

City of Star
Council Meeting Minutes
January 21, 2020

The regular meeting of the Star City Council was held on January 21, 2020 at 7:00 pm at the LifeSpring Church, 174 N. Star Road, Star, Idaho. Mayor Trevor Chadwick called the meeting to order at 7:00 pm and all stood for the Pledge of Allegiance.

Roll Call: Councilpersons David Hershey, Michael Keyes, Jennifer Salmonsens and Kevin Nielsen were all present.

Approval of the Agenda: Keyes moved to approve the agenda; Nielsen seconded the motion. All ayes: motion carried.

Consent Agenda: Keyes moved to approve the Consent Agenda consisting of: Regular Meeting Minutes of June 4, 2019 and January 7, 2020, Confirmation of Transportation Committee Members - Jon Turnipseed, Chris Todd, and John Tensen, Confirmation of Beautification Committee Member – Stacey Camera, Nielsen seconded the motion. Salmonsens stated she abstained approving the minutes for June 4, 2019 as she was not on the Council at the time. All ayes: motion carried.

Old/New Business:

Mayor Chadwick explained for the benefit of the citizens who may be new to the process for a public hearing that they need to sign the public testimony sheets in order to speak during a public hearing and then he reviewed the public hearing process. He asked the audience to refrain from speaking out, cheering, or clapping when others are speaking; to please keep the hearings civil so everyone can be heard.

Public Hearing – Rezone & Conditional Use Permit – Seneca Springs Development: The Mayor opened the public hearing for the Seneca Springs Development and asked the Council if they had any ex-parte contact or conflicts of interest; hearing none the Mayor asked the applicant to come forward.

Applicant – Brad Marczuk stated he is the architect of the project and would also be speaking for the applicant, and would be sharing his time with Cynthia, who is also part of their team. He explained there were three components to this application, the annexation and rezone, conditional use permit and a development agreement. Each component will be part of a mixed-use development. The existing landscape strip along Seneca Springs owned by the Rockbridge HOA dictates that they have a single access point off of State Street, which limits their development opportunities on this property. They are proposing commercial along State Street with multi-family residential buildings on the north side. They worked with the Idaho Transportation Department (ITD) to develop an access design to meet their corridor settings and future right-a-ways. They increased the right-a-way and will install a 216-foot deceleration lane with a right in / right out only onto State Street. With the deceleration lane, ITD had no concerns with the increased traffic count and no objections to the proposed project and they will have to meet all their requirements. ACHD, ITD, and the City of Star have been in discussions regarding streetlights and intersections as part of their corridor study. In working with the City of Star planning department they have modified their initial submittal to include a 52 foot right-a-way for potential public use as a public road, which runs east and west in the center of their development and will continue west as new projects get developed. Marczuk stated this project was developed under the

Comp Plan and under the mixed-use zoning the multi-family as a standalone building is permitted as a conditional use and a height of 35 feet is allowed in this zone. A portion of this mixed-use includes a restaurant with a drive thru and shared parking. Under the C-2 zone they are proposing two commercial buildings that are orientated toward State Street. These structures consist of an auto parts store and a lease building. As there seemed to be some misunderstanding regarding the mixed-use, he read through the staff findings and recommendations which state the proposed development meets the requirements, standards and intent as they relate to the Comp Plan and Unified Development Code. This development falls under the existing plan and code. After meeting with staff, they redesigned the cross access with a 50-foot-wide access, decreased the multi-family units from 96 to 84 units and the covered and uncovered parking was decreased in portion. The multi-family units to the north and adjacent to the residential will be two-story units instead of the original proposed three-story. There will be a landscape buffer between the multi-family and the existing subdivision, providing a visual barrier. The two-story buildings provide a transition for the three-story buildings along Seneca Street and the commercial. Until the conditional use is granted, any design efforts for a final design elevation is premature. They plan on using quality materials and are willing to meet with the design review members on what they would like to see in a specific style and would harmonize with the existing neighborhoods. Marczuk explained they had proposed a D & B Store on the northern property but were denied easement access off of Seneca Springs by the Rockbridge HOA and D & B backed out as they wanted two accesses. Their emergency access is off the west end and has been approved by ITD and the Star Fire Department. All large and mid-size businesses they have approached will not do business because there is no access for large trucks. Thus, the project has evolved into what is being presented tonight. The development agreement is outlined in the land use report. Marczuk stated they have tried to address some of the concerns regarding traffic by building the crossroad inside the project and building the deceleration lane, and street improvements including sidewalk, streetlights, storm drain swales and utility updates. Another concern presented in comments is that this project is out of character with the surrounding context and they state the multi-family is not allowed or have to be on top of businesses. They are submitting under the existing zoning codes and have met with staff to be sure the plan comes under the current Comprehensive Plan. The multi-family to the north will be two stories and are buffered by landscaping and provide a transition to the three-story buildings and commercial. If the review committee requires a certain style of building, they are willing to accommodate. He pointed out Star is a growing city in need of more housing and more affordable housing and this helps fill that need. He noted this property is zoned for this type of project.

