

MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE CITY OF SANFORD  
SANFORD, NORTH CAROLINA

The City Council met at the Sanford Municipal Center, 225 E. Weatherspoon Street, on Tuesday, November 19, 2013, at 7 P.M., in the Council Chambers. The following people were present:

Mayor Cornelia Olive	Council Member Rebecca Wyhof
Mayor Pro Tem Sam Gaskins	Council Member L. I. (Poly) Cohen
Council Member James Williams	Council Member Charles Taylor
Council Member Walter H. McNeil, Jr.	Council Member Jimmy Haire
City Attorney Susan Patterson	City Clerk Bonnie D. White
City Manager Hal Hegwer	

Mayor Cornelia Olive called the meeting to order. A moment of silence was observed. The Pledge of Allegiance was recited.

**PUBLIC COMMENT**

No citizens requested to speak.

**APPROVAL OF AGENDA**

Mayor Olive entertained a motion to approve the agenda. Council Member Rebecca Wyhof made the motion to approve the agenda; seconded by Council Member Walter McNeil, Jr., the motion carried unanimously.

**CONSENT AGENDA**

**Approval of Council Meeting Minutes Dated October 30, 2013**

Mayor Pro Tem Sam Gaskins made the motion to approve the consent agenda. Seconded by Council Member Poly Cohen, the motion carried unanimously.

**SPECIAL AGENDA**

**Expression of Appreciation to Mayor Olive by Town of Broadway Mayor Don Andrews**

Mayor Don Andrews presented Mayor Olive with a Certificate of Appreciation and a coin containing the Seal of Broadway, and the North Carolina Veterans Memorial. Mayor Andrews expressed sincere gratitude to Mayor Olive for her friendship, and guidance to him personally, and to the Town of Broadway. Mayor Andrews said that Mayor Olive had been a champion for the City of Sanford, and an ambassador for the area.

**Presentation of Farm-City Week Proclamation – (Exhibit A)**

Susan Condlin, with North Carolina Cooperative Extension introduced a proclamation proclaiming the week of November 25-28, 2013, to be Farm-City Week. Mrs. Condlin expressed appreciation to Mayor Olive for her personal friendship and for her leadership in the community. Mrs. Condlin introduced Haley Atkins, Vice-president, and Ashley Stack, President of the local FFA Chapter. Haley Atkins shared Farm-City Week activities and read a copy of a speech given by Paul Harvey, “So God Made A Farmer.” Ashley Stack shared the importance of agriculture and what it meant to her, and invited Council to attend the 4-H Art and Photography Contest at the McSwain Center on November 25,

2013, as well as a tour and luncheon to be held on December 4, 2013. She also encouraged everyone to attend the Farm-City Banquet on November 25, 2013, at the McSwain Center.

Mayor Olive read the Proclamation proclaiming November 25-28, 2013, as Farm-City Week.

**CASES FOR PUBLIC HEARING: held jointly with the Planning Board**

Application by Winslow Enterprises, LLC - to rezone 0.88 acres +/- addressed as 2800 Lee Avenue from General Commercial (C-2) to Light Industrial (LI) Zoning District. The property is the same as depicted on Lee County Tax Map 9651.07 as Tax Parcel 9651-69-0532-00 Lee County Land Records. (Exhibit B)

Planner Amy McNeill said that in October of 2013, Heather Winslow of Winslow Enterprises, LLC submitted a rezoning petition to staff requesting to rezone property that her company recently purchased with the intention of relocating the business from New York to North Carolina. Ms. McNeill said that the site is currently developed with a commercial building and parking area, and which Ms. Winslow felt would accommodate the proposed use as a wind turbine parts fabricator/manufacturer with low volume sales. Ms. McNeill said, however, that the site needed to be rezoned to Light Industrial (LI) in order to allow the proposed manufacturing use.

