

MINUTES
CITY COUNCIL
CITY OF WOODLAND



MONDAY, MAY 12, 2014

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

ROLL CALL

Present: Mayor Doak, Councilor Carlson, Councilor Massie, Councilor Newberry,
Councilor Rich

Excused: Councilor Rich

Staff: Zoning Administrator, Gus Karpas and City Clerk, Kathryn McCullum

3. CONSENT AGENDA

A. Minutes of the April 14, 2014 Regular City Council meeting

Massie moved, seconded by Newberry to approve the Consent Agenda.

Motion carried 4-0.

4. PUBLIC COMMENT

5. PUBLIC HEARINGS

A. Public Hearing and consideration of variances for Aaron and Heather Melsness for the property located at 2800 Breezy Heights Road.

Mayor Doak opened the public hearing.

Zoning Administrator Karpas presented an overview of the request and stated that Aaron and Heather Melsness, 2800 Breezy Heights Road, were requesting variances to encroach into the minimum required front yard setback, to exceed the maximum permitted accessory structure height, to exceed the maximum permitted accessory structure area and to encroach within the minimum required accessory structure separation in conjunction with the construction of a new detached garage and variances of the front yard setback to construct a new bay window and front entryway.

Mr. Karpas stated that staff recommended denial based upon the following:

(a) Are the variances in harmony with the purpose and intent of the ordinance?

Section 900.01(a) outlines the purpose of the ordinance as the principal means of attaining the goals and standards set forth in Woodland's Comprehensive Plan, including the preservation of open space, scenic views, natural topography and habitat, wetlands, lakes, indigenous vegetation and trees, and rehabilitation of existing housing units on their present location.

The character of Woodland is that of a single family community with an exception for guesthouses on lots with two acres or more of lot area. The design of the proposed structure lends itself for future conversion into a guesthouse and such a designation is indicated on the plan. The use of this structure for a guesthouse would violate the ordinance in that it would exceed the allowable footprint for a guesthouse and the lot is less than two acres.

- (b) Are the variances consistent with the comprehensive plan?

The design and intended use of the structure is inconsistent with the comprehensive plan in that the potential for two housing units on a lot of less than two acres exists with the proposal. This situation is created by the additional height and accessory structure area requests.

- (c) Will the proposals put the property to use in a reasonable manner?

The scale of proposed structure is too large in dimensional area and height for the size of the lot and in comparison to other structures on the property. The extension of the front entryway creates a further encroachment into front yard setback and is unnecessary in the proposed configuration to achieve the desired protected entryway which could be done on a smaller scale.

- (d) Are there unique circumstances to the property not created by the landowner?

The plight of the homeowner is created by the design of the proposed structure in that it exceeds both the allowable accessory structure area and height requirements and is placed in a location that violates the structure separation provisions. The proposed front entryway also increases the current encroachment.

- (e) Will the variances, if granted, alter the essential character of the locality?

The essential character of the neighborhood would be negatively impacted because the entryway looks disproportionate in its location so close to the road and the height of garage is out of scale when compared to the principal structure on the lot in addition to the surrounding residences.

Applicant Heather Melsness approached the Council and stated that the plans were not drawn up the way she would have liked. She said that the proposed additions to the house would not encroach any closer than the existing "eyebrow" extension of the home. Regarding the garage proposal, Ms. Melsness explained that more storage was needed on the property.

Mayor Doak thought that the plans that were submitted were difficult to read and the proposed additions and structures were not referenced to the lot lines.

Ms. Melsness requested an extension from the Council so she and Mr. Melsness could work with staff to reach a solution. She said that she understood that the height of the proposed garage is an issue and she hoped to find an option that would work. In response to a question from Mayor Doak, Ms. Melsness explained that she had not been able to

find a garage design that would be less than 19' tall, but would like to continue to look for one that would be acceptable. She explained that they would like to break ground yet this summer.

Resident Penelope Horning said that she understood the need for more space. She asked if the hardsurface coverage met ordinance requirements. Mr. Karpas responded affirmatively.

Mayor Doak explained that the City Council does not have enough information at this time; however, he believed that it was important that the applicants hear what the neighbors and Council members think about the project.

Ms. Horning explained that the proposal would make her and her husband feel "boxed in" or like they are in a tunnel because of the size of the garage structure and the nearness to the property line.