Cynthia Marlow stated she is an attorney representing the developer and wished to address the comments that were submitted in opposition. Most of the comments stated they do not want the growth that comes with the apartments. One stated they should build in the foothills where they will not be seen. The City will grow and will not be able to hide all multi-family projects up the hill and out of sight. This project presents a few difficult things and because of Rockbridge's landscape strip it is limited; past Council's and ITD should have had the foresight of putting in access off of Seneca into this property. Developer took on this project knowing multi-family is allowed here with a CUP. They also realize property rights are paramount and protected under the law. They have been working with the City on the road right-a-way, the density, on lowering the heights of the buildings, and came up with a design that will harmonize with the area. One of the biggest concerns was traffic, and according to ACHD's traffic study in the staff report multi-family has the lowest trips per day of any of the uses that were proposed. She stated they had worked for months with Rockbridge HOA and their attorney to get access onto N. Seneca Springs and were informed they couldn't give them an easement because it was cost prohibited and not allowed in their CC&Rs; but they did grant them the emergency easement on the back. She stated if they could grant that easement, they could certainly grant them an easement

where they needed it. without that access they could not get the D & B store. So, the developer chose the next best use of the property. She stated apartments are good for the community, are good infill, provide opportunity for children to come back to this community, great walking opportunity to downtown, which will reduce car traffic, and project won't put an extra burden on services as services are already there. She pointed out the developer is local and recently put in the D & B store in Kuna, if anyone would like to check out the quality of work he does.

Hershey stated for the record he has approved and not approved apartments since he has been on the Council. By his understanding of the Comp Plan and the way they want the City to go a D & B would have been appropriate here. When he looks at the proposed project, he stated he does not see it fitting there and doesn't see it matching the Comprehensive Plan as he understands it. It states clearly in the Comprehensive Plan that apartments can be here but needs to be a very minor component. This highway area is where the City wants commercial development and he stated he has a hard time giving up any of this area for anything other than commercial. Hershey asked what it would take to go back and try again. Travis Stroud, the developer for the project, stated they did look at having a D & B but it was the lack of access that stopped it. While they were negotiating with the Rockbridge HOA, they found a more suitable location.

Nielsen stated they mentioned bringing a restaurant with drive-thru and asked what other kinds of commercial they were looking at. Stroud stated there will be an auto parts store, but they do not yet have uses for the other two lots. Without a light and a secondary access point they could not justify commercial in the back portion.

Keyes asked why the access was so close to Seneca and not further west. Marczuk stated it was because they had to keep a minimum distance from Seneca and they also had to have emergency access at the most westerly site and have maximum distance between those two access points. Keyes asked if this will be a right in and right out only, to which he was informed it was. Stroud noted they did work with ITD for cross access to minimize curb cuts when moving forward.

Keyes asked staff why they couldn't get a large box commercial to get access onto Seneca Springs; why did they require access onto Seneca and this project doesn't. Stroud stated the access was a requirement of the big box retailer, it wasn't a City requirement. It was about circulating the trucks and filtering the people through; they weren't willing to do it without the secondary ingress/egress.

Salmonsens stated she would like to see Star be more walkable and pedestrian friendly and asked if they could move the buildings forward. Stroud stated they would be willing to explore that layout and have more street presence. Salmonsens stated in the Comp Plan and in their economic development one of their objectives was to have street parking in the Central Business District. Mayor Chadwick stated it was an ITD question if she is referring to State Street. Stroud stated they were willing to work with ITD on that.

