

SPECIAL CITY COUNCIL MEETING  
Wednesday, December 15, 2010 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Eric Richardson, Presiding  
Council Members: Scott Jackman, Ken Kirk, Stephanie Martinez, Jim Perry, Marisa Wright  
Konrad Hildebrandt, City Manager  
Kim E. Holindrake, City Recorder  
Others: Stephen Lee, Brent Uibel, Ken Cromar, Trent Augustus, Jeff Dodge, Glenn Dodge,  
Diane Kirk, Jay Taggart (Curtis Miner Architecture), Shaun Johnson, Keith Irwin, Karen  
Herd, Joli Kruger, Talmage Cromar, Sara Durocher, Jason Rose, Royce VanTassell,  
Gretchen Gordon, Mike Stein, Amy Porter, Julie Knudsen, Stacy Reed, Nick Reed, Tonya  
Edvalson, Bryon Edvalson, Jackie Thompson, Scott Taylor, Shane Harr, Joel Wright, Rich  
Thayer, Brian Gates

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:05 p.m. by Mayor Richardson.

Invocation given by C. Jackman.

Pledge of Allegiance led by C. Wright.

SCHEDULED ITEMS

2. Review/Action Regarding Public Facilities Including the Community Events and Recreation Center

See handouts.

Public Comment:

Stephen Lee: Mr. Lee thanked the Council for many hours of work. In his opinion this is not an either/or structure. What to build is the relevant question. He was the co-chair of the Blue Ribbon Committee and worked with 25 people with diverse backgrounds. The Committee worked for hours and hours to reach a conclusion knowing that what was recommended would be changed. He would love nothing more than the City to spend all of the discretionary savings towards a beautiful golf facility. It will lend an air of upscale to the community. On the other side this can be accomplished for far less than the estimated 2.7 million. The Committee had a hard time justifying one million dollars of allocation from the recreation impact fees. The vast majority were enthusiastic about recreation amenities. Many acknowledged that the golf course clubhouse needed to be built to complete the golf course and make it whole. All of these discussions centered around 1 to 1.5 million dollars. In stick framing 1.5 million can go a long way. He would like the City to break from the paradigm that all the carts have to be stored in the basement. Batteries can be brought indoors and other things to mitigate the situation. The decision to put all the carts in the basement was made first, and this determined the structure size. He asked the Council to think outside the box and bring the recreation center down to 1 to 1.5 million. This project is great for The Cedars.

Keith Irwin: Mr. Irwin stated that he was the other co-chair of the Blue Ribbon Committee. The Committee spent most of its time discussing a recreation center and acknowledged replacing the golf facility. After the Council accepted the Committee's report, he sent an email to the Council expressing his concern that both facilities need not be built at same time but needed to be planned at the same time. If not both planned, one facility could rob funds from the other. He

would like the Council to not spend so much for this facility and save enough for the second facility.

Royce VanTassell: Mr. VanTassell stated that he is the Vice President of the Utah Taxpayers Association. The Association has expressed on a number of occasions to cities, counties, and the state concerns about owning and operating their own golf courses. It is difficult for the Association to understand why golf is subsidized. There are a host of recreational opportunities out there that are not subsidized. This is a difficult taxpayer issue to understand. The Association will be disappointed if it is decided to move forward. The question is, what would this do down the road. There are serious questions about whether the library falls under recreational use. Still there are more serious questions about whether or not the City will have to enact a tax increase to operate and maintain the facility. Cedar Hills is no different than other cities, and budgets are very tight. Last year there were quite a few property tax increases and is of great concern. It is difficult as an Association to justify a tax increase for what is admittedly a nice to have. This is by no means a requirement of city government. Everyone would want it but at what cost. Is it appropriate to ask taxpayers for an increase when the economy is slow? It may be picking up; we don't know. Who knows what will happen in Washington and the impact it will bring to Utah.

Karen Herd: Ms. Herd learned on the Blue Ribbon Committee that things that look simple to other people are really quite complex. She knows the Council has delved into the nitty gritty of this project and appreciates it. She is frustrated that some continue to have this argument of whether or not the City should be in the business of a community golf course. We have it. The Council and others who spoke to the Committee explained the legalities of the golf course. She would like to stop going backward and look forward. The City needs to do its best with what it has and make this golf course workable. Many on the Committee, at first, were reluctant to spend any more money at the golf course. She was one of those but came to see that it was a necessity to make it a workable functioning course. All of the work that Councilmember Wright has done shows it can move forward at a reasonable price. She is frustrated by the idea that the City shouldn't build a recreation center. The impact fees were specifically collected for the purpose of a recreation center. The only alternative would be to return the money to the developers. Her builder has disappeared off the face of the earth, which is an example that this is so impractical. This money is designated for a recreation facility, and the Committee realized this in the beginning. We need to stop looking backward. This Council has put in a lot of time and energy on this.