Amy McNeill said that the subject property is one tract of land approximately 0.51 of an acre in size, which was formerly developed with a single-family dwelling addressed as 500 S. Third Street, which burned and was demolished. She said that the lot appears to have access to public streets, public water and sewer. Ms. McNeill said that the subject property is one tract of land approximately 0.88 of an acre in size, addressed as 2800 Lee Avenue and located in the southeastern corner of the intersection of Lee Avenue and W. Williams Street. She said that the site was formerly used as part of the former Central Carolina Nissan Auto Sales & Service Business located on an adjoining lot at 2820 Lee Avenue. Ms. McNeill said that the uses in the area include a jewelry store, a sales and installation business for automobile radio systems and automobile alarm systems, a bingo parlor, a restaurant and several empty commercial buildings. Ms. McNeill said that subject property appears to have access to public water and public sewer.

Ms. McNeill said that the zoning of the adjoining properties to the subject property was General Commercial (C-2), Light Industrial (LI), General Commercial (C-2), and General Commercial (C-2). She said that the current zoning district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. Ms. McNeill said that this district promotes a broad range of commercial operations and services necessary for large regions of the county, providing community balance and should be located on or within proximity to major thoroughfares. Ms. McNeill said that the C-2 district requires a minimum building setback of 10-ft from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side-yard setbacks. Ms. McNeill said that a list of permitted uses for the C-2 Zoning District was included within the agenda for reference.

Amy McNeill said that the proposed zoning district of Light Industrial (LI) is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses. LI zones should be located so as to have direct access to or within proximity to a major or minor thoroughfare. This shall not apply where an existing building or structure used as permitted within the LI district has been established prior to the adoption of the Unified Development Ordinance on a parcel subject to an application for rezoning. The LI district requires a minimum building setback of 30 feet from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side-yard setbacks. Ms. McNeill said that a list of permitted uses for the LI Zoning District was included within the agenda for reference.

Ms. McNeill said that the 2020 Land Use Plan identifies this area as Mid-High Density Residential-Office. The purpose of this classification is to identify areas which are appropriate for medium and high density residential development, including single-family, duplexes, and multi-family developments as well as office development. When considering the zoning of this property, current development trends and the surrounding zoning of the neighborhood should be considered.

Ms. McNeill said that staff recommends that the Sanford City Council and Planning Board support this rezoning petition as the site is already developed in a commercial manner and appears to require very few changes to convert it into a small scale manufacturing facility with a sales component. The request appears to be reasonable and in the public interest based on the wide range of uses within the area, the small size of the site which will limit the size/scope of the proposed use, the existing Light Industrial (LI) zoning on the adjoining lot to the south, the availability of public water & public sewer and the public street frontage – all of which are relevant since this recommendation is not consistent with the 2020 Land Use Plan designation for this area as Mid-High Density Residential-Office.

Mayor Olive opened the public hearing.

Mr. C. J. Winslow, owner of Winn Solutions, spoke in favor of the rezoning petition. Mr. Winslow explained that they recently moved their business from upstate New York to Sanford. He said that they were drawn to the heavy manufacturing activity in this area, and the industrial nature of Sanford. He said that they felt there were a lot of good resources in this area, which would help promote his business.

No one spoke in opposition. Mayor Olive closed the public hearing.

Application by Wesara Associates, LLC - to rezone 10.85 acres +/- comprised of the following parcels: a vacant tract of land formerly addressed as 1248 Broadway Road (0.33 acres) and a vacant tract of land formerly addressed as 1252 Broadway Road (0.26 acres) from Residential Single-family (R-20) to General Commercial (C-2) and a vacant tract of land adjoining to the east (0.16 acres) and a portion of an adjoining tract of land to the south (10.1 acres) from Light Industrial (LI) to General Commercial (C-2) Zoning District. The property is the same as depicted on Lee County Tax Map 9662.03 as Tax Parcels 9662-32-8664-00, 9662-42-0602-00, 9662-42-1559-00 and a portion of 9662-31-7458-00 Lee County Land Records. (Exhibit C)

Planner Amy McNeill stated that Mr. Mark Stewart of Wesara Associates, LLC submitted a rezoning petition to staff requesting to rezone property that he owns off of Broadway Road with the intent to market the property for development in a commercial manner that is consistent with the uses permitted within the General Commercial (C-2) zoning district. As noted on the rezoning application, Mr. Stewart feels that the General Commercial (C-2) zoning district would allow for the land to be developed in the highest and best land use manner. Ms. McNeill said that there were four (4) sites associated with this rezoning request, with a total of 10.85 acres +/- comprised of the following parcels: 1248 Broadway Road (vacant, 0.33 acre tract), zoned (R-20); 1252 Broadway Road (vacant, 0.26 acre tract), zoned (R-20); a vacant 0.16 acre tract of land adjoining to the east, zoned (LI), and a vacant 10.1 acre portion of an adjoining tract to the south, zoned (LI).