Public Input: Michael Traficante, PO Box 83, Star, stated one of the questions is the apartments and are they harmonious with the Comp Plan and with the community. He pointed out to the Council that they can condition the project, if the Council wants more commercial, they can ask for it; commercial is in the Comp Plan. They need to consider the corridor plan and a second access. He stated he believed it is a good breakup of housing and the commercial corridor.

Forrest Irwin, 10278 W. Purple Ash Drive, Star, stated in 1995 the LA Times published an article stating one of the most desirable places to locate was Star. He stated high density should be located at employment centers, not in residential areas. He reminded everyone that nobody in ITD lives here and they make decisions concerning us. The Developer doesn't live here; his only concern is to make money without any concern for us or for our way of life. He is concerned with water resources; these developments are high water usage. If you look west there is open space available that does not adjoin the residential.

Jeff Sloan, 10082 W. Arrowleaf Court, Star, stated he is opposed to this project because this is a prime corridor for all commercial. He proposed the Council oppose this development because we need commercial. He stated he is sorry D & B is not coming but there are lots of other businesses out there. He would like to see commercial there opposed to anything else.

James Wilson, 439 N. Glen Aspen Way, Star, stated he is opposed to the development as he feels it is a poor plan for the area. It will create 200 to 300 more cars onto a congested street. The desire is for commercial in this area – our tax base needs it. He is concerned with property values going down to houses that abut these kinds of projects. He urged the Council to vote no.

Steven Bates, 266 N. Hullen Place, Star, stated the Rockbridge HOA recommends the Council deny the development agreement and particularly the conditional use permit. They have no objection to the annexation and zoning request. Steven Bates and Dough Krammer, 10343 W. Andromeda Court, Star, read from a prepared statement they passed out to the Mayor and Council (copy attached). Additionally, they had at the beginning discussions about moving the emergency access.

Keyes pointed out they had stated they could possibly do a lease access agreement and wondered if their HOA would be open to providing access to a different development. Krammer stated the only way that would happen is if the City would guarantee their legal costs would be covered; and he didn't see that happening.

Gary Smith, 258 Langer Lake Way, Star, stated he was present in opposition to this project. He stated he had met with ITD and the City Planner and had concerns with traffic. Placing a turn lane into a complex of this size beginning at Seneca is an accident waiting to happen. A better plan is what was in the last Comp Plan which had high-density east of Highway 16 which gives traffic the ability to route east on Highway 44 and south onto Highway 16. Fighting traffic kills businesses as consumers will avoid congestion. Smith asked the Council to deny based on high density of traffic.

Scott Kunau, 10260 W. Broadford Court, Star, stated he lives in Rockbridge and is opposed to any change in the zoning. He pointed out in the Comp Plan Section 8-7-4 Building Cluster that buildings shall be clustered to preserve scenic or environmentally sensitive areas and asked how does building three-story apartment buildings preserve our current scenic drive into their subdivision. He realized ITD owns Highway 44 and probably only uses computer models, but Seneca cannot support an additional 400 cars a day. The zoning ordinance is written to bring more retail to this area. He stated for the record that he is not against affordable housing but is opposed to apartment complexes on small parcels of land next to established residential. He asked the Council to work to bring more retail and figure out road accesses.

Rick Chromey, 299 N. Hullen Place, Star, stated he is a new resident and just learned about this project after buying his home; he would not have bought if he had known. He felt the apartments are in the wrong area, are not right for Rockbridge or right for Star. He stated he is in opposition of approval.

Jon Turnipseed, 11725 W. Caribee Inlet, Star, stated his objection to this project is because the need for commercial along State Street is essential. He asked if the Council decides to approve that the architect be held to design standards. He stated he is opposed due to the lack of commercial in the City.

Will Howard, 10369 W. Capella Drive, Star, stated he kept hearing MU and wondered why they were changing the zoning. He noted Section 8-3E-1 states MU uses include single-family residential, duplexes, townhouses, multi-family and commercial. Vertically integrated residential is encouraged for transition between existing residential and commercial. Section 8-3E-4B states there should be two housing types and there is only one housing type here; they may be different sizes but there is only one type before going to commercial. Per Section 8-3E-3C-1 there should be a grid and there doesn't appear to be one for this project. He stated he is against rezoning and the project as it stands.

