they don't build; that they are not assessed unless they don't build; and that the City won't collect \$1,000 day unless they haven't built at the end of that time. Then, at the end of 2015, the City could make it retroactive. He said, if their intent is to build, it will cost them nothing. Discussion followed.

Olsen asked how close they were to walking away and just paying \$2 million. Delapoer said he does not know. Olsen agrees that they should not be pushed too hard.

Delapoer said that one of the lessons here is that contracts with penalties are not necessarily to punish, but rather to help things come to pass. If Albany is a secondary market for Lowe's and they primarily build larger stores, he wonders if, but for the \$2 million liquidated damages contract, the City would be getting this offer to move forward at all.

Kopczynski said this was their first proposal; there will likely be a round two. Delapoer doesn't think they should assume that. Delapoer doesn't think he has a lot of bargaining power, but he does think that Lowe's should give some consideration to the community for the loss. Delapoer said Stoner seemed to be receptive to that idea and indicated that he would talk to the others.

Delapoer said he is hearing that the majority of the Council would like to see Lowe's in Albany and that they generally approve of a smaller footprint store on that site. Therefore, he will try to get some community value to make up for the loss the delay has caused. He will also continue to keep them accountable to whatever the new promises may be, and that there are even greater enforcement tools if possible to secure their compliance. Discussion followed. Delapoer said he appreciates Stoner's candor in providing information about the delay.

Konopa stressed that if there is a new agreement, to make sure it will be a Lowe's and not another store.

Collins asked, since this project was approved through the land use process, and they may be reducing their footprint, can this be done outside the land use process? Staff said it depends; it will likely have to go through a modification process for their existing land use. What they have to do will depend on what they propose. Delapoer said the Council will be modifying the contract, which is a different than the land use process. Discussion followed.

Smith said the Work Session to discuss the City Manager's evaluation has been postponed until September 29, 2014.

Smith said the grand opening of the new dog park will be on Saturday, from 9:00 a.m. to 11:00 a.m.

Kellum said he met with Linn-Benton Community College (LBCC) representatives today and will be meeting with ATI representatives later in the week regarding the request for funding from local industries. A tour will be scheduled at LBCC and the effected industries in the future. Discussion followed.

NEXT MEETING DATE: Work Session August 25, 2014
 Regular Session August 27, 2014

ADJOURNMENT

There being no other business, the meeting was adjourned at 9:04 p.m.

Respectfully submitted,

Reviewed by,

Mary A. Dibble, MMC
City Clerk

Stewart Taylor
Finance Director