

WAYZATA CITY COUNCIL
MEETING MINUTES
December 20, 2016

AGENDA ITEM 1. Call to Order and Roll Call.

Mayor Willcox called the meeting to order at 7 p.m. Council Members present: McCarthy, Mullin, Anderson, and Tyacke. Also present: City Manager Dahl, City Attorney Schelzel, and Director of Planning and Building Thomson.

AGENDA ITEM 2. Approve Agenda.

Mrs. McCarthy made a motion, seconded by Mr. Tyacke, to approve the agenda. The motion carried 5/0.

Mr. Willcox advised the Council met in Workshop prior to the meeting to discuss the Wellness Program and receive an update on labor negotiations.

AGENDA ITEM 3. Public Forum – 15 Minutes (3 minutes per person).

a. Mill Street Parking Update

Nate Pearson, TEGRA Group, reported earth work operations, electricians, and concrete crews are on site. The design of the retaining wall is complete and on January 3, drilling will begin to install the pylons that are necessary for the wall, which is on schedule.

Mayor Willcox inquired about the soil conditions. Mr. Pearson stated a different structural foundation is needed due to the type of soil on the site.

Mr. Tyacke inquired how the weather has affected the timeline. Mr. Pearson stated work slowed down due to the cold temperatures, but they were ahead of schedule because of good weather in November. The project is now currently on schedule.

b. Recognition of Holiday Lighting and Decorating Contest Winners

Becky Pierson, Chamber of Commerce President, announced Judd Frost Clothiers as the winner of the Holiday Lighting and Decorating contest. The top four contestants include Allstate, Business and Estate Advisors, Fazendin Realtors, and McCormick's.

Santa Claus appeared at the City Council meeting and handed gifts to staff and Council members.

Ms. Pierson thanked Councilmembers Mullin and Anderson for their service.

c. Bushaway Trail Update

Brad Hoyt, 326 Ferndale Road West, requested the Council direct the Public Works Department to plow the sidewalk and bicycle path on Bushaway Road. City Manager Dahl stated he will follow up on this request and, if needed, it will be on a future agenda.

Mrs. Anderson stated staff is aware of splashing of the water on the road. Minnehaha Creek Watershed District is in the process of installing their component that will help alleviate the water splashing up. Also, the City is responsible for the maintenance of the sidewalk and she requested it be discussed at a future City Council meeting.

Mr. Willcox added that one of the tangible new benefits of the Bushaway Road reconstruction project is that we now have new utilities under the roadway and water main breaks that used to happen on a regular basis will be a thing of the past.

AGENDA ITEM 4. New Agenda Items.

City Manager Dahl advised discussion regarding the plowing of the sidewalks on Bushaway Road will be added to a future agenda.

AGENDA ITEM 5. Consent Agenda.

City Manager Dahl requested a roll call vote for the Consent Agenda.

Director of Planning and Building Thomson advised there were some changes to the contract for the Public Art project regarding the language with the intellectual property rights. He requested it be approved subject to the City Attorney's final approval. City Attorney Schelzel agreed.

Mr. Tyacke made a motion, seconded by Mrs. McCarthy, to approve the consent agenda, with the City Attorney's approval of the changes to the Public Art Project:

- a. Approval of City Council Special Workshop Meeting Minutes of December 6, 2016 and City Council Regular Meeting Minutes of December 6, 2016
- b. Approval of Check Register
- c. Municipal Licenses Which Received Administrative Approval (Informational Only)
- d. Approval of Municipal Licenses
- e. Police Activity Report
- f. Building Activity Report
- g. Approval of Second Reading of Ordinance No. 763 Frenchwood Third Addition
- h. Approval of Second Reading of Ordinance No. 765 Authorizing Sale of Bonds for Mill Street Parking Ramp
- i. Minnetonka Aquatics; Wayzata Beach 2016 Lifeguard Year End Activity Report
- j. Approval of Contract for Public Art Project
- k. Approval of LELS and AFSCME Labor Contracts for 2017 to 2019

Upon roll call vote, with all the members voting the favor, the motion carried 5/0.

AGENDA ITEM 6. Public Hearing.

- a. **Public Hearing to Consider Modification of TIF District No. 5 and Consider Approval of Resolution No. 59-2016 Adopting a Modification to the Tax Increment Financing (TIF) Plan for Replacement Redevelopment TIF Financing District No. 5 Within the CARD**

City Manager Dahl reported this item is a request to modify TIF District No. 5, that was originally created for the Wayzata Bay Center and is now the Promenade.