Steven Park, 10037 W. Andromeda, Star, stated he lives in Heron River and is opposed to this project with apartments and only minor commercial in front. He is concerned with right turns only into and out of the project. He expressed concern when turning left to go to Boise and people coming east from downtown Star being able to turn left into this development. A fast food business means a lot of traffic.

Perry Cross, 10059 W. Andromeda Drive, Star, stated he realized the developer is concerned with making money, but he was not sure this is best for Star. He doesn't see anyone walking along State Street as was mentioned regarding walkability. Generally, when you have high density you want mass transit and Star does not have any. Cross stated he is opposed and didn't feel Council should rezone. He noted housing doesn't pay for itself; we need a commercial tax base.

Matthew Vrasper, 457 N. Mira, Star, asked if development is approved can we have the developer put in some sort of artwork at the entrance. He would like to have it no matter what goes in.

Rebuttal: Stroud stated regarding traffic comments, they rely on ITD for that. They are commercial developers and would like it to be commercial, but access is an issue. Without a secondary access and without a light they are not going to draw commercial. They can get commercial to the front but get no interest in the back without a second entrance. There is a need for affordable housing and in their research there is a need in Star. As far as an auto parts store, yes there is already one, but who determines how many. Stroud stated they feel this is a right location, having multi-family in the urban core. He stated he would like to have all commercial, but the fundamentals are not there for commercial.

Keyes asked if they move forward and decide they don't want multi-family; would you still want us to approve the application for the front of the parcel. Stroud stated he would still ask for that piece as they do commercial.

Hershey followed up by asking if they approve just the commercial part wouldn't that basically limit the use. Stroud stated without access they are limiting this parcel; he doesn't see this ever being commercial without access.

Salmonsens asked if there was a way to increase the commercial component. Stroud stated the most viable commercial is what they have here. They could not get any attraction to taking commercial further back from State Street without secondary access.

Mayor Chadwick noted he heard a lot about affordable and market driven but didn't feel these would be affordable apartments. Stroud stated rent is high due to supply, demand, and availability, and rent is now high due to fewer options.

Discussion held as to whether Council had to approve all three applications, or could they approve individually and have staff review the Development Agreement to apply to the commercial parcels. Nickel stated he believed as long as the front parcels haven't changed their size, they could act on the two and table or deny the CUP. They could direct staff to bring back a development agreement and Findings. As to whether he would move forward, Stroud stated he would but not sure the owner he is under contract with would as he would only be interested in the front parcel.

Nielsen noted what they are wanting is more commercial, with walkability and possibly a gathering place. Stroud pointed out it would take more residential to have a gathering place. They will do cross access with the neighboring properties and hope to have another access point in the future.

The Mayor closed the public hearing and moved to deliberations.

Hershey stated he was concerned with having apartments in this area; their plan was to have more commercial in this business district. He suggested they deny and have them bring back something with more commercial; he could not approve as is.

Keyes noted in the Comp Plan this was a commercial district and should be primarily commercial and he doesn't see this being primarily commercial. He felt it to be inconsistent with their code and Comp Plan and would vote to deny. He would be open to annexation and zoning and having staff bring back a development agreement.

Salmonsens stated she was not against apartments, but the issue was with the location of the apartments; she didn't feel it met their Comp Plan. She would be willing to approve the commercial but would deny the apartment component.

Nielsen noted they have a fiduciary responsibility to balance the ratio between commercial and residential. He was not in favor of approving applications individually, would like more commercial and there needs to be more work done with ITD for access. Their intent was for this to be a Central Business District and he would like to see it be done.

The Mayor encouraged the Council to look seriously at this corridor; encouraged the developer and HOA to work on access to this property for commercial; that it was important to have the fiduciary ratio in balance; and to have the City, the developer, and the Rockbridge HOA sit down and work out an agreement on the commercial aspect on the property. He stated he would be willing to waive any future application fees for this developer to get the commercial aspect worked out.

Hershey moved to deny the annexation application along with the rezone, Nielsen seconded the motion. Keyes stated he felt the applicant is interested in reworking the application if they table and asked Hershey to amend motion to table to a date certain. Nielsen stated he would like to see this reworked with more commercial, felt they should deny and have them come back, and possibly waive fees. All ayes: motion carried.

Public Hearing – Rezone & Planned Unit Development – 10362 State Street: The Mayor asked the Council if they had any ex-parte contact or conflicts of interest; hearing none the Mayor declared the public hearing open.