Resident Steven Hornig explained that he was concerned about the height and mass of the garage structure. He also said that the proximity to the property line was of great concern to him and Ms. Horning.

Ms. Horning said she hoped that there was another option so a compromise could be reached. She thought that a survey of the proposed structures should be available to review.

Mayor Doak asked for comments from the Council members.

Councilor Newberry said that he could not support the request without seeing better plans.

Councilor Massie thought that a smaller garage would be a good solution.

Councilor Carlson agreed with the Mayor and the other Council members.

Mayor Doak stated that the height of the garage structure was problematic. He asked that plans be developed that are sensitive to the context of the neighborhood.

Mr. Melsness explained that the lot is not ordinary. He noted that the lot is long and narrow, as is the house. He said that he would like to work with the City to reach a compromise.

The public hearing was closed.

Carlson moved, seconded by Newberry to direct staff to draft written notice to Aaron and Heather Melsness stating that the City Council will extend the 60-day time limit to take action on the request until August 1, 2014, as permitted by Minnesota Statute 15.99 Motion carried 4-0.

- B. Public Hearing and consideration of a variance and permit for alteration of a non-conforming structure for Mary Santiago for the property located at 2895 West Road.

Mayor Doak opened the public hearing.

Zoning Administrator Karpas presented the staff report and stated that Mary Santiago was requesting a variance to exceed the maximum permitted impervious surface area by 2% for the construction of a 192 square foot screened porch addition. Mr. Karpas noted that Ordinance Section 900.10(2) permits a maximum impervious surface area of forty-five (45) percent of the lot area for lots less than 16,500 square feet serviced by municipal

water and sanitary sewer with the issuance of a conditional use permit. The applicant proposed an impervious surface area of 47% and was seeking a variance to exceed the maximum permitted impervious surface area by 2.4%.

Mr. Karpas explained that the applicant currently has 45.2% impervious surface area on her property. This includes Groveland Homeowner Association (GHA) related impervious surface area consisting of a portion of a parking area and a walkway between the parking area and West Road. This constitutes approximately 300 square feet of impervious surface area.

Mr. Karpas stated that staff recommended conditional approval of the request.

Applicant Mary Santiago said that the proposed addition would provide for the betterment of the neighborhood.

Zoning Administrator Karpas explained that the neighborhood association had approved the request.

Applicant Dave Deutsch said that he reviewed the plans with the neighborhood residents.

Mayor Doak noted that notices were mailed to property owners and no comments were received.

Councilor Massie commended them on the plans and the fact that the applicants followed the process.

Councilors Calson and Newberry stated support for the request.

The public hearing was closed.

Carlson moved, seconded by Massie to conditionally approve a Permit for the Alteration of a Non-Conforming Structure for the construction of a 192 square foot porch addition onto an existing non-conforming home as presented at 2895 West Road. The proposed addition will maintain the greatest encroachment of four feet, two inches into the required front yard setback where it attaches to the existing non-conforming home.

The approval was conditioned that the screened porch not be enclosed and remain seasonal only and was based on the following findings:

The proposed addition will maintain the greatest encroachment of the existing structure into the required front yard setback where it attaches to the existing non-conforming home. The motion is based on the following findings:

- (a) the alteration will enhance the general character of the community;
- (b) the magnitude of the proposed alteration is consistent with the surrounding area;
- (c) there will be no negative impacts on the use and enjoyment of surrounding properties;
- (d) there is reasonable separation between the proposed alteration and structures on adjoining properties;
- (e) there would be no effect on the light and visibility available to the adjoining properties;

- (f) the proposal would not have a negative impact on property values;
- (g) there are no concerns related to fire safety in regards to the proposal;
- (h) the size of the lot and the location of the structure creates a unique situation where the alteration of the home must take place on the front side of the home otherwise a variance would be required; and
- (l) the existing/proposed encroachment would be maintained.

Motion carried 4-0.

C. Public Hearing and consideration of a variance for Lecy Brothers Homes and Remodeling for the property located at 2515 Cedar Point Drive.

Mayor Doak opened the public hearing.

Zoning Administrator Karpas presented the staff report and stated that Lecy Brothers Homes and Remodeling, representing the property owner at 2515 Cedar Point Drive, were requesting variances to exceed the maximum permitted grade alteration and maximum permitted structure height in the conjunction with the construction of a new single family home.