Mrs. McNeill said that the area included within the rezoning request does not include an existing railroad right-of-way, which separates Sites 1, 2 and 3 from Site 4 and runs between Broadway Road and Site 4.

Amy McNeill said that staff understood that Mr. Stewart is in the process of acquiring this railroad right-of-way area and understands that he may only rezone and develop what he currently owns and will need to request to rezone the property to General Commercial (C-2) once he owns it in order to develop this area in a commercial manner.

Amy McNeill said that uses in the area on the same side of Highway 421 Bypass include a church with an associated cemetery and community building (Shallow Well United Church of Christ) and single-family homes. Uses on the opposite side of the 421 Bypass include a cosmetics manufacturing facility (Coty) and a public school (East Lee Middle School).

Amy McNeill said that the subject property appears to have access to public water, but not public sewer. She noted that at the time that this report was created, the property owner was working with the City regarding the extension of public sewer to serve the site, but has recently revised his plans to propose that at least a portion of the site be served by a private septic system.

Amy McNeill said that all new development and/or public utility extensions will need to be approved by the City of Sanford Public Works Department to verify compliance with all applicable regulations.

Amy McNeill said that Adjacent Zoning was (RA) and (R-20), Opposite Broadway Road, Light Industrial (LI), 43 acre +/- balance of 9662-31-7458-00, Light Industrial (LI), Opposite US Hwy 421 Bypass, and Residential Single-family (R-20)

Amy McNeill said that with regards to the existing zoning, the subject property is comprised of two tracts of land zoned Residential Single-family (R-20), one tract of land zoned Light Industrial (LI) and a portion of a fourth tract of land zoned Light Industrial (LI). Ms. McNeill said that more specifically, there are two small lots at the front of the site (identified as 1248 Broadway Road, a vacant, 0.33 acre tract and 1252 Broadway Road, vacant, 0.26 acre tract) that are zoned Residential Single-family (R-20). Ms. McNeill said that the R-20 zoning district is established to provide areas for low-density single-family uses, with a maximum of two dwelling units per acre and may provide buffers

between the agricultural and the higher density areas. It includes density and minimum lot size requirements in order to allow for market and design flexibility while preserving the neighborhood character as well as environmentally sensitive and agricultural land areas. The minimum lot size is 20,000 sf and the minimum building setbacks are as follows: front 30-ft, sides 15-ft and rear 30-ft. A list of permitted uses for the R-20 zoning district is included within the agenda for Council's reference.

Amy McNeill said that there is also a small vacant tract of land 0.16 acres in size that adjoins the above referenced tracts and a 10.1 acre portion of a larger 53.1 acre tract to the rear of the site, which are zoned Light Industrial (LI). The 43 acre balance will remain zoned LI since it is not included within this rezoning request. The Light Industrial (LI) District is established to provide for areas that contain a mix of light manufacturing uses, office park and limited retail and service uses that service the industrial uses in an attractive business park setting with proper screening and buffering, all compatible with adjoining uses. LI districts should include areas which continue the orderly development and concentration of light industrial uses and should be located so as to have direct access to or within proximity to a major or minor thoroughfare. The LI district requires a minimum lot frontage of 80-ft and a minimum lot depth of 100-ft, which equates to a 8,000 sf minimum size lot, and minimum building setbacks of 30-ft from the public street right-of-way line with the required landscape buffer yard width determining the required rear and side yard setbacks.

Amy McNeill said that the proposed zoning district of General Commercial (C-2) is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance and should be located on or within proximity to major thoroughfares.

Amy McNeill said that the 2020 Land Use Plan identifies this area as Interchange/Highway Node. The purpose of this classification is to identify a major mixed-use area of retail/service center of over 200,000 sf with additional major office and business park employment. Development at a Highway Node should be sited and designed as a community gateway.