Applicant – Jason Martin, 9628 W. State Street, Star, explained the application is actually two properties, is currently zoned C-2, and they are asking to be rezoned to Central Business District with a PUD for a car dealership and to temporarily maintain the current residential duplex. He explained he is looking to do improvements with landscape buffering along State Street and along the east and west sides of the property. He has been in discussions with ITD and they want a right-of-way for widening State Street and at this time would support not putting in a sidewalk as it would be removed at a future date; therefore, he asked that it not be required at this time. The property owner would like to look at not putting in that sidewalk due to the cost to put in and the cost for ITD to remove it; also, the property to the east and west do not have sidewalks.

Mike Virden, 2303 Bellagio Drive, Meridian, stated he is looking at doing a dealership on a small scale and to capitalize on commercial on the property in the future. He stated the sidewalk is not a big deal, the frontage is not a lot, just concerned with the elevation. He is looking at this to maximize retail use today and see where the future goes. Keyes asked him if he owned the pasture behind and he stated he did not. Nielsen asked why he was requesting a rezone and Virden stated he wasn't sure but believed it had to do with fitting into the City's plan. Nickel stated the CBD zoning provides flexibility and he knows the duplexes are temporary and will be going away in favor of commercial. Discussion held on improvements to site and it was explained they would like to create some retail in the front with paved parking and landscape, will have gravel parking at the duplex and it has a large backyard. Chadwick pointed out the Council's desire is for that entire area to be CBD and asked if he would consider the use of the duplex for five years and then move it into a commercial aspect when they get access to the back area. Virden stated the timeframe on it is a concern due to the uncertainty of ITD. Chadwick suggested putting a sunshine clause on the duplexes and they could revisit after five years. Chris Yorgason, Legal Counsel, suggested tying it to a clause when Highway 44 is expanded or a year or so after. Virden stated he would be okay with something like that. Salmonsens asked about how many vehicles do they see being on the car lot; to which Virden estimated up to fifteen. Discussion was held regarding the sidewalk, maybe a temporary asphalt strip, and the possibility of bonding for it.

Susan Arjona, with ITD Development Services, noted widening of the Highway is a 2024 project, there is no elevation there for a sidewalk, and removing sidewalks adds an extra expense to the project. Discussion ensued regarding developer bonding to put in the sidewalk in the future, ITD not being able to give developer the elevation for the sidewalk, and that there is no definite timeline for the road expansion.

Public Input: Doug Kramer, 10343 W. Adirondack, Star, stated he didn't know enough about this development, wondered why they need to rezone and would like to know exactly what is going in there. He is concerned with what this will look like in twenty to thirty years. Also concerned with the paved asphalt meeting Federal guidelines.

Zack Bruneel, 3035 N. Hamlet Lane, Star, noted he owns the Vet Clinic adjacent to this property and was excited to see Mr. Virden take ownership. He stated he is willing to cooperate with him on future development and realized the best use of the property is commercial and that they need access to the back of the properties to develop. He stated he is in favor of the rezone and the plan; but wanted to

make sure the rezoning doesn't encroach to his property as he bought it as C-2 and wants it to remain C-2 at this time.

Rebuttal: Virden stated he currently owns an RV dealership and is looking at this as a possibility for opening a dealership which will open up retail opportunities. They are open to whatever Council decides regarding sidewalks.

The Mayor closed the public hearing and moved to deliberations.

Hershey stated regarding the sidewalk, he didn't believe in putting in anything that will be torn up. He stated he is in favor of approving.

Keyes stated he was happy to have the applicant in Star and the possibility of increasing commercial. He stated he was also in support of approving.

Nielsen discussed his concerns regarding putting in the sidewalk and how they should address it.

The Mayor encouraged the Council to put in the PUD conditions for a sunset clause for the residential duplex for a year after ITD completes the expansion of Highway 44 and the applicant will put in the sidewalk at the time of ITD's expansion of State Street. Hershey and Nielsen suggest eighteen to twenty-four months was a better timeframe.

Keyes moved to approve RZ-20-01 Annexation and Zoning and PUD-20-01 for 10362 and 10366 W. State Street with staff conditions plus a condition for installing the sidewalk in conjunction with ITD widening of State Street and approval of sunset clause of duplexes within twenty-four months after ITD completes their work with the option the applicant can request an extension of time, Hershey seconded the motion. All ayes: motion carried.