Stacie Kvilvang, Ehlers and Associates, reported the City needs to amend the TIF plan to allow for the issuance of TIF Bonds for the Mill Street Parking Ramp. This modification updates the TIF budget to account for increment received to date and expected through the term of the district as well as bring the budget in line with updated Office of the State Auditor reporting requirements. The HRA approved the modification.

Mr. Tyacke pointed out it is a modification to the TIF budget, not the General Fund budget and that there is no negative impact on the City's Debt Capacity.

Mayor Willcox opened the public hearing at 7:23 p.m. There being no comment, Mayor Willcox closed the public hearing at 7:24 p.m.

Mr. Tyacke made a motion, seconded by Mr. Mullin, to adopt Resolution No. 59-2016 Adopting a Modification to the Tax Increment Financing Plan for Replacement Redevelopment Tax Increment Financing District No. 5 within the Central Area Redevelopment District. The motion carried 4/1. (Anderson)

AGENDA ITEM 7. New Business.

- a. **Consider Resolutions No. 60-2016 to No. 63-2016 Approving Interfund Loan Reimbursements for Mill Street Parking Ramp**

City Manager Dahl stated this request allows the City to pay back previously allocated City funds for the Mill Street parking ramp project if there are excess TIF revenues.

Mr. Mullin made a motion, seconded by Mr. Tyacke, to adopt Resolution No. 60-2016 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the Modification

to the Tax Increment Financing Plan for Replacement Redevelopment Tax Increment Financing District No. 5 (Capital Project Fund), Resolution No. 61-2016 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the Modification to the Tax Increment Financing Plan for Replacement Redevelopment Tax Increment Financing District No. 5 (CIP Fund), Resolution No. 62-2016 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the Modification to the Tax Increment Financing Plan for Replacement Redevelopment Tax Increment Financing District No. 5 (General Fund), and Resolution No. 63-2016 Authorizing an Interfund Loan for Advance of Certain Costs in Connection with the Modification to the Tax Increment Financing Plan for Replacement Redevelopment Tax Increment Financing District No. 5 (Water Fund).

Mr. Tyacke inquired which interfund loan will be used first, if needed. Mr. Dahl responded priority would be established at a future Council meeting.

Stacie Kvilvang, Ehlers and Associates, stated the City has all the anticipated funds needed for the ramp. Bond proceeds would be used first and then the other accounts would be used. It is anticipated the City will need the entire \$2,370,000 from the funds.

The motion carried 4/1 (Anderson).

b. Consider Resolution No. Adopt Resolution No. 64-2016 Relating to \$7,925,000 \$7,725,000 General Obligation Tax Increment Bonds, Series 2016A, Authorizing the Issuance, Awarding the Sale, Fixing the Form and Details, and Providing for the Execution and Delivery thereof and Security therefor

City Manager Dahl reported this is the final City action that is needed for approval of the total financing package for the ramp.

Stacie Kvilvang, Ehlers and Associates, reported the bond sale occurred earlier today. The amount of the bonds is \$7,725,000, which is a reduction of \$200,000. This due to a premium bid, which reduces the bond amount, but provides the same amount in the construction fund. She presented a plaque to the Council that states the City has received a AAA bond rating by Standard and Poor's. There are only 22 other communities in the State that are AAA rated.

Ms. Kvilvang provided more information on the bond sale. They received 5 bids, and the lowest responsible bidder was FTN Financial Capital Markets out of Memphis, Tennessee, with a true interest cost of 3.12 percent. This is higher than what was anticipated and they expect the annual debt service to be \$498,000, which is \$8,000 higher than the projected TIF revenue. The revenue projections were conservative and they are a couple of budget years out from paying the \$8,000 difference. There are also potential revenues from the revised Widsten TIF District request that will be submitted to the legislature.

Mr. Willcox advised this TIF bond does not impact the City's overall bonding capacity.

Mr. Dahl advised the resolution in the packet has been updated with the bonding results and will be submitted for public record.

Mr. Mullin requested information on the difference between the City's previous bond rating and the new AAA bond rating. Ms. Kvilvang responded the difference includes only five basis points and provides a \$40,000 savings to the City.

