

OWOSSO CITY COUNCIL

JULY 15, 2013

7:30 P.M.

PRESIDING OFFICER: MAYOR BENJAMIN R. FREDERICK

OPENING PRAYER: REVEREND PEG FAULMANN
ST. JOHN'S UNITED CHURCH OF CHRIST

PLEDGE OF ALLEGIANCE: DIANNE ACTON

PRESENT: Mayor Benjamin R. Frederick, Mayor Pro-Tem Cindy S. Popovitch, Councilpersons Loreen F. Bailey, Thomas B. Cook, Michael J. Erfourth, Christopher T. Eveleth and Burton D. Fox.

ABSENT: None.

APPROVE AGENDA

Motion by Councilperson Eveleth to approve the agenda with the addition of Item of Business 3. SEDP Funding and the move of current Item of Business 3. 5th Monday Meeting Agenda to Item of Business 4.

Motion supported by Councilperson Bailey and concurred in by unanimous vote.

APPROVAL OF THE MINUTES OF REGULAR MEETING OF JULY 1, 2013

Motion by Councilperson Eveleth to approve the Minutes of the Regular Meeting of July 1, 2013 as presented.

Motion supported by Councilperson Erfourth and concurred in by unanimous vote.

PROCLAMATIONS / SPECIAL PRESENTATIONS

None.

PUBLIC HEARINGS

OBSOLETE PROPERTY REHABILITATION EXEMPTION - WESENER, LLC

City Assessor Larry D. Cook walked the Council through the schedule of abatements indicating how he had calculated the number of years they were eligible for.

A Public Hearing was conducted to receive citizen comments regarding application from Wesener, LLC for an Obsolete Property Rehabilitation Exemption Certificate for their property at 104-108 North Washington Street.

There were no citizen comments.

Councilperson Cook voiced his support for the project and the perseverance of the developer.

Motion by Councilperson Eveleth to authorize the following resolution approving an Obsolete Property Rehabilitation Exemption Certificate for Wesener, LLC for a period of 12 years:

RESOLUTION NO. 73-2013

**A RESOLUTION TO APPROVE
THE APPLICATION FOR AN
OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE
FROM DAVE ACTON OF WESENER, LLC
FOR PROPERTY LOCATED AT
104-108 N. WASHINGTON STREET**

WHEREAS, the City of Owosso is a Qualified Local Government Unit within the State of Michigan and is empowered to provide tax exemptions for increased value of rehabilitated facilities within the City; and

WHEREAS, after public notice and a public hearing on March 1, 2004, the City Council of the City of Owosso approved an Obsolete Property Rehabilitation District at 104-108 N. Washington Street in Owosso, Michigan. As provided by section 4(2) of Public Act 146 of 2000, said property more particularly described as:

S 2/3 OF LOT 5 & N 1/3 OF LOT 6 (EX E 22' OF LOT 6) BLK 21 ORIGINAL PLAT

WHEREAS, the City Clerk received an application on June 21, 2013 from Dave Acton, authorized agent for Wesener, LLC, owner of the property, for an Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, notice of a public hearing concerning the application for an exemption certificate was provided to the Assessor of the City and the legislative body of each taxing unit that levies ad valorem property taxes in the City; and

WHEREAS, the City finds that the property meets the definition of an obsolete property as defined in section 2(h) of Public Act 146 of 2000 and the application for the exemption certificate is complete; and

WHEREAS, the City finds that the property relates to a rehabilitation program that when completed constitutes a "rehabilitated facility" within the meaning of P.A. 146 of 2000, and said property is located within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of PA 146 of 2000; and

WHEREAS, it has been found that the rehabilitation of the obsolete property is calculated to, and will at the time of the issuance of the certificate, have the reasonable likelihood to increase commercial activity, retain and create employment, and revitalize the downtown; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of the property already exempt under PA 146 of 2000 and under PA 198 of 1974 does not exceed 5% of the total taxable value of the unit; and

WHEREAS, the applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the rehabilitation work described in the application did not commence prior to the establishment of the District.

NOW, THEREFORE, BE IT RESOLVED that, based on the findings above made at public hearing, the City Council of the City of Owosso authorizes the application for an Obsolete Property Rehabilitation Exemption Certificate at 104-108 N. Washington Street for a period of 12 years; and

ALSO, BE IT RESOLVED that the rehabilitation shall be completed within eighteen (18) months from the date of approval of said application, and

FURTHERMORE, BE IT RESOLVED that the application and resolution are authorized for submittal to the State Tax Commission for final review and authorization.

Motion supported by Councilperson Fox.

Roll Call Vote.

AYES: Councilpersons Bailey, Cook, Mayor Pro-Tem Popovitch, Councilpersons Erfourth, Fox, Eveleth, and Mayor Frederick.

NAYS: None.

CITIZEN COMMENTS AND QUESTIONS

Greg Remington, Lytle Road, Lennon, member of the local electrical workers union, invited everyone to their labor event scheduled for August 14th at 6:00 p.m. at the Comstock Inn. He said that his local had gotten lots of attention from their recent protests of local construction projects that were using non-local labor. He said workers from the west side of the state were coming here for higher wages and putting local workers out of work. He asked that Council look at whether construction companies have a history of violating the prevailing wage laws when considering bids for construction projects.

Michael Cline, 621 Wright Avenue, noted that he had complained about signs in the right of way previously and wondered if it had been determined if tickets could be issued to violators. He said he continued to see signs in the right of way and felt that the Public Safety Department was not doing their job.

Eddie Urban, 601 Glenwood Avenue, noted that he had recently talked with a woman holding a garage sale about where she placed her signs.

Councilperson Bailey indicated she had made an unannounced tour of the City's historic properties recently and spoke with the docents present at the time. She said she came away with a much clearer understanding of their operation and the issues they face.

Councilperson Fox indicated that he had joined Ms. Bailey on her tour and was informed of some issues that he felt Council should be aware of. He also wanted to know the status of the proposed heavy equipment purchases.

Councilperson Cook thanked the City Manager and Councilpersons Fox and Erfourth for their assistance in cleaning up the flower beds in Fayette Square recently. He said he thought that such actions were indicative of how the City Manager is willing to get his hands dirty and do whatever it takes to get a job done.