Mr. Karpas stated that he recommended approval of the variances.

Andy Johnsrud, Lecy Brothers Homes and Remodeling, stated the following:

- He understands the delicate nature of the property and the house was designed to fit into the neighborhood.
- He developed a plan that would minimize variances.
- Only a small portion of the home is located in the lowest area which is creating the variance issue.
- The floor system is engineered to minimize the height of the building.
- The roof pitch was designed to keep the roof lower.
- A tree preservation plan was developed and most existing trees will remain.
- 12 additional trees will be planted on the property.
- The final grade of the property will be approved by the Minnehaha Creek Watershed District and the City Engineer.

Resident Edith Thorpe stated that she was concerned by the amount of fill that needed to be placed on the property. She said that her main concern was drainage and flooding onto her property. Ms. Thorpe stated support for the tree plan, but was concerned about the road damage that may occur during construction.

Mayor Doak explained that the City Engineer is very good with drainage issues. He noted that representatives from Lecy Brothers should be made aware of the fact that Cedar Point Drive is a private road and there should be an understanding between the company and the residents regarding responsibility relating to any road damage and repair as a result of the construction of the new house.

Kavon Kaspi, owner of the property at 2515 Cedar Point Drive, stated that he was excited about the process and he was looking forward to the home being constructed. He said that he and his family would be good stewards of the property.

In response to a question from Ms. Thorpe, Zoning Administrator Karpas said that the City allows 25% impervious surface and the proposal is 18%.

Resident Lou Baker stated that he had no objection to the house; however, he was concerned about the drainage and flooding. Zoning Administrator Karpas stated that the volume and velocity cannot change as a result of the new house construction and the City Engineer will review the issue closely. He noted that if there is a future problem, the City Engineer will continue to work on the issue until it is resolved.

Councilor Massie stated that he was skeptical when he first reviewed the plans, but after spending time walking the site and obtaining a thorough understanding of the project, he was in support of the plan.

Councilor Carlson stated that she visited the site last week and was concerned about the drainage. She noted that she was now in support of the project now that she understands that any drainage issues will be handled properly.

Councilor Newberry stated that he visited the property a week ago and he endorsed the findings listed in the staff report.

Mayor Doak thought that the proposal respects the neighboring properties and he appreciated the efforts to minimize the height of the house.

The public hearing was closed.

Newberry moved, seconded by Massie to approve the application of Lecy Brothers Homes and Remodeling for variances of Woodland Ordinance Code section 900.17(4)(a); to exceed the maximum permitted grade alteration of three (3) feet by two (2) feet, for a total alteration of five (5) feet and of Woodland Ordinance Code section 900.13(1) to permit a variance to exceed the maximum permitted structure height of thirty-five (35) feet, by three (3) feet, for a total height of thirty-eight (38) feet for the new single family structure located at 2515 Cedar Point, based on the following findings:

- (a) The variances are in harmony with the purpose and intent of the ordinance?

Section 900.01(a) outlines the purpose of the ordinance as the principal means of attaining the goals and standards set forth in Woodland's Comprehensive Plan, including the preservation of open space, scenic views, natural topography and habitat, wetlands, lakes, indigenous vegetation and trees, and rehabilitation of existing housing units on their present location.

The proposal seeks to alter the topography which is currently low lying and using the alteration to create a buildable site. The alteration is done minimally and as a corrective measure to meet city standards outlined in Section 900.13(2) for lowest floor elevation.

The proposed alteration would be limited to the building area and low lying areas will remain undisturbed around the lakeside areas of the lot.

- (b) Are the variance consistent with the comprehensive plan?

The request is consistent with the Comprehensive Plan in that the alteration corrects the topography issues to permit construction of a reasonable home with all the other zoning requirements.

- (c) Will the proposal put the property to use in a reasonable manner?

The proposal puts the property to a reasonable use through the restoration of the grade to permit the construction of a new home. The applicant only seeks to elevate the grade three feet above what the city would deem the lowest allowed grade level. The proposed single family use is consistent with the uses surrounding the property and the size of the proposed home is not out of character which what is permitted by the ordinance.

- (d) Are there unique circumstances to the property not created by the landowner?