Mr. Tyacke made a motion, seconded by Mr. Mullin, to adopt Resolution No. 64-2016 Relating to \$7,725,000 General Obligation Tax Increment Bonds, Series 2016A; Authorizing the Issuance, Awarding the Sale, Fixing the Form and Details, and Providing for the Execution and Delivery Thereof and the Security Therefor, as updated. The motion carried 4/1 (Anderson).

c. Consider Resolution No. 58-2016 and Ordinance #766 Meyer Place at 105 Lake Street East

Director of Planning and Building Thomson reported the applicant, Homestead Partners, and the property owners, Meyer Properties, have submitted a development application to redevelop the Meyer Brothers Dairy site at 105 Lake Street East. The development application includes

1 demolition of the existing vacant commercial buildings and construction of a three-story building.
2 The building would include up to 21 residential condominium units and 52 underground enclosed
3 parking spaces.

4 Mr. Thomson reported the applicant is requesting approval of the following items: 1)
5 Rezoning from C-4A to Planned Unit Development (PUD); 2) Concurrent PUD Concept and
6 General Plan of Development; and, 3) Design Review. Mr. Thomson reported the proposed
7 design requires the following three design deviations: 1) building recession for the second story
8 step back along Lake Street and Ferndale Rd; 2) width of the sidewalk along Ferndale Rd; and 3)
9 color of the roof.

10 Mr. Tyacke inquired if the trees on the renderings will be included in the final plan and
11 the required percentage of first floor retail. Mr. Thomson confirmed the trees are included in the
12 landscape plan and the City would be required to maintain them since they are in the City's right-
13 of-way. The C-4A district requires a minimum of 50 percent of first floor retail and the design
14 standards require 80 percent retail on the first floor for properties on Lake Street that are east of
15 Barry Avenue, which is not applicable to this property.

16 Mrs. Anderson stated the first and second story step back standards were put in place for
17 buildings constructed along the property line. The proposed first floor is stepped back and not
18 proposed to be constructed on the property line, which in turn makes the second and third floor
19 appropriately recessed.

20 Mr. Willcox inquired what the City gains by approving this PUD. Mr. Thomson
21 responded the building footprint is generally smaller which allows for more green space. Mr.
22 Tyacke commented there was going to be an area for public use.

23 Mrs. Anderson inquired what the percentage of the overall property the public space is
24 and the difference between a PUD and C-4A for this request. Mr. Thomson stated he did not have
25 the public space percentage, but would look into it. If the request did not include a PUD, it would
26 only require a design review from the Council.

27 Tim Whitten, Whitten Associates, stated he redesigned the building based on the
28 information he gathered from previous Planning Commission and Council meetings as well as
29 meetings with the neighbors. He provided renderings that displayed the changes made to the
30 original plan. Regarding the requested deviations from the design standards, the tan roof cannot
31 be seen by the townhomes and it lasts longer. The Ferndale sidewalk does not lead anywhere and
32 the smaller width allows for more green space. Mr. Whitten stated they are willing to extend the
33 sidewalk to connect the neighborhood along Ferndale at the applicant's expense. They feel the
34 roof element for the second story step back is important and requested that it stay in place. The
35 public space will include a remembrance of Meyer Dairy and be a gathering place.

36 Mr. Tyacke inquired about the number of proposed units. Mr. Whitten commented the
37 third level was reduced and the units are smaller. He anticipates someone will combine two of
38 them and that will reduce the number of units in the building. Conversely, there are units on the
39 second floor that could be split. Due to this flexibility, the number of proposed units is listed as
40 18 to 21.

41 Mr. Willcox inquired about the market price for the units. Mr. Whitten stated it would be
42 anywhere between \$600,000 to \$1,000,000 per unit.

43 Mr. Mullin inquired who was going to pay for the ideas with the public space. Mr.
44 Whitten stated they would be responsible for the sculpture and letters through the HOA.

45 Mrs. McCarthy inquired how the land for the public space would be allocated. Mr.
46 Whitten stated they will do whatever the City thinks is best.

47 Brad Hoyt, 326 Ferndale Road West, read a letter that he provided to the Council in
48 which he supports the Meyer Place project but has concerns with staff regarding previous
49 development proposals.