Mayor Pro-Tem Popovitch said she had noticed the new bike route signs in her neighborhood and would like to do something to advertise their installation.

Councilperson Cook noted there were plans to install more signs in Owosso Charter Township in an effort to connect the CIS trail with the downtown.

CITY MANAGER REPORT

In response to Councilperson Fox's inquiry City Manager Crawford noted that bids had been received for one piece of heavy equipment and the other items slated for purchase were in various stages of the bidding process.

CONSENT AGENDA

Motion by Councilperson Eveleth to approve the Consent Agenda as follows:

First Reading and Set Public Hearing – Ordinance Amendment – Temporary Uses. Conduct First Reading and set a Public Hearing for Monday, August 19, 2013 to hear citizen comment regarding the proposed amendment to Chapter 38, Zoning, to clarify temporary uses, temporary structures, and outdoor displays as follows:

RESOLUTION NO. 74-2013

AN ORDINANCE AMENDING CHAPTER 38 ZONING OF THE CODE OF ORDINANCES TO PROVIDE FOR TEMPORARY USES, TEMPORARY STRUCTURES, AND OUTDOOR DISPLAYS

WHEREAS, the City of Owosso completed a master plan in 2012; and

WHEREAS, the master plan indicates that zoning changes should be pursued to modernize the city code; and

WHEREAS, the planning commission has held a public hearing on this proposed amendment and finds the changes to meet the guidelines of the master plan.

NOW THEREFORE, BE IT RESOLVED, THE CITY OF OWOSSO ORDAINS that Chapter 38, Zoning, of the City of Owosso city code be amended as follows:

SECTION 1. REPEAL. That a specific definition within Section 38-5 of the *Code of Ordinances*, which read as follows, shall be repealed:

~~*Temporary use or building.* A use or building permitted by the board of appeals to exist during periods of construction of the main building or use, or for special events.~~

SECTION 2. REPEAL. That Section 38-504(4)a of the *Code of Ordinances*, which read as follows, shall be repealed:

~~*Temporary permits.* For temporary structures for dwelling purposes, including trailer coaches, subject to the following procedures and limitations:~~

~~1. An application for a permit for the erection or movement of a temporary structure for dwelling purposes, including trailer coaches, shall be made to the board on a special form used exclusively for that purpose.~~

~~2. The board shall give due notice to the applicant and to all property owners within three hundred (300) feet of the property affected at least five (5) days before the hearing will be held on such application.~~

~~3. A temporary permit shall not be granted unless the board finds adequate evidence that the proposed location or use will not be detrimental to property in the immediate vicinity; and that the proposed water supply and sanitary facilities have been approved by the county health department or the city director of public services.~~

~~4. The board may impose any reasonable conditions, including setbacks, land coverage, off-street parking, landscaping, and other requirements deemed necessary to protect adjoining~~

~~properties and the public welfare. The violation of any such condition shall automatically invalidate the permit.~~

~~5. The permit issued shall clearly set forth the conditions under which the permit is granted and shall state that the proposed temporary dwelling structure is to be vacated upon expiration of a specific time limit not to exceed six (6) months. No permit shall be transferable to any other owner or occupant.~~

SECTION 3. NAME. The amended Ordinance shall be known and cited as the "City of Owosso Temporary Structures and Uses."

SECTION 4. ADDITION. That new definitions within Section 38-5 shall be added to read as follows, shall be adopted:

Temporary Structure. Any structure erected for the purpose of temporarily housing displaced persons or permitting occupancy for construction related functions related to an ongoing construction or building project.

Temporary Use. Any use, event, or display of a temporary, seasonal, or portable nature that is customary and incidental to the primary permitted use, providing that such use is not otherwise regulated or permitted by this ordinance or a valid site plan.

SECTION 5. ADDITION. That the new Section 38-399 which reads as follows, shall be adopted:

Section 38-399. Temporary structures and uses.

A. *Conditions applicable to all temporary structures, uses, and displays:* Unless otherwise noted, the following conditions shall apply to all temporary structures, uses, and displays.

1. All such uses and structures must first be reviewed and approved by the building official.
2. The use of any space or structure must be one permitted as-of-right within the applicable zoning district.
3. Adequate off-street parking, site ingress/egress, and adequate clear vision areas shall be provided.
4. The applicant shall specify the exact duration of the temporary use, and no permit for any temporary use, structure, or display shall be valid for more than one calendar year.
5. Approval of other applicable government agencies is required to ensure compliance with applicable health and safety regulations and standards.
6. The use must be carried out so as to meet all zoning and general ordinance provisions and shall not create or result in any Nuisance Factors.
7. Temporary structures shall comply with the setback standards for the district in which they are located.
8. The building official or his/her designee shall approve any and all plumbing, electrical, and mechanical connections to any temporary structure.
9. The building official or zoning administrator may require the applicant to furnish the city with a performance bond in accordance with Section 29-48 of the city ordinance to ensure removal of the temporary structure, use or display.

B. *Temporary structures used for residential purposes:* A building or structure may be approved for temporary residential use only while damage to the principal dwelling due to fire, flood, ice, wind, or other natural disaster is being repaired. Any such temporary building shall not be used as a residence without prior review and approval by the building official.