The plight of the homeowner is created by the need to move the proposed home into compliance with the lowest floor elevation and grade requirements. Even with the increase in grade, the applicant was able to maintain an actual structure height below the structure height they would have been permitted had the grade correction not been necessary.

- (e) Will the variances, if granted, alter the essential character of the locality?

The essential character of the neighborhood is not impacted as the home is designed a two story home without any type of look out or walk out. Most of the proposed grade correction brings the property in compliance with the city ordinance, while the remaining grading will not negatively impact the surrounding area.

Motion carried 4-0.

- D. Items pertaining to Ordinance No. O03-2014 amending the City of Woodland Code of Ordinances Chapter 2, Administration of Government; Chapter 4, Public Health and Safety; and Chapter 9, Zoning:

1. Introduction of Ordinance No. O03-2014 (First Reading) amending Chapter 2, Chapter 4, and Chapter 9.
2. Public Hearing relating to amendments to Chapter 9, Zoning, as stated in Ordinance No. O03-2014.

Mayor Doak opened the public hearing.

Mayor Doak introduced the item and explained that the Council had reviewed this item in great detail at the last meeting. Mr. Doak provided a brief overview of each amendment.

The public hearing was closed.

Newberry moved, seconded by Carlson to adopt Ordinance No. O03-2014 amending the City of Woodland Code of Ordinances Chapter 2, Administration of Government; Chapter 4, Public Health and Safety; and Chapter 9, Zoning and to waive the second reading.

Motion carried 4-0.

- E. Items pertaining to Ordinance No. O04-2014 amending the City of Woodland Code of Ordinances Chapter 5, Vehicles, Traffic and Streets; Chapter 9, Zoning; and Chapter 12, Sewer and Water:

1. Introduction of Ordinance No. O04-2014 (First Reading) concerning amendments to Chapter 5. Chapter 9, and Chapter 12 Sewer and Water.

2. Public Hearing relating to amendments to Chapter 9, Zoning, as stated in Ordinance No. O04-2014.

Mayor Doak opened the public hearing.

Mayor Doak stated that this item had been discussed at length by the Council at the last meeting. He provided an overview of each amendment and asked for a motion from the Council.

The public hearing was closed.

Newberry moved, seconded by Carlson to adopt Ordinance No. O04-2014 amending the City of Woodland Code of Ordinances Chapter 5, Vehicles, Traffic and Streets; Chapter 9, Zoning; and Chapter 12, Sewer and Water and to waive the second reading. Motion carried 4-0.

6. NEW BUSINESS

- A. Presentation by Nicholas Peterson from the Hennepin County Transportation Department regarding the County Road 101 improvement project.

Mayor Doak introduced Nicholas Peterson and Greg Brown from the Hennepin County Transportation Department.

Mr. Peterson stated that a municipal cooperative agreement would be forwarded to the City Council at its June meeting. He noted the elements of the agreement include responsibility for the maintenance of the sidewalk and prohibition of parking along the roadway.

Mr. Brown presented an overview of the timeline for the project. He noted that the project will be done in four stages:

Stage 1 – (late June) Excavation will start in the roundabout area and at Eastman Lane in Wayzata. Through traffic will be allowed during this stage.

Stage 2 – (begin mid to late August) – The road will be closed to through traffic. A strip of asphalt will be maintained and will be plowed – a passable surface will be available for local and emergency vehicles only. The railroad bridge will be removed and private utility work (undergrounding wires) will begin on the periphery. Storm sewer lines will be placed and work will begin on retaining wall construction.

Stage 3 – continuation of Stage 2 – all access will remain the same – road closed to through traffic – open to local traffic only.

Stage 4 – 2015 Season – Beginning in May, pavement will be removed, watermain and sanitary sewer placement and road construction and paving will begin. The east/west stretch from Grays Bay Boulevard to the roundabout will be completed in early June. In late 2015, the area north of the causeway will be completed. Some work could go into 2016, but it will be minor landscaping and general finishing.

Mayor Doak clarified that there will be no traffic detoured through Woodland.

In response to a question from Councilor Massie, Mr. Brown indicated that the signage would be placed that should deter traffic from traveling through Woodland.

Councilor Carlson asked if the project would mitigate silt discharge into Shavers Lake. Mr. Brown indicated that a fair amount of water will be redirected, pipe sizing would increase, and the water will be treated before it goes into the lake and into the wetland along Breezy Point Road.