50 Mrs. Anderson commented she is in favor of this project. They applicant has worked with
51 the neighbors and listened to the requests of the Planning Commission and City Council. The

1 PUD request is reasonable based on the Comprehensive Plan. The design components and
2 alcoves are creative and contribute to the benefit to the community. The roof deviation is not a
3 problem and the design standards need to be looked at. Mrs. Anderson stated the sidewalk
4 deviation is a benefit and requested a condition that it run to the curb cut in the neighborhood on
5 the north side. The first and second floor setbacks make sense since the building is not built all
6 the way up to the property line, it fits with the design, and she supports keeping the top corner
7 piece of the tower. She likes the creativity of the public space and looks forward to seeing this
8 property thrive again.

9 Mr. Tyacke stated this is a good fit for the property, noting the mass of the building and
10 number of condominiums have been reduced. The property line setbacks show that they have
11 used the space wisely and it will add to the development. The public area should include public
12 art that fits. He supports the corner roof deviation as well as the tan roof color. He supports the
13 proposed project and believes the landscaping features will be a great addition to the downtown
14 area.

15 Mr. Mullin commented he agrees with the other Councilmembers, but would like to see
16 more detail in the development agreement regarding the budget for the public space, and have the
17 design reviewed by staff. He also supports the sidewalk connection to the neighborhood to the
18 north.

19 Mrs. McCarthy commented this is a pivotal corner in the community in need of a
20 makeover, but she is concerned with vitality if there are only residential condominiums. The
21 applicant has worked hard to listen to the community, but she is not in favor of application
22 because it is not the right project for the area.

23 Mr. Willcox commented the project has come a long way and it is an iconic corner that
24 needs to be done right. He supports the project as proposed with the proposed design deviations.
25 He also supports seeing a budget and approved design for the public space.

26 Mr. Schelzel requested clarification regarding the public space: 1) Decide if it is a piece
27 of property to dedicate to the public through an easement or if it is private property being used by
28 the public; 2) The cost of public space be paid for by the property owner; and, 3) Decide who
29 should approve the design of what is included in the public space.

30 Mr. Thomson advised the Resolution does include the sidewalk connection to the north
31 and the City's public art policy would still apply if the art is owned by the City, which calls for
32 the Council's approval. It does not specify anything about cost.

33 Mrs. Anderson stated the public space land should stay in the hands of the HOA because
34 of the ongoing maintenance that the City should not assume. The quality of the building and price
35 points will help guide the quality that is designed on the public space.

36 City Attorney Schelzel stated if the public is going to have access to the space, the City
37 would need an easement for it. The cost of the project, which would include ongoing
38 maintenance, could be specified in the development agreement for the project.

39 Mr. Tyacke stated it is important to have an easement and a design approved under the
40 public art policy and asked if it should include an amount.

41 Mr. Willcox suggested the Public Art Committee offer ideas on design and cost and bring
42 it back before the Council at a later date.

43 Mr. Whitten offered more detail on the proposed public art. The milk letters would be
44 stainless steel, the containers would be brass, but he is unsure on the statue. They are intending it
45 to be high quality and hope to exceed the Council's expectations.

46 Mr. Tyacke made a motion, seconded by Mrs. Anderson, to adopt Resolution No. 58-
47 2016 Approving PUD Concept and General Plans, PUD Rezoning, and Project Design for New
48 Three Story Residential Development at 105 Lake Street East, with an additional condition that
49 the applicant enter into an agreement with the City regarding the public feature shown on the
50 southwest corner of the property, which includes the following items: 1) process for the applicant
51 to work with the City's public art committee and City staff regarding the public feature, 2) the

1 public feature must be consistent with the City's public art policy, 3) the applicant provide a
2 defined budget to be paid by the applicant, 4) the applicant dedicate an easement to the City for
3 the public feature, and 5) the maintenance and cost to maintain the public feature must be paid by
4 the homeowners association for the condominiums. The motion carried 4/1 (McCarthy).

5 Mrs. Anderson made a motion, seconded by Mr. Tyacke, to approve the first reading of
6 Ordinance No. 766 Amending the Official Zoning Map of the City to Rezone Property at 105
7 Lake Street East to PUD Planned Unit Development District. The motion carried 4/1 (McCarthy).

8 Mr. Dahl pointed out an update regarding this application will be given to the
9 "Roundabout Committee," who is serving as the Public Art Committee.