Also, a manufactured dwelling unit or other approved living quarters may be occupied as a residence on a temporary basis on sites for which a building permit has been issued for construction, major repair, or remodeling of a new dwelling unit, subject to the following:

1. An occupancy permit is issued by the building official for the temporary residence.

2. Such permits may be issued by the building official for up to six months in duration and may be renewed for periods of up to six months, provided that work is proceeding in an expeditious manner.
 3. An approved temporary structure may be moved onto a site 14 days prior to commencement of construction and shall be removed within 14 days following issuance of a certificate of occupancy for the permanent dwelling.
- C. *Temporary structures used for nonresidential purposes:* Temporary buildings for nonresidential use, including semi-trucks/trailers and concrete batch plants, shall be permitted only when the intended use is by a contractor or builder in conjunction with a construction project.
1. Such temporary structures shall be removed immediately upon completion of the construction project and prior to a request for a certificate of occupancy for the project.
 2. Permits for the utilization of temporary structures shall be issued by the building official. The permit shall specify a date for the removal of the temporary structure. A certificate of occupancy shall be required for such structures.
- D. *Temporary uses in accessory structures:* A temporary building or structure may be used as an accessory building or structure if it meets all accessory structure requirements of this code.
- E. *Special purpose temporary uses:* The following conditions apply to specific temporary uses:
1. *Carnival, circus, festival, seasonal markets (public and/or private lands):*
 - a) *Operator, sponsor or beneficiary:* Government or not for profit entities only.
 - b) City council approval required.
 2. *Sidewalk uses including display, sales, and other features:*
 - a) *Time:* Operating hours only. The business must be open and staffed.
 - b) *Location:* In the B-3 zoning district only.
 - c) *Sidewalk coverage:* An area no less than four feet wide shall be maintained for passage of pedestrians at all times.
 - d) *Uses:* For portable signs, display, sale, and/or service of onsite products and activities only, including retail goods and food service. No off-premise advertising, sales, or services are permitted (i.e. vendors are not permitted).
 - e) *Exceptions:* Planters, bike racks, and decorative features may remain outside provided they adhere to all performance standards of the ordinance.
 - f) *Additional requirements:* The approval of the building official and street administrator is required; owner must provide liability insurance for activities in the right-of-way.
 3. *Christmas tree sales:*
 - a) *Maximum duration:* 45 days.
 - b) *Clean-up:* Stumps, branches, and other debris shall be completely removed from site.
 - c) Building official approval required.
 4. *Roadside produce or farm stands:* Because roadside stands are seasonal in character and utilized on a temporary basis, roadside stands shall be allowed in Business Districts by the city for periods not to exceed six months provided a temporary permit is obtained from the city and provided the following provisions are met:
 - a) The sale of farm products in a roadside stand shall not take place within the dedicated right-of-way of any thoroughfare within the city, and assurances shall be made to the city that ample off-street parking has been provided, and adequate ingress and egress provided to the stand.
 - b) No permanent structure of any type shall be erected, and upon discontinuance of the temporary use, the temporary structures shall be removed from the roadside.
- F. *Outdoor sales and display in conjunction with an existing business (private lands only):*
1. *Location:* In the B-1, B-2, & B-4 zoning districts only; front or side yards only; use cannot occur in areas dedicated to parking, storm water detention/collection, or areas required for emergency use or clear vision.

2. *Lot coverage:* An area no more than three hundred (300) square feet shall be used as outdoor sales and display area.
3. *Setbacks:* Setbacks from the right of way and all lot lines must be a minimum of 10 feet or that setback require by Article XVI, whichever is less.
4. *Uses:* For display, sale, and/or service of onsite products and activities only. No off-premise advertising, sales, or services are permitted (i.e. vendors and/or leased space are not permitted).
5. *Additional requirements:* Any loose debris, damaged products, unsecured materials, or products determined to be junk, waste, or scrap in nature shall be deemed a nuisance per se.

SECTION 6. SEVERABILITY. The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to be unconstitutional or invalid.

SECTION 7. INCONSISTENT ORDINANCES. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are repealed.

SECTION 8. EFFECTIVE DATE. This amendment shall become effective 20 days after passage.

SECTION 9. AVAILABILITY. This ordinance may be purchased or inspected in the city clerks' office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 10. PUBLIC HEARING. A public hearing is set for Monday, August 19th, 2013 at approximately 7:30 p.m. in the City Hall Council Chambers to hear citizen comment regarding the proposed amendment.

First Reading and Set Public Hearing – Ordinance Amendment – Design Standards. Conduct First Reading and set a Public Hearing for Monday, August 19, 2013 to hear citizen comment regarding the proposed amendment to Chapter 38, Zoning, to promote higher quality structures and higher standards for aesthetics in relation to fences, commercial development, and new residential development as follows:

RESOLUTION NO. 75-2013

AN ORDINANCE AMENDING CHAPTER 38 ZONING OF THE CODE OF ORDINANCES TO PROVIDE FOR DESIGN STANDARDS

WHEREAS, the City of Owosso completed a master plan in 2012; and

WHEREAS, the master plan indicates that zoning changes should be pursued to modernize the city code, specifically included new design standards; and

WHEREAS, the planning commission has held a public hearing on this proposed amendment and finds the changes to meet the guidelines of the master plan.

NOW THEREFORE, BE IT RESOLVED, THE CITY OF OWOSSO ORDAINS that Chapter 38, Zoning, of the City of Owosso city code be amended as follows:

SECTION 1. REPEAL. That Section 38-393 of the *Code of Ordinances*, which read as follows, shall be repealed:

~~Sec. 38-393. – Fences, walls, or screens.~~

~~(a) *Definition.* "Required yard" means that portion of any lot on which the erection of a main building is prohibited.~~

~~(b) Where permitted; height.~~

~~(1) In the residential districts; also the OS-1, B-1, B-2, B-3, B-4, C-OS, and P-1 districts: Fences, walls or screens are permitted on all lots of record within required side or rear yards, provided they do not exceed six (6) feet in height, measured from the surface of the ground, and are permitted in front required yards provided they do not exceed three (3) feet if of such a nature to obstruct vision; where fencing is open weave or chain link and does not obstruct vision, the permitted height shall be four (4) feet, measured from the ground surface except as otherwise provided in this chapter.~~

~~(2) In the I-1 and I-2 districts:~~

~~a. Fences, walls and screens are permitted in the required front, side and rear lots provided they do not exceed six (6) feet in the front yard and eight (8) feet in the side and rear lots. To preserve open space character in the front yard, fences higher than four (4) feet must be setback two (2) feet for each additional foot above four (4) feet.~~

~~b. Except as provided below, barbed wire strands are permitted on fences six (6) feet or higher on industrial parcels with the barbed wire tilted in toward the fenced parcel. Barbed wire is not permitted in the front yard on major streets.~~