- B. Consideration of an application to permit chickens, a coop, and a run for Kathy Dittmer and Doug Gustner at 2845 Stone Arch Road.

Mayor Doak introduced the item and said that he thought two conditions should be added to the approval. The first was that the structure must be screened and the second was that the site must be inspected after the coop and run are assembled.

Resident Lowell Weide asked if there was anything that could stop the permit from being approved. Mayor Doak said that the Council made a deliberate decision to not place language in the ordinance that would prohibit a permit based solely on resident objection. He noted that the ordinance contains significant protective conditions that must be met prior to approval. Mayor Doak explained that if there is a problem in the future, the Council may repeal the permit. He said that Mr. Weide should contact the City if there are any problems with the property.

Doak moved, seconded by Newberry to approve the issuance of the back yard chicken permit with the following conditions:

1. The coop and run be inspected by the City after they are assembled.
2. The coop and run be screened in a manner that is acceptable to the neighbors.

Motion carried 4-0.

- C. Introduction of Ordinance No. O02-2014 (First Reading) amending the City of Woodland Code of Ordinances Chapter 4, Sections 430 and 445 relating to false alarms for fire and police services.

Mayor Doak introduced the item and explained that the Council had reviewed the ordinance amendment at the last meeting. He asked for a motion from the Council.

Newberry moved, seconded by Massie to adopt Ordinance No. O02-2014 (First Reading) amending the City of Woodland Code of Ordinances Chapter 4, Sections 430 and 445 relating to false alarms for fire and police services and to waive the second reading.

Motion carried 4-0.

- D. Discussion relating to an Ordinance No. O06-2014 Amending Chapter 7, Section 705 relating to Individual Sewage Treatment Systems (ISTS).

Councilor Newberry stated that the draft ordinance mimics the ordinance that was developed and approved by the Hennepin County Board of Commissioners. He explained

that one difference in the Woodland ordinance was that language was added which relates to the City's maintenance inspection program.

Mayor Doak said that the Hennepin County ordinance was approved by the Minnesota Pollution Control Agency so the City's draft ordinance should be in line with what is required.

Councilor Newberry said that the next step would be to have the City Engineer review the draft ordinance.

The Council agreed that the City Engineer should review the draft ordinance and it should be placed on the next meeting agenda for consideration.

- E. Discussion relating to the potential of adding language to Chapter 4 relating to showcase, open house, and estate sale events.

Mayor Doak explained past difficulties with various events and associated parking issues. He asked the Council if they would like to consider review of an ordinance that is similar to that used by the City of Deephaven. He noted that the ordinance would require a permit prior to any event which will protect residents and control parking.

The Council agreed to move forward with review of a draft ordinance.

- F. Discussion concerning potential revisions to Chapter 9, Zoning, relating to wetlands within the City of Woodland (Ordinance O005-2014).

Mayor Doak presented an overview of the item and explained that items from the Comprehensive Plan and Stormwater Management Plan were incorporated into the wetland ordinance to provide for clarification.

Mayor Doak explained that the Council discussed lakeshore setbacks and wetlands buffers and setbacks at the last meeting. He thought that a resident survey could be sent to property owners asking their opinion about changing the setback measurements and adding a buffer strip.

The Council agreed that this item should be discussed in further detail.

- G. Consideration of a technology upgrade to the City's Water Enterprise System meter reader equipment.

Mayor Doak presented a brief overview of the item for the Council. He thought that the City should work with Minnetonka this year to upgrade the water meter reading equipment.

Carlson moved, seconded by Newberry to request that the City of Minnetonka include the City of Woodland in the request for proposals for the upgrade to the City's Water Enterprise System meter reader equipment. Motion carried 4-0.

H. Council review of the City of Woodland Official Depository (TCF Bank).

Mayor Doak explained the recent issues with the City's current bank. He recommended that the Council go out for bids to find a depository that would not charge service fees.

The Council agreed and recommendations for other banks were Beacon Bank, Wells Fargo, and US Bank.

7. OLD BUSINESS

8. MAYOR'S REPORT

Mayor Doak thanked Councilor Massie for working on the City's deer management this year.