10
11 **d. Consider Resolution No. 49-2016 Denying Subdivision/Preliminary and Final Plat at**
12 **15610 Holdridge Road East**

13 Director of Planning and Building Thomson reported property owners Anna Ovsyannikova and
14 Yengeni Ogranovich have submitted a development application to subdivide the property at
15 15610 Holdridge Road East into two single-family residential lots. The existing house would
16 remain and one new home would be constructed on the new lot. The application includes review
17 of concurrent preliminary and final plat subdivision.

18 Mr. Thomson provided an update on the grading and drainage for the site that was
19 requested from the Council at the December 15 meeting. The new house would result in 144
20 cubic yards of net fill, which is about 12 truckloads. The total amount of site disturbance on the
21 new lot is 360 cubic yards, which results in a change of grade of half of a foot over the entire lot.
22 The drainage would be directed to the back of the lot, and gutters would be added to the new
23 house to direct water towards the back of the house. There is no grading required within the
24 wetland or wetland setback and the City Engineer agrees this plan complies with the City's
25 grading ordinance.

26 Mr. Thomson reported the subdivision ordinance does not include clear language that
27 defines steep slopes. City staff has calculated the average slope on the property, as measured from
28 the wetland edge to the top of the slope. The slope rises between 27 feet to 35 feet and has an
29 average slope ranging from 17.6 percent to 20.4 percent.

30 Mr. Tyacke pointed out the applicant's neighbor's engineer calculated their slope at a 33
31 percent grade, while staff calculated the applicant's slope at 17 to 20 percent. Mr. Thomson stated
32 City staff used the definition of a slope within the Shoreland District. This definition displays an
33 average throughout the area, not a slope in a select spot on the property.

34 Mr. Mullin inquired what tools are available to the adjacent property if the water grading
35 plan negatively impacts it. Mr. Thomson stated the grading plan is reviewed throughout
36 construction. If after construction water drainage negatively impacts the adjacent property, the
37 property owner constructing the house would not receive a Certificate of Occupancy and would
38 be required to fix the issue.

39 The applicants, Anna Ovsyannikova and Yengeni Ogranovich, 15610 Holdridge Road
40 East, provided pictures of neighboring properties and pointed out the similarities between their
41 proposal and the existing homes. The total amount of dirt moved during the project is about 360
42 cubic yards and the maximum amount allowed before the need of a separate approval is 1,200
43 cubic yards. All excavated dirt will be used for fill and remain on the property, the gutters will be
44 directed toward the back of the house, and there will not be any retaining walls. A 32-inch
45 diameter heritage tree will be removed and will be replaced with 16 four-inch trees (total of 64
46 inches) to comply with the Tree Ordinance. During construction, a code appropriate orange mesh
47 fence will be installed and the site will be monitored by the City Inspector.

48 Ms. Ovsyannikova stated if they build a ranch style home instead of the proposed two-
49 story home, they will need to increase the footprint to accommodate the square footage. This
50 means they will need more fill and additional removal of trees. They will be closer proximity to

1 the wetland, the water drainage from a larger roof will create a more intense flow, and only the
2 pitch of the roof would be visible from the street.

3 Mr. Mullin inquired why the retaining walls were removed. Ms. Ovsyannikova stated the
4 surveyors showed it should be a natural slope. There will be a retaining wall by the driveway and
5 in the back.

6 Suzanne Candell, 15804 Holdridge Road East, pointed out the concerned neighbors in the
7 audience, and stated the project is not good for the neighborhood. The design of lot does not
8 reflect the character of the neighborhood, trees would be lost, and the subdivision would
9 adversely impact the character of the neighborhood. They hired a civil engineer and his
10 conclusion showed the slopes were steep at 33 percent, there are significant challenges with the
11 driveway, and concerns with the nine-foot retaining wall. This site would not have a viable front
12 or back yard. They believe the lot qualifies as a protected area and should not be built on.

13 Ann Glad, 15611 Holdridge Road East, commented the question is whether the slope is
14 considered across the entire lot or only across the building area. She pointed out how they came
15 up with the calculations of the slopes and stated there are potential problems when slopes are
16 disturbed. One of the retaining walls near the driveway shows it to be nine feet tall, and they were
17 told the walls would not be more than three feet in height. If the ordinance states a house should
18 not be built on slopes more than 18 percent, this house is clearly over that and should not be built.