Amy McNeill said that staff recommends that the Sanford City Council and Planning Board support this rezoning petition as this appears to be in accordance with the 2020 Land Use Plan designation for this area as an Interchange/Highway Node. The request appears to be reasonable and in the public interest based on the location of the site in relation to an "off-ramp" for the new 421 Bypass, the availability of public water, the public street frontage and the fact that applicant/property owner is in the process of acquiring the railroad right-of-way area that adjoins the subject property.

Mayor Olive opened the public hearing.

Steve Malloy, Commercial Broker with Adcock and Associates spoke in favor of the rezoning request. He said that they were getting ready to market the property in hopes of interesting a buyer who had interest in hotels, restaurants, and things that would serve motorists on the 421 Bypass. He said that one party of interest was looking at this property for a VA Clinic.

Jack Campbell spoke concerning this rezoning request. He said that he had lived at 1239 Broadway Road for forty-two (42 years) and that his mother had lived at 1225 Broadway Road for over seventy (70 years.) He said that he was not necessarily against this rezoning, but that he was concerned about what could be placed on this property. He said that he used well water, and that he was concerned because this property did not have sewage, and the potential effects a clinic use could cause to his well water supply. He said that he was also concerned that bordering property would want to change their zoning if this was approved, and that he would be surrounded by this type zoning. He said that he did not want to see the Shallow Well community further diminished. Mr. Campbell said that he understood that NCDOT had proposed to widen the highway from Horner Boulevard to Broadway Road. He said that the first widening project took his grandmother's place, and if it there was a second widening project, it would take more of his property. He asked the Council to consider the homeowners in this area when making their decision.

Steve Malloy said that the initial plan is to go with a septic system, but the long-term plan is to connect to sewer. He said that he was told that unless there was a long-term plan to install sewer, the VA Clinic would not be going on this property. He assured Mr. Campbell that this would not be a concern for him. Mr. Malloy also pointed out that the existing zoning of this property is Light Industrial, and that there were several commercial uses that could go on this property (such as a factory) without coming before the Council with a rezoning petition. He said that a lot of uses they were considering would have straight access off of the 421 Bypass to the facility, then directly enter back onto the By-Pass from the facility.

Council Member Williams asked Planner Amy McNeill to explain the buffering laws that would pertain to this property, if it were approved. Ms. McNeill said that there were regulations and design standards with regard to various landscaping and architectural buffering. She said that there were design standards that would make the use aesthetically pleasing.

Mayor Olive closed the public hearing.

Application by Elite Storage, LLC - to rezone two tracts of land addressed as 2203 and 2205 Woodland Avenue, totaling 2.16 acres +/-, from Woodland Storage Conditional Zoning District to Woodland Storage Conditional Zoning District (Revision #1) to allow for the development of a mini-warehouse storage business with revisions to the original design as previously approved in January of 2013. The property is the same as depicted on Lee County Tax Map 9652.18 as Tax Parcels 9652-31-3881-00 and 9652-31-5897-00 Lee County Land Records.- (Exhibit D)

Planner Amy McNeill said that Mr. Kirk Bradley of Elite Storage, LLC submitted a rezoning petition to staff requesting to rezone property that his firm was planning to purchase, which is a mini-warehouse site currently under construction at 2203 and 2205 Woodland Avenue. It appears that Elite Storage, LLC has a different business plan than that of the original developer, T.L. Stewart Builders, Inc., and would therefore like to change the site plan for the project to accommodate the new business strategy. Ms. McNeill said that since this project was approved via a site plan specific conditional zoning district, the changes to the site plan must be approved by the Sanford City Council, and therefore, a request to revise the Woodland Storage Conditional Zoning District had been submitted for consideration.

Amy McNeill said that the subject property is comprised of two legal lots totaling 2.16 acres. Lot 1 is 0.47 acre and was formerly developed with a single-family dwelling addressed as 2203 Woodland Avenue, which was demolished in October of 2013. Lot 2 is 1.69 acres and is currently an active construction site for an approved mini-warehouse project and is addressed as 2205 Woodland Avenue. Ms. McNeill said that the subject property appears to have access to public water and public sewer.