Mayor Doak explained that Dr. Bruce Shilling, resident, volunteered to purchase, install, and paint the white posts in the Maplewood area if the City pays for the posts. Councilor Massie said that he would bring the item to the neighborhood association. All Council members welcomed Dr. Shilling's offer to restore the posts and agreed that the City should pay for the posts.

Mayor Doak said that he was approached by a resident who would like to have a wedding reception at his home with music which would extend into the early morning hours. He noted that the usual wrap-up time for events was 10:00 p.m. to 10:30 p.m. Mayor Doak said that he spoke with the City Attorney who explained that the City cannot selectively enforce the ordinance – the City must enforce its laws. If an exception is made for one resident then others may expect the same exception. The Council agreed that the nuisance ordinance should be enforced.

Mayor Doak reported that there was an article in the newspaper about a lawsuit where a resident was suing a city because he was compelled to remove a wind turbine from his property. He noted that the turbine apparently makes a lot of noise and on that basis, among others, the City asked that the resident remove it. Mayor Doak stated concern that a Woodland resident might request to place a turbine on their property and asked if the Council agreed that turbines should be separately noted as a source of noise in the City ordinance. The Council agreed and asked that the issue be placed on a future Council agenda for discussion.

Mayor Doak said that many cities are dealing with bee keeping. He thought that the Council should look into potential ordinance amendments on this issue.

Mayor Doak shared that he attended the area Mayor's meeting where the topics included the following:

- Scenic Byway Program: There seemed to be lukewarm reception to the program by the Mayor's group.
- Shorewood Community Center: The Center is still having difficulties.
- Hennepin County Emergency 911 Call Center: The Center is expected to open by fall of this year.
- Violent crime is down, but heroin has become a big problem in the metro area.

- Mayor Doak explained that many cities are not using Facebook anymore because of the potential for open meeting violations.
- Mayor Doak said that Hennepin County will be requiring cities to comply with new organics recycling regulations at some point in the near future.

Mayor Doak referred to a handout that was given to the Council regarding Metropolitan Council population and housing estimates and asked the Council members to let him know if they have any problems with the information.

9. COUNCIL REPORTS

A. Newberry – Ordinances, Septic Ordinance, and Inspections – None.

B. Rich – Roads, Signs, Trees, and Website

Mayor Doak reported for Councilor Rich that the potholes in the roads have been filled. The Council agreed that improvements to Breezy Point Road will be upgraded after the County Road 101 project has been completed. The City will be in an even better position to save more money for the Breezy Point Road project in 2015.

C. Carlson – Finance, Enterprise Fund, Intergovernmental Relations, and MCWD

Councilor Carlson reported that the State Legislature has forwarded a bill to the Governor that exempts new single family homes from being sprinklered. She noted that the Governor has stated that he will not sign the bill with that exception. Concern was stated by Council members that the bill includes new homes over 4,500 square feet, and new homes in the City of Woodland may be negatively affected by that requirement.

Councilor Carlson said that she will be attending a seminar on linking land use to clean water and she will report on the seminar at the next Council meeting.

Councilor Carlson reported that Lake Marion and several Lake Minnetonka bays received an “A” grade from the Minnehaha Creek Watershed District. She said that the lakes are graded for clarity, phosphorous content, and algae growth.

Councilor Carlson explained that the Metropolitan Council is reviewing the possibility of diverting water from the Mississippi River to White Bear Lake. She noted that the lake level has been declining in the last few years.

Councilor Carlson reported that Erick Evenson-Marden was recently relieved of his duties as the District Administrator at the Minnehaha Creek Watershed District.

D. Massie – Public Safety and Deer Management

Councilor Massie explained that he had been in contact with City staff regarding the 2014 Deer Management program.

Resident Mark Anderson was present and the Council asked if he would be amenable to the City placing a deer trap on his property. It was noted that the City should contact Mr. Anderson to discuss placement of the traps on his property in further detail.

10. ACCOUNTS PAYABLE

Carlson moved, seconded by Massie to approve the Accounts Payable as presented.
Motion carried 4-0.

11. TREASURER'S REPORT

Carlson moved, seconded by Newberry to approve the Treasurer's Report as presented.
Motion carried 4-0.

12. ADJOURNMENT

Massie moved, seconded by Carlson to adjourn the meeting. The meeting was adjourned by consensus at 9:55 p.m.

ATTEST:

Kathryne A. McCullum, City Clerk

James S. Doak, Mayor