~~(c) Visibility at street intersections. On any corner lot, no fence, wall or screen, whether structural or botanical, shall be more than thirty (30) inches above the curb or the centerline of the street pavement, or within twenty five (25) feet of the intersection of the two (2) right of way lines, so as to interfere with motorists' vision across the corner.~~

~~(d) Visibility at intersections of driveways or alleys with streets. No fence, wall or screen, whether structural or botanical, may obstruct vision within twenty (20) feet in any direction of the intersection of the edge of a driveway with the right of way line. The area of non-obstructed vision shall be between the heights of three (3) feet and ten (10) feet measured from the centerline of the street pavement.~~

~~(e) Prohibited fences. Except for the provisions of (b)(2)b. above and (f) below, fences, walls or structural screens may not contain barbed wire, electric current, charges of electricity or any wire fence other than a chain link fence.~~

~~(f) Essential services and school off-campus facilities and bus garages. For essential services and off-campus school facilities and bus garages, the use of barbed wire atop fences six (6) feet in height is permitted in all zoning districts with the barbed wire tilted in toward the fenced parcel.~~

~~(g) Installation. Any fence with an unfinished side, e.g. stockade fence, shall be installed along or about a lot line so that the finished side of the fence faces the exterior of the lot.~~

~~(h) Permit fee. A permit shall be required with a fee to be prescribed by resolution of the council and paid to the city treasurer.~~

SECTION 2. NAME. The amended Ordinance shall be known and cited under the existing section of "General Provisions."

SECTION 3. REPLACE. That the new Section 38-393, which reads as follows, shall replace the previously repealed section:

Section 38-393. - Fences and hedges.

- (a) A fence is defined as any partition, structure or gate that is erected as a dividing marker, barrier or enclosure (excluding hedges as defined below).
- (b) A hedge is defined as any bush, shrub or any living green screen of any nature that serves as a dividing marker, barrier or enclosure.
- (c) Regulations applicable to R-1, R-2, RM-1, RM-2, OS-1, B-1, B-2, B-3, B-4, C-OS, and P-1.
 - (1) A fence shall not exceed six (6) feet in height in the rear or side lot of any parcel;
 - (2) Front yard fences or hedges must be less than fifty percent (50%) solid, impervious, or of an obscuring nature above a height of 30" above the curb or centerline of the street, and not exceed four (4) feet in total height;
 - (3) Fences and hedges in front yards that function as exterior side yards must follow front yard restrictions unless the fence or hedge is installed or planted at least 19 feet back from the right-of-way line or follows the building line of the nearest legal structure. All such fences and hedges must meet clear vision requirements for streets, driveways, and sidewalks.
 - (4) No fence or hedge shall extend across property lines;
 - (5) The finished side of any fence shall face away from the property on which the fence is located;
 - (6) No portion of any fence shall be constructed with or contain barbed wire, electric current or charge of electricity, glass, spikes or other sharp protruding objects;
 - (7) Fences must be maintained so as not to endanger life or property. Any fence which, through lack of maintenance or type of construction which will obstruct vision so to create a hazard to vehicular traffic or pedestrians upon the public streets and/or sidewalks shall be deemed a nuisance.

- (8) Fences shall not be constructed, in whole or in part, with any of the following materials:
 - a. junk or other debris
 - b. scrap building materials or metals
 - c. organic materials known to be poisonous or hazardous to human or animal life
 - d. other materials which may be deemed unsafe to person or property by the Zoning Administrator or Building Official.

(9) No hedge shall be constructed with noxious weeds or grasses, as defined by PA 359 of 1941, being MCL 247.62.

(10) Screening walls are required as prescribed in section 38-389.

(d) Regulations applicable to industrial districts.

(1) Fences, walls and screens are permitted in the required front, side and rear lots provided they do not exceed six (6) feet in the front yard and eight (8) feet in the side and rear lots. To preserve open space and aesthetic character in the front yard, fences higher than four (4) feet must be setback two (2) feet for each additional foot above four (4) feet and all front yard fences must be black vinyl chain link or decorative in nature.

(2) Except as provided below, barbed wire strands and non-coated or decorative chain link are permitted on fences six (6) feet or higher on industrial parcels with the barbed wire tilted in toward the fenced parcel. Barbed wire is not permitted in the front yard except for those located on McMillan Ave, Industrial Drive, South Street, and Aiken Road.

(3) On any corner lot, no fence, wall or screen, whether structural or botanical, shall be more than thirty (30) inches above the curb or the centerline of the street pavement, or within twenty-five (25) feet of the intersection of the two (2) right-of-way lines, so as to interfere with motorists' vision across the corner.

(4) Screening walls are required as prescribed in section 38-389.

(e) The Zoning Administrator or Building Official may require removal, reconstruction, or repair of any fence or wall which, in their judgment is dilapidated, unsafe, or a threat to the health, safety and welfare of the residents of the City of Owosso.

(f) A permit shall be required for new fence construction, with a fee to be prescribed by resolution of the council.

SECTION 4. ADDITIONS. That Sections 38-396 through 38-398 which read as follows, shall be added:

Sec. 38-396. - Mechanical equipment and utilities.

The following requirements shall apply to all site plans and new installations, not including replacement equipment and wind energy systems, for uses in the RM-1, RM-2, OS-1, B-1, B-2, B-3, B-4, and PUD zoning districts.

(a) Ground mounted mechanical equipment, such as blowers, ventilating fans, and air conditioning units, are permitted only in non-required side yards and in any rear yard, as determined by the Building Official/Zoning Administrator.

(b) Mechanical equipment shall be placed no closer than three (3) feet to any lot line in the B-3 zoning district.

(c) Any ground, building, or roof mounted mechanical equipment or utilities, including water and gas meters or related devices, utility boxes, transformers, elevator housings, stairways, tanks, heating, ventilation and air condition equipment (HVAC), and other similar equipment, shall comply with the following standards.

(1) All such equipment shall be screened by a solid wall, fence, landscaping, and/or architectural features that are compatible in appearances with the principal building.

(2) Roof mounted equipment shall not exceed a height of ten (10) feet above the surrounding roof surface, and shall occupy no more than fifteen percent (15%) of the total roof area. All roof mounted mechanical units must be screened at a height equal to or greater than equipment being screened or otherwise be demonstrated to not be visible from all properties located within a distance of 300 feet.