19 Bob Ambrose, 15803 Holdridge Road East, read a letter from Judith and Anthony Shink,
20 15600 Holdridge Road East, neighbors of the applicant who were unable to attend the meeting.
21 The letter expressed their opposition to the subdivision and proposed home construction, and
22 expressed concern with the negative effects on their land and character of the neighborhood, the
23 complex nature and execution of drainage, retaining walls, grading, and fill. They do not know of
24 any contingency plans in place if something were to fail and negatively impact their land and they
25 are not familiar with the construction team the applicant is working with. They have already spent
26 money and worked with the City to mitigate water issues and it is probable that this proposed
27 build would present new challenges with water and settling.

28 Mrs. McCarthy inquired about the street at the proposed construction area that is
29 designed with no curbs, and asked who would be responsible for fixing the street if water run off
30 created additional problems. The road was already constructed to direct the water into the woods,
31 but after the house is built, it looks like it will run right into the house. She expressed concern that
32 it would become a burden on the City to fix it in the future. Mr. Thomson stated they would want
33 to prevent the problem and it would be looked at during the final grading plan. City Attorney
34 Schelzel stated street improvements are often assessed against property owners.

35 Mr. Thomson stated he would like to talk with City Engineer Kelly about whether there is
36 impact and the type of agreement needed to protect the City, if needed.

37 Mr. Tyacke stated the property is very steep, the driveway is steep, and it is a difficult lot
38 to build on. He agrees with the adverse effects identified by the Planning Commission and
39 supports denial of this application.

40 Mrs. McCarthy stated her biggest concern is the amount of fill needed and the water and
41 runoff that will adversely affect the neighbor's properties. The size of the lot is not in character
42 with the neighborhood and she is not in favor of the application.

43 Mr. Mullin stated the grading plan and fill needed is substantial in order to make it a
44 workable lot and it changes the character of the adjacent lot. There is a broader drainage issue for
45 the street, streetscape and the neighborhood, and does not support the application request.

46 Mrs. Anderson stated the applicants have a right to subdivide their property. However,
47 buildable area needs to be considered, and the code does not address that. The slope and driveway
48 both present a huge challenge. The water and drainage remains an issue and she supports denial
49 of the application. There are extreme conditions associated with the lot that are not in the best
50 interest of the neighbors or the applicant.

1 Mr. Willcox complimented the applicants on their diligence and detail with their
2 application, but stated he cannot support it. There are risks involved with building on the steep
3 slope, they are trying to preserve the natural flow of the landscape, and it creates a lot that is
4 comparable with lots in Minnetonka, but not Wayzata.

5 Mr. Tyacke made a motion, seconded by Mrs. McCarthy, to adopt Resolution No. 49-
6 2016 Denying Subdivision/Preliminary and Final Plat at 15610 Holdridge Road East, with an
7 additional finding that the proposed grading and drainage on the significant slope would
8 adversely impact the neighborhood. The motion carried 5/0.

9
10 **AGENDA ITEM 7. City Manager's Report and Discussion Items.**

11 **a. Upcoming Events**

12 City Manager Dahl announced New Years at the Muni will start at 8:00 p.m.

13
14 **b. Miscellaneous**

15 City Manager Dahl stated Wayzata staff enjoys working with Director of Planning and Building
16 Thomson and supports him and his work.

17 City Manager Dahl thanked Councilmembers Anderson and Mullin for their
18 commitment, support and dedication to the Wayzata community.

19 Mayor Willcox commented Councilmember Anderson was an energetic and forceful
20 presence and her point of view was always very valuable. Councilmember Mullin was a part of
21 many successful project implementations in the City. He thanked them both for their hard work,
22 dedication, knowledge, and talent.

23 Councilmember Tyacke thanked Councilmembers Anderson and Mullin for their work
24 and stated they will be missed.

25 Councilmember McCarthy thanked them for welcoming her to the Council and providing
26 wisdom and friendship.

27
28 **AGENDA ITEM 9. Public Forum Continued (as necessary).**

29 None.

30
31 **AGENDA ITEM 10. Adjournment.**

32 Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adjourn. There being no further
33 business, Mayor Willcox adjourned the meeting at 10:04 p.m.

34
35 Respectfully submitted,

36
37 *Becky Malone 01-03-2017*

38
39 Becky Malone
40 Deputy City Clerk

41
42 Drafted by Shannon Schmidt
43 *TimeSaver Off Site Secretarial, Inc.*