Amy McNeill reviewed the adjacent property zoning with Council. Covington Place Elderly Housing Conditional Zoning District, Residential-Mixed (R-12), Residential-Mixed (R-12), Autumn Oaks Conditional Zoning District, opposite Woodland Avenue.

Amy McNeill said that there would be a total of four (4) buildings constructed as part of this project. The buildings would include a mini-warehouse storage, and an office and mini-warehouse storage building combination. Ms. McNeill said that the original design proposed five (5) total mini-warehouse storage buildings and a possible very small office with a gatehouse-like appearance that was not constructed since the original developer determined that he would not have an on-site presence at this facility and would use his existing office at 613 Carthage Street as the base of operation. Ms. McNeill said that this project is currently under construction, with mini-warehouse Buildings 1, 2, and 3 in various stages of completion. The house addressed as 2203 Woodland Avenue and originally located in the northwest corner of the site, has been demolished. Construction of Building 4, the new office & mini-warehouse building combination, cannot begin unless the redesign of the project is approved.

Amy McNeill said that as with the original rezoning of the site, the plans submitted as part of this revised rezoning request are legally binding on the land; therefore, the site has to be developed as per the approved plans even if a property transfer were to take place.

Amy McNeill said that the subject property is not located within a Watershed Conservation Overlay District, a Historic Preservation Overlay District, a Flood Hazard Area or the 421 Bypass Corridor. There are also no regulated environmentally sensitive areas illustrated or noted on the site plan for this project.

Amy McNeill said that the adverse effect of storm water inundating several of the low lying residential lots within this area due to existing creeks being blocked with natural debris has been a concern for residents (as stated at the 2010 neighborhood meeting for the Covington Place Elderly Housing Conditional Zoning District located on several adjoining lots to the north/northwest); therefore, the project engineer incorporated a detention pond into this site that is designed to collect the runoff water from this site and slowly release it back into the natural environment at a reasonable rate of discharge.

Amy McNeill said that the 2020 Land Use Plan identifies the use for the subject property as mid/high density residential - office. The purpose of this classification is to identify areas which are appropriate for medium and high density residential development, including single-family, duplexes, and multi-family developments as well as office development.

Amy McNeill said that staff recommends that the Planning Board and City Council support this rezoning petition as the request appears to be reasonable and in the public interest based on the

information/conditions as presented in the conditional zoning petition and attachments (such as the way the architecture of the office & min-warehouse building is designed in an office-like understated manner with the intention of integrating into the area as much as possible while still maintaining the practical requirements for a successful business - as opposed to looking like a typical commercial mini-warehouse business and the compliance with the landscaping requirements of the local zoning ordinance), the availability of public utilities and based on surrounding lands uses and zoning patterns in the area.

Mayor Pro Tem Gaskins asked Amy McNeill if the buildings under construction were on a lower grade. Ms. McNeill said that the buildings were on a lower grade, and that this was one reason that staff felt it would not be a bad fit for the neighborhood because the existing topography is graded to site, and also, the elaborate brick wall along the right side of the driveway, blocks the view of the mini-warehouse. She said that the elaborate brick wall that was on the left side of the driveway will be replaced with a combination brick wall and office that will block the view of the mini-warehouse facility. She said that there would also be street landscaping in front of the office building.

Council Member Taylor asked Amy McNeill if there was a hardship on the developer in meeting other regulations on the re-design of this property, such as fire, etc.

Amy McNeill said that she did not believe there was a hardship. She said that the re-design was reviewed by the Technical Review Committee and that any design would have to comply with the current Zoning, Building and Fire regulations.

Mayor Olive opened the public hearing.

Kirk Bradley, business address 603 Carthage Street, Suite 120, and one of the managers of Elite Storage, LLC, said that he and his partners, George Perkins, David Wicker, and Robin Perkins, were purchasing this project. Mr. Bradley commended the Planning staff for the way they conduct business. Mr. Bradley said that the original zoning of this property was going to be managed remotely; however, their business model was set up a little differently, and that they also wanted more climate control space, so they combined buildings #4 and #5 into one building. He said that they were actually building less square footage in order to make the project fit in better. He said that they reduced the size of building #2 about 30 feet in length in order to have better circulation. He said that although it was approved, the circulation around the building was a concern for the public safety officials.