Section 38-397. - Commercial design requirements.

The following design requirements for commercial buildings shall be applied during site plan review to development within the RM-1, RM-2, OS-1, B-1, B-2, B-3, B-4, and PUD zoning districts. These standards shall also apply to those elevations and parking areas that face a state highway and are within 200 feet of the right-of-way.

(a) *Exterior building design.*

- (1) Buildings shall possess architectural variety, but enhance the overall cohesive community character. All buildings shall provide architectural features, details, and ornaments such as archways, colonnades, cornices, recesses, projections, wall insets, arcades, window display areas, peaked roof lines, or towers.
- (2) Building walls and roofs over 50 feet in length shall be broken up with varying building lines, windows, gables, and/or architectural accents such as pilasters, columns, dormers, or awnings.
- (3) Window area or spandrel glass shall make up at least 20 percent or more of the exterior wall area facing the principal street(s).
- (4) In addition, a portion of the on-site landscaping shall abut the walls so that the vegetation combined with the architectural features significantly reduce the visual impact of the building mass as viewed from the street. Additional landscaping requirements of this ordinance must also be satisfied.
- (5) Overhead doors shall not face a public street or residential district. The Planning Commission can modify this requirement upon a determination that there is good or necessary cause and the visual impact will be moderated through use of building materials, architectural features and landscaping beyond that required by the ordinance.
- (6) Additions to existing buildings must complement the current building design with regard to height, proportions, scale, materials, and spacing of openings.

(b) *Building materials.*

- (1) Durable building materials which provide an attractive, quality appearance must be utilized.
- (2) The predominant building materials (50% or more of the face) should be quality materials such as earth-toned brick, native stone, and tinted/textured concrete masonry units and/or glass products.
- (3) Other materials such as smooth-faced concrete block, EIFS panels, or pre-fabricated corrugated steel panels should only be used as accents and not dominate the building exterior of the structure.

(c) *Building colors.*

- (1) High intensity colors such as neon, metallic, or fluorescent for the facade and/or roof of the building are prohibited except as approved by the Planning Commission.
- (2) Mechanical and service features such as gutters, ductwork, service doors, etc. that cannot be screened must be of a color that blends in or compliments the color of the building.

(d) *Roof design.*

- (1) Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest, and be appropriate to the architectural style of the building.
- (2) Roofs shall have no less than two (2) of the following features:
 - a. Parapets concealing flat roofs and rooftop equipment, such as HVAC units from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
 - b. Overhanging eaves, extending no less than one (1) foot past the support walls;
 - c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;
 - d. Three (3) or more roof slope planes.
 - e. A specific architectural element proposed by the applicant's architect that is acceptable to the building official or Planning Commission, depending upon the reviewing entity.

(e) *Customer entrances.*

- (1) Each large retail establishment (12,500 square feet or more) on a site shall have clearly defined, highly visible customer entrances featuring no less than five (5) of the following:
 - a. canopies or porticos;
 - b. overhangs;
 - c. recesses/projections;
 - d. arcades;
 - e. raised corniced parapets over the door;
 - f. peaked roof forms;
 - g. arches;
 - h. outdoor patios;
 - i. display windows;
 - j. architectural details such as tile work and moldings which are integrated into the building structure and design;
 - k. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
 - l. a specific architectural element proposed by the applicant's architect that is acceptable to the building official or Planning Commission, depending upon the reviewing entity.
- (2) Where additional units will be located in the large retail establishment, each such store may have at least one (1) exterior customer entrance, which shall conform to the above requirements.
- (3) A bike rack or other acceptable form of bike parking or storage shall be provided near the primary entrance of all commercial structures. This shall not apply to structures in the B-3 zoning district.

(f) *Community amenities.* Community amenities such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches, or other features located adjacent to the primary entrance to the building(s) are highly encouraged and may be calculated as part of the landscaping requirement.

(g) *Signs.* Signs shall be in accordance with the city's sign ordinance. All sign bases shall be constructed of materials compatible with the architecture of the building(s) located on the premises.

(h) *Natural features.* When feasible and not in direct conflict with site needs, buildings shall be sited to protect existing natural areas such as steep natural grades, trees, significant groupings of healthy vegetation (shrubs and trees), and rock outcroppings. To the extent practical, these areas shall be incorporated into the overall site plan.

(i) *Building location and orientation.* New buildings shall have at least one principal building entrance oriented toward the front lot line.

(j) *Sidewalks.* All development shall include a provision for sidewalks within the site and within the right-of-way to provide connectivity between adjacent sites, the public realm, parking areas, primary structures, and any other on-site amenities.

Section 38-398. – Residential dwelling design standards.

(a) *Intent.* This Section is intended to establish regulations for the construction of new residential dwellings zoned R-1 and R-2, including reconstructed and in-fill housing. The standards herein are intended to:

- (1) Prevent grossly dissimilar dwellings which would adversely affect the value and character of dwellings in the surrounding area.
- (2) Prevent adverse effects on the desirability of an area to existing or prospective homeowners.
- (3) Ensure the stability of the environment.

- (4) Promote the most appropriate use of real estate.
- (5) Increase the opportunity to realize the development pattern envisioned in the Owosso Master Plan.

These regulations are based on the finding that the cohesiveness and character of the city's neighborhoods are significant factors in the city's quality of life, contribute to the distinct character in the various neighborhoods and help retain property values. These regulations further ensure new housing units are harmonious with the general character of the adjacent houses and the city overall and ensure a stable housing stock. While some level of diversity is desirable, these regulations are intended to ensure the design variation of new homes is similar to the level of variation in existing homes in the immediate area, or surrounding neighborhoods with similar densities for new residential projects. The standards shall not be construed to prohibit innovative design concepts involving such matters as solar home.