Public Hearing – Annexation/Zoning/Preliminary Plat - Torchlight Estates Subdivision: The Mayor asked Council if they had any ex-parte contact or conflicts of interest; hearing none the Mayor declared the public hearing open.

Applicant – Guy Jones, Alliance Building, stated he is representing the landowners of this project. They also have their civil engineer, Derrit Kerner, and their landscaping engineer present as well. Jones pointed out their lot sizes range from two acres to the smallest just over 10,000 square feet. They are requesting a zoning of R-2 with a density of 1.92 lots per acre and the subdivision is just over twenty acres. In the middle of their site they have a large water feature with a walking path around it, and have included a gazebo and a barbeque area, and have sidewalks throughout creating walking paths. He noted because of the size of their lots, ACHD did not require an impact study. Their open space does meet the City's new requirement of fifteen percent. Discussion held on ITD's request for traffic numbers at the intersection of Highway 16 and Highway 44 and Jones stated they could provide the information to ITD. Landscaping and setbacks were discussed, and Jones explained due to the size of the lots it will allow them to set houses farther back and he further explained the walking paths.

Public Input: Barbara Moyle, 9800 W. Beacon Light Road, Star, pointed out she is just east of this property. She would like to see the lots bordering her property be larger, possibly be an acre. She is concerned with the drainage for her property from the north side. She pointed out red maple trees are toxic to animals and is concerned for her animals. She is concerned with lighting and fencing, and Jones

stated there will be low lighting and they will do privacy fencing. Following a discussion regarding the red maple trees Jones stated they were also concerned and had removed those trees. In regard to the discussion regarding her farming, Nickel stated they will put in the conditions a note supporting the "Right to Farm Act" on final plats. Salmonsens asked about her water concerns and Moyle stated she irrigated east to west and was concerned that it may wash out fencing.

Rebuttal: Jones pointed out they have a two-acre lot next to Moyle's home. Regarding the drainage, they have it flowing to the west and have arranged with the neighbor to the west regarding retaining water by enlarging their pond. They will capture the runoff water. To curb light pollution, they will have down lighting and shielded domes. Nielsen asked they put the down lighting in their CC&R's.

The Mayor closed the public hearing and moved to deliberations.

Hershey stated he was in favor of the project and liked the fact it is lower density. He felt they had addressed Moyle's concerns and they need to put in the Right to Farm Act as a condition. He stated he felt it would be a welcome addition to Star.

Nielsen moved to approve applications AZ-20-01 Annexation and Zoning and PP-20-01 Preliminary Plat for Torchlight Estates Subdivision and include requiring the dark sky lighting which they will putting into the City Code in a couple of months, include note supporting "Right to Farm Act", and they put a sign at entrances indicating rules for building contractors, Hershey seconded the motion. Keyes stated he was in favor of approval and in regard to the concerns with the density, he wanted to clarify this entire project does comply with the Comp Plan. Salmonsens asked about the traffic study for ITD. Nickel stated as they move along with their discussions with ITD they will be coming up with language regarding Highway 16. He suggested they put in the motion a condition that Applicant continue working with ITD. Nielsen stated he would modify his motion to include suggested condition, Hershey seconded modified motion. All ayes: motion carried.

Transportation Improvement Program Items: Mayor Chadwick explained they need to begin thinking about what they would like to add to the transportation list before them, which is ACHD's prioritization list. He asked they get their suggestions back to staff by mid-March.

Reports:

Staff – Nickel reminded everyone they have scheduled adopting the new code at the February 11, 2020 meeting, and stated he would like to have one more workshop before that.

Council – Hershey stated the Fire Department received a grant for a zodiac.

Keyes stated the Transportation Committee has gotten off to a good start and they have appointed a new member.

Salmonsens stated she had nothing to report as she had just started as a Council member.

Mayor – Mayor Chadwick stated the last few weeks have been very busy, and he has made great contacts with ACHD, ITD and COMPASS. He has signed papers to get City Hall's cameras put in so they can live stream meetings. They are also improving the phone system. He stated he will get committee assignment to them.

The Mayor adjourned the meeting at 10:30 pm.

Approved:

Respectfully submitted:

Trevor A. Chadwick, Mayor

Kathleen Hutton, Deputy City Clerk