No one spoke in opposition. Mayor Olive closed the public hearing.

Council Member Wyhof commended staff and the developers for the efforts on the redesign of this project. She said that this was a good compromise for moving this project forward and that it would be a nice fit for the neighborhood.

The Planning Board retired to the West End Conference Room.

**REGULAR AGENDA**

Consider Resolution Declaring the Intention of the City Council to Consider Closing of an Unopened Portion of Fourth Street - (Exhibit E)

Community Development Director Bob Bridwell said that this request was initiated by a church located on a former industrial site on Goldsboro Avenue. He said that this was an unopened right-of-way between two parcels and that closing it, would add to the total acreage of the church property.

Mayor Pro Tem Gaskins made the motion to approve the resolution; seconded by Council Member Cohen, the motion carried unanimously.

Consider Ordinance Amending the Annual Operating Budget of the City of Sanford for Fiscal Year 2013-2014 – (Exhibit F)

Finance Director Beth Kelly informed Council that the amendment request was for \$28,156 in insurance proceeds; \$300 in Grant proceeds, and \$4,236 in proceeds from the sale of capital assets to be appropriated to the following expenditures: \$25,724 to the Police Department for purchase of a replacement vehicle; \$2,432 to the Fire Department for the replacement of an antenna on the Harkey Road Water Tank; \$300 to the Fire Department for Fire Prevention Handout Material, and \$4,236 to the Finance Department for debt issuance cost related to the GO Bonds.

Council Member McNeil made the motion to approve the resolution, seconded by Council Member Haire, the motion carried unanimously.

**OTHER BUSINESS**

City Manager Hal Hegwer invited everyone to attend a reception, immediately following the City Council Meeting, in the lobby area to honor Mayor Cornelia P. Olive and Council Member L. I. “Poly” Cohen to celebrate their terms of office and wish them well.

Videos were presented to Mayor Cornelia Olive, and Council Member Poly Cohen which exhibited accolades and gratitude for their service and dedication to the City of Sanford and the community.

City Manager Hal Hegwer presented Council Poly Cohen with a plaque, thanking him for his years of service and dedication, and with his portrait, which had hung in the lobby area. Council Member Cohen was very appreciative of the award and said that he enjoyed the four years that he served as a member of the Sanford City Council.

City Manager Hal Hegwer presented Mayor Cornelia Olive with a plaque, thanking her for her years of service and dedication. Mayor Olive was a Council Member from December 2003-December 2005; then as Mayor from December 2005 through December 2013. Mr. Hegwer stated that Mayor Olive’s portrait would be displayed proudly in the foyer along with all of the former City of Sanford Mayors.

Mayor Olive said that it had been a pleasure to work with the City of Sanford Staff. She said that until one was “inside” you had no idea about the professionalism that the City of Sanford has running the City affairs. She said that it was such an honor to serve the citizens of the City of Sanford. She said that she was grateful for the support she received as mayor, and that she looked forward to working in other avenues, and that she was awaiting her next adventure.

The Council Members expressed gratitude to Mayor Olive and Council Member Cohen for their years of service and dedication to the City of Sanford and to the community.

Council Member Taylor commented on the loss of Ed Swartz. He said he had the pleasure of working under Mr. Swartz's leadership for several years and that Mr. Swartz was a patriarch in this community. He asked that Council adopt a resolution honoring the life of Ed Swartz and his dedication to the community.

**ADJOURNMENT**

Mayor Olive said that considering she had only gotten to vote twice during her eight-year tenure of service, she asked that another council member excuse themselves so that she could vote on the adjournment. Council member Wyhof asked to be excused from voting on the adjournment.

Council Member McNeil made the motion to adjourn the meeting. The motion was seconded by Council Member Haire. Council Members McNeil, Haire, and Cohen voted in the affirmative; Council Members Taylor, Williams, and Gaskins cast the dissenting votes. Mayor Olive voted in the affirmative to break the tie vote; the motion to adjourn the meeting carried.

Respectfully Submitted,

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T. CHET MANN, MAYOR

ATTEST:

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BONNIE D. WHITE, CITY CLERK