(b) *Applicability.* The regulations of this Section shall apply to all new single family home construction zoned R-1 and R-2. Major home expansions where the homeowner is expanding the footprint of the home by greater than either twenty-five percent (25%) or 500 square feet, whichever is greater, shall comply with subsections 38.398.D.8, 38.398.D.9, and 38.398.D.10, in addition to required building codes, to ensure the resulting home continues to maintain the character of the neighborhood. The standards shall not apply to minor home expansions, interior remodeling, or to residences outside of the one and two family zoning districts.

(c) *Approval.* Compliance with these regulations shall be determined by the Building and Zoning Administrator at the time the building permit is reviewed and shall be based on the standards of subsection D below.

(d) *Standards.*

- (1) Each such dwelling unit shall comply with all pertinent building and fire codes. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements. Where there are conflicting applicable regulations, the more stringent shall apply.
- (2) All construction required herein shall be commenced only after a building permit has been obtained in accordance with applicable building codes.
- (3) Each such dwelling unit shall comply with the minimum standards listed throughout the zoning code for the Zoning District in which it is located, including minimum lot area, minimum lot width, minimum floor area, required setbacks and maximum building height.
- (4) Each dwelling unit shall be firmly attached to a permanent basement or crawl space foundation constructed on the site in accordance with the city's adopted building code.

OR

The dwelling shall have an attached or detached structure of equal workmanship as the dwelling unit, designed for the parking and storage of vehicles. Said structure shall be functionally and aesthetically compatible in design and appearance with other residences in the surrounding area as defined in subsection 12 below. When attached to a mobile home, modular home, pre-fabricated home or pre-constructed home, said structure shall comply with all requirements of the city's building code relative to grade separation and fire restrictive requirements.

- (5) Each such dwelling unit shall contain a storage area equal to or greater than ten percent (10%) of the square footage of the dwelling or one hundred (100) square feet, whichever shall be less. This storage area shall consist of a basement, attic or in a separate detached accessory structure that complies with the standards of this Section regarding accessory buildings and structures. The intent of these standards is to limit the extent of outdoor storage.
- (6) A roof overhang of not less than six (6) inches on all sides shall be provided, or alternatively with window sills or roof drainage systems concentrating roof drainage at collection points along the sides of the dwelling.
- (7) A minimum of two (2) exterior doors shall be provided with the second one being in either the rear or side of the dwelling. All dwelling units shall be oriented toward the public right-of-way such that the façade that faces the street contains a door, windows, and other architectural features customary to the front facade of a residence.
- (8) In-fill housing or development on vacant lots in an existing platted subdivision shall consider the gross floor area and lot coverage of surrounding homes to ensure compatibility. The gross floor area and lot coverage of the proposed dwelling shall be at least seventy-five percent (75%) and no more than one-hundred and thirty-five percent

(135%) of the average square footage of constructed single family dwellings within five hundred (500) feet, up to the boundary of the existing neighborhood, of the subject dwelling unit, with measurements made from the edge of the street. The planning commission may approve any proposals that are not able to meet this standard if the commission makes findings that the apparent deviations are not contrary to 38-398.A.1-5.

- (9) In-fill housing or development on vacant lots in an existing platted subdivision shall maintain a consistent front building line along the street. The front yard setback of the proposed dwelling shall be no less than seventy-five percent (75%) and no more than one-hundred and thirty-five percent (135%) of the average established front yard setback of other single family dwelling unit within five hundred (500) feet, up to the boundary of the existing neighborhood, of the subject dwelling unit, with measurements made from the edge of the street. The planning commission may approve any proposals that are not able to meet this standard if the commission makes findings that the apparent deviations are not contrary to 38-398.A.1-5.
- (10) Building appearance for all new single family dwelling unit construction shall be aesthetically compatible in design and appearance with other residences in the surrounding area.

Definitions for what constitutes the surrounding area are as follows:

- i. For new single family neighborhood development (in the form of a new subdivision plat or new site condominium project), the surrounding area is defined as the nearest existing neighborhoods with similar densities.
- ii. For in-fill housing development where there are one (1) or a few isolated sites being developed within the existing neighborhood (in the form of an existing lot of record or recent land division), surrounding area shall be defined as within five hundred (500) feet, up to the boundary of the existing neighborhood, of the subject dwelling unit; with measurements made from the edge of the lot in each direction, including the opposite side of the street.

The determination shall be made by the Building Official. In considering similarity and compatibility with the surrounding area the following features must be considered in order to meet this requirement:

- a. Exterior building material used on the proposed dwelling should match or be similar to that used on a preponderance of homes in the surrounding area.
- b. Roof style
- c. The design and position of windows (total area, size, number etc.)
- d. Front entry design (presence of porches, front door location, etc.)
- e. Garage style and design

If the Building Official cannot reach a determination on architectural compatibility or the petitioner disputes the findings, the application shall be forwarded to the Planning Commission for review and final action.

- (e) *Exceptions.* The foregoing standards shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law or otherwise specifically required in this ordinance and pertaining to such parks.

SECTION 5. SEVERABILITY. The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance other than the section or provision so declared to be unconstitutional or invalid.

SECTION 6. INCONSISTENT ORDINANCES. All ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are repealed.

SECTION 7. EFFECTIVE DATE. This amendment shall become effective September 8, 2013.

SECTION 8. AVAILABILITY. This ordinance may be purchased or inspected in the city clerks' office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.

SECTION 9. PUBLIC HEARING. A public hearing is set for Monday, August 19th, 2013 at approximately 7:30 p.m. in the City Hall Council Chambers to hear citizen comment regarding the proposed amendment.

Boards and Commissions Appointment. Consider the following Mayoral boards and commissions appointment:

Name	Board/Commission	Term Expires
Meredith Landino	Downtown Development Authority/ Main Street Board (To fill the unexpired term of B. Bucsi)	06-30-2014
Craig Weaver	Planning Commission (Term effective starting 08-01-2013)	06-30-2016
Andrew Riley	Building Board of Appeals – Alternate	06-30-2015
Sean Grey	Shiawassee Area Transportation Agency (Term effective starting 10-01-2013)	10-01-2016

Amphitheater Fundraiser Permission. Consider application of Jondel Anderson on behalf of Kim's Pizza for use of North Ball Street from Main Street to the alley from 7:30pm to 10:30pm on Saturday, July 20, 2013 for a fundraiser for the Amphitheater, waive the insurance requirement, and authorize Traffic Control Order No. 1297 formalizing the request.

Professional Services Agreement. Approve agreement with Land Use / USA, LLC for the provision of a housing study of the downtown and Westown areas as an addition to the agreement with Owosso Main Street for the conduct of a marketing study and further approve payment in the amount of \$2,000 from the general fund as follows:

RESOLUTION NO. 76-2013

A RESOLUTION TO APPROVE THE PROFESSIONAL RESIDENTIAL ANALYSIS FOR DOWNTOWN AND OTHER MIXED USE HOUSING IN OWOSSO

WHEREAS, the City of Owosso recognizes the importance of its downtown and other mixed use areas as it relates to the economic and cultural development of the community, as well as the overall quality of life; and

WHEREAS, the Owosso Master Plan indicates that investment in the downtown structures so that they can sustain modern economic and residential functions in the new economy is essential to the community's future; and

WHEREAS, many building owners are interested in converting or remodeling upper floor spaces in downtown and Westown for residential purposes; and

WHEREAS, lenders, speculators, and owners regularly inquire about the market conditions and general demand for such units; including the absorption, pricing, and characteristics of such potential units; and

WHEREAS, there is no current data to give such interests and this lack of information is slowing and/or arresting progress on the development of new residential units; and

WHEREAS, the city finds Sharon Woods and Land Use / USA to have the necessary qualifications to perform a housing and residential analysis in conjunction with an ongoing downtown retail market study; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The City of Owosso has theretofore determined that it is advisable, necessary and in the public interest to authorize city staff engage the services of Land Use / USA, LLC, in accordance with the pricing and scope of work that as attached, such services to be completed in accordance with a professional services agreement that will be approved as to form by the city manager and as to substance by the city attorney or otherwise as an addendum to the Owosso Main Street agreement.

SECOND: The same council hereby directs staff to allocate \$2,000 from the city's general fund, to be paid from existing community development account 101-728-818.000.

Change Order – Stump Removal Contract. Approve Change Order #1 to the 2012 Stump Removal contract with Wonsey Tree Service for the removal of additional tree stumps in the amount of \$795.00 as follows:

RESOLUTION NO. 77-2013

**AUTHORIZING PAYMENT #4 TO
WONSEY TREE SERVICE, INC.
FOR WORK RELATED TO
THE 2012 STUMP REMOVAL PROGRAM
AS AMENDED BY CHANGE ORDER #1-FINAL**

WHEREAS, the city of Owosso, Shiawassee County, Michigan, has entered into an agreement with Wonsey Tree Service, Inc. for the 2012 Stump Removal Program; and

WHEREAS, the contractor has completed the project and is now eligible for payment; and

WHEREAS, the city project manager recommends Pay Estimate #2 in the amount of \$10,443.50 for work completed through May 24, 2013 with said unit quantities and amounts having been agreed to by Wonsey Tree Service, Inc.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: The City of Owosso has heretofore determined that it is advisable, necessary and in the public interest to pay Wonsey Tree Service, Inc. for work completed on the 2012 Stump Removal Program.
- SECOND: The accounts payable department is authorized to submit payment to Wonsey Tree Service, Inc. in the amount of \$10,443.50 as detailed on the attached Payment Estimate #2 as authorized by Council on July 15, 2013.
- THIRD: The above expenses shall be paid from the 2012/2013 Major and Local Streets Tree Trimming Fund.

Payment Authorization – Stump Removal Contract. Authorize Progress Payment #2 to Wonsey Tree Service in the amount of \$10,443.50 for work completed to May 24, 2013 on the 2012 Stump Removal Program as follows:

RESOLUTION NO. 78-2013

**AUTHORIZING A CHANGE ORDER
TO THE CONTRACT WITH
WONSEY TREE SERVICE, ALMA, MICHIGAN
FOR THE 2012 TREE AND STUMP REMOVAL PROJECT**

WHEREAS, the city of Owosso, Shiawassee County, Michigan, approved a contract with Wonsey Tree Service on November 5, 2012 for the stump removal portion of the 2012 Tree and Stump Removal bid; and

WHEREAS, more trees than anticipated were cut down during the winter, necessitating the removal of additional stumps.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: The City of Owosso amend the contract with Wonsey Tree Service to add additional work to their contract.
- SECOND: The mayor and city clerk are instructed and authorized to sign the document substantially in form attached as Exhibit A, Amendment to the Contract for services between the City of Owosso and Wonsey Tree Service increasing the total amount by \$795.00.
- THIRD: The above expense shall be paid from the Major and Local Street Tree Trimming Fund.

Warrant No. 466. Authorize Warrant No. 466 as follows:

Vendor	Description	Fund	Amount
Brown & Stewart, PC	Professional services June 11, 2013 – July 8, 2013	General	\$ 7,306.52
Logicalis, Inc.	Network engineering support- June 2103	General	\$ 7,616.00
Johnson Controls Inc.	Planned service agreement - August 1, 2013 – July 31, 2014	General	\$23,980.00

*Check Register – June 2013. Affirm check disbursements totaling \$2,688,014.25 for the month of June 2013.

Motion supported by Councilperson Bailey.

Roll Call Vote.

AYES: Councilpersons Fox, Bailey, Eveleth, Mayor Pro-Tem Popovitch, Councilpersons Cook, Erfourth, and Mayor Frederick.

NAYS: None.

* Due to its length, full text of the Check Register is not included in the minutes. Copies of this item are on file in the Clerk's Office.

ITEMS OF BUSINESS

PUBLIC SAFETY RADIO SYSTEM COST PARTICIPATION AGREEMENT

City Manager Crawford introduced the topic saying the agreements before them deal with the microphone fees for the county-wide radio system utilized by emergency responders. Initially the County had tried to implement the fees without the direct approval of the jurisdictions, since then the County has put forward a formal agreement that stipulates the jurisdictions must accept the agreement within 60 days or risk losing radio service. He inquired how the Council would like to handle issue, suggesting possible options as accepting the agreement and paying the fees, denying the agreement and seeing what happens, or taking the County to court. He went on to note that audit information indicates 911 receives just under \$1 million each year through phone service fees, of which approximately \$200,000 is estimated to come from City residents.

There was discussion regarding the desire not to lose the radios, whether there was any chance for jurisdictions to review the agreement before it was approved by the County, the current cost of the mic fees, capital outlays planned for the 911 system, the City's lack of direct representation on the 911 Board, paying for the same service twice via phone bills and tax bills, and the lack of communication and collaboration on such issues.

County Commissioners Bartz and Horvath were present and encouraged the Council to find a way to cooperate and get the issue straightened out. They offered to ask the 911 Board to send a representative to a meeting to provide a budget and answers for Council's questions. Further discussion ensued regarding requesting input on the representation process, obtaining more detailed budget information, and concern that further confrontation may prove to be toxic to the relationship between the City and the County.

It was noted that Council had until August 18th to make a decision on the matter. The consensus was to discuss the item further at the July 29th meeting.

HISTORICAL COMMISSION BUDGET DISCUSSION

City Manager Crawford started out by detailing how the City's Historical Commission was different from other historical societies in other communities saying most were separate organizations that function out of city properties while Owosso's is established by the Charter and is delegated with a very specific set of responsibilities. Whereas most historical societies get their revenue from endowment funds the City's gets it's primarily from taxes, with some additional rental revenue. He said that the purpose of the Historical Commission needed to be revisited and some of the minutiae removed from their list of responsibilities so they could concentrate on programming. And as an extension of that discussion Council needed to determine whether the City could afford to designate funds for a position to oversee the development of programming.

Councilperson Erfourth indicated he felt the creation of the director position was critical for the success of the City's historic properties and any programming they might provide. He went on to say that the current members of the Historical Commission do not object to conducting outreach and fund raising drives but they cannot continue to raise the funds for all of the costs they currently cover.

There was discussion regarding the cost of a full time employee vs. a part time employee, whether the docents would remain on staff, the desire for a comprehensive Historical budget laying out the anticipated revenues and expenses for both maintenance and programming, how funds raised by the Historical Commission would be utilized, the importance of fostering the City's historic properties, and the desire to see the job description for the director position revised to better describe the job and accountability. The consensus among the group was to discuss the item further at the July 29th meeting.

A brief recess was held from 9:05 p.m. until 9:12 p.m.

SEDP FUNDING (Added to the agenda.)

Mayor Frederick reminded the Council they had held off on determining the funding level for the SEDP to allow the consideration of the Historic Director position. He indicated now was the time to offer input on funding for the SEDP so staff could draw up a budget amendment that would encompass all of Council's priorities.

Councilperson Bailey noted the significant emphasis that is placed on collaboration and cooperation and held up the SEDP as a prime example of the City collaborating with another

organization for the betterment of the community saying they were in favor of continuing the current level of funding. Councilpersons Erfourth and Eveleth echoed her statement.

5TH MONDAY MEETING AGENDA

Mayor Frederick asked the City Manager what he had planned for this meeting. City Manager Crawford indicated he was prepared to talk about retirement issues, saying the Actuarial Report for 2012 was just received and he could present it to the Council to give them a more in depth understanding of how the City and the Retirement System interact.

Councilperson Bailey indicated that she would like to talk about succession planning for staff at some point in the near future. Mayor Frederick noted that the City now has the opportunity for key staff members to mentor those that will be taking their place.

Councilperson Erfourth inquired whether the meeting could be moved to Tuesday as he would be unavailable Monday the 29th.

Motion by Councilperson Erfourth to reschedule the 5th Monday meeting for Tuesday, July 30, 2013 at 7:00 p.m. and to discuss the following items:

- Retirement System presentation
- 911 presentation
- Historic Facilities Project Director position discussion
- Budget Amendment discussion

Motion supported by Councilperson Bailey.

Roll Call Vote.

AYES: Mayor Pro-Tem Popovitch, Councilpersons Fox, Cook, Erfourth, Eveleth, Bailey, and Mayor Frederick.

NAYS: None.

It was noted the meeting would entail discussion only, decisions would be rendered at the next regular meeting.

COMMUNICATIONS

Charles P. Rau, Building Official. June 2013 Building Department Report.

Charles P. Rau, Building Official. June 2013 Code Violations Report.

Kevin D. Lenkart, Public Safety Director. June 2013 Police Report.

Kevin D. Lenkart, Public Safety Director. June 2013 Fire Report.

Zoning Board of Appeals. Minutes of June 18, 2013.

Parks & Recreation Commission. Minutes of June 24, 2013.

Planning Commission. Minutes of June 24, 2013.

Historical Commission. Minutes of July 8, 2013.

CITIZEN COMMENTS AND QUESTIONS

Don Bronson, Alger Avenue, inquired whether the construction standards suggested by the City's road advisor Dr. Abbas Butt had been written. City Manager Crawford indicated some have already been written and others are in development with consultation from Dr. Butt. He offered copies to anyone desiring one.

Michael Cline, 621 Wright Avenue, said he was on a sign kick because 6 years ago during a City Council election someone put a number of candidate signs at the polling locations the night before the election. He said that each candidate is given the rules regarding signs and as a candidate you are supposed to know and abide by those rules. He also noted that a number of years ago he had inquired about a vacancy on the 911 Board but was told he could not serve because the County Commission chooses who sits on the Board.

Eddie Urban, 601 Glenwood Avenue, apologized for his phone ringing during the meeting. He also said he was very happy with the new chairs as they are much more comfortable than the folding chairs.

City Clerk Amy K. Kirkland explained the rules for signs at polling locations on election day.

NEXT MEETING

5th Monday - Monday, July 29, 2013

Regular - Monday, August 05, 2013

BOARDS AND COMMISSIONS OPENINGS

Historical Commission – 2, terms expire 12-31-14 & 12-31-15

ADJOURNMENT

Motion by Councilperson Eveleth for adjournment at 9:40 p.m.

Motion supported by Councilperson Fox and concurred in by unanimous vote.

Benjamin R. Frederick, Mayor

Amy K. Kirkland, City Clerk