Ken Cromar: Mr. Cromar stated that he is very concerned about what is going on with the economy. Food prices, gas prices, and inflation are settling in at everyone's door step. People are losing their jobs, needing church assistance, going further in debt, and losing their homes. Yesterday Congress passed 1.1 trillion in additional pork spending. The Federal Reserve set in motion a process to guarantee inflation at a serious pace, and it is about to hit us. The federal market watch is saying six years at best before the job rate has a chance of increasing. The economy is not pointed in the right direction. He questioned the rationale and facts the Council has used to justify building a golf course clubhouse. Are there facts stating, if you build it they will come? Who is advising this Council that this will finally make the golf course profitable? All the golf course projections say otherwise. So why do it? What makes this Council think it is capable of doing what every other city, county, and the state is not able to do? The golf course has never been in the black. If each of you started a business, you would do your homework on an investment plan. If in the first year, your \$125,000 profit didn't materialize, and the cost was \$585,000 to stay in business. Would you go into year two, or would you readjust your plan? When it's public funds, it's easy to just spend the money because it's not yours. Where is the line? What is the exit strategy on this golf course? When will the City ever know it is over and time to do a 180 degree turn around to head back towards black ink. The decision should have been made at year two. This is a clubhouse and a wedding reception center. This is the main purpose for the resources. The money was collected for recreational development purposes only. Not one dollar of that money should be spent for any other purpose. If it is he assures the City that there will be a referendum that will overturn any effort that is born out of this evening or any

time soon that takes one dollar from the recreational development fund. To do so otherwise would be malfeasance, misappropriation of funds, and fraud. It would be an easy sell to ensure this was on the ballot in the summer. Use the money, live within the budget, and build a recreational facility, period. To not do so may jeopardize the entire amount, but it would be your choice by trying to spend money that is not yours. It is ours, and stay out of my pocket.

Joel Wright: Mr. Wright asked what the City will do with the impact fees if not used. It's a hard decision; it's not an easy decision. The Council should take a lot of input and make the best decision possible. He guarantees a decision won't satisfy everyone. The Council has listened to the people. In the past the commercial center lost a lot of opportunities because people didn't make a hard decision. On the golf course there was a window and hard decisions were delayed. The City lost opportunities. Now is the time. Those who paid the impact fees, their kids will be grown and long gone. The Blue Ribbon Committee deliberated and took in a lot of input. The time has come to make a decision.

Trent Augustus: Mr. Augustus thanked the Council and Mayor for taking the time to listen to the residents. This issue has brought a lot of divisiveness, and is a tough decision to make. Unfortunately this Council will have to make a decision that hopefully pleases a good majority of the residents and will probably take heat for it. He is the President of The Cedars HOA, and on its behalf are in support of this events center. They realize it has a great impact across the City and county. They see it as a huge benefit and a good thing even in the long term. There may be some subsidizing that many are willing to take. The City probably shouldn't be in the business of owning a golf course, but we are there. He believes the City should continue owning the golf course. Personally and professionally he is here to support the Council. The HOA appreciate the Council's time researching the issue. It is time to make a decision. Those against the issue are just one out of 10,000 residents.

Jeff Dodge: Mr. Dodge is excited about this project and hopes the City will move forward. There has been a lot of study by the Blue Ribbon Committee. He would hate to see the City go back on the studies made by the Committee. He has a number of friends who know Cedar Hills because of the golf course and come here to play. They are getting to know the community. He is not a golfer, but the City needs to be smart about the golf course. The money needs to be used to build a center for the community and is an asset owned by the City. There have been some financial difficulties in the past, but the City needs to think proactively. He has caught glimpses of the building and is an architect himself. He is in favor of the design. He moved to Cedar Hills because of the mountain feel. The building is very site specific with the views. It is not a UFO where the design can be build anywhere. The City needs to build it to last. It would be short sided to cheapen the quality. This is the smart thing and the right thing to do with public money.

Scott Taylor: Mr. Taylor stated that he moved here for one reason, the golf course. He wants to live on a golf course, and he plays golf. He came from a city that had between 15 to 20 publicly owned golf courses for 40 to 50 years. They did very well with them, but it took some planning. They probably had the same feelings at the beginning, but they are great and wonderful places. Home prices in these areas have skyrocketed. His kids are all grown. He doesn't have a choice in not funding elementary schools or high schools. It is done because it is the right thing to do. The golf course is a great asset, and home values will increase because of the clubhouse. Down the road it will turn around. In his line of business, working for a fortune-100 company, the economy is turning around. Sales have skyrocketed, and people are spending money. The unemployment was extended to another 13 more months so there is no incentive for those people to go to work. If these benefits were stopped, those people would be out looking for a job. We have to look at the big picture, the correct picture.

Joe Phelon: Mr. Phelon thanked the Council for their dedication and commitment to the residents. The decision is not easy. He likes the golf course; it's very nice. Fox Hollow golf course is owned by the cities of Lehi, American Fork, and Pleasant Grove. All of those cities have a substantial higher number of residents than Cedar Hills. They also have a higher tax base from businesses. Yet it is very common for that golf course to be in the red, and all three of those cities contributing to the operation costs. He doesn't know if this was taken into consideration

when the golf course was purchased. The City has the golf course, and we should make the best of it. Before the City expands its wants, he highly recommends that the Council look at expanding the business section of the community. He doesn't think this is the time for the recreation center. Because these funds are set aside for recreations, the City could either subsidize or give out free passes to the Pleasant Grove or American Fork recreation to see how many residents would use a recreation pass. Then the City could gauge the expected use of a Cedar Hills recreation facility. This would indicate whether it is good business sense, practical, or if it would need to be subsidized. He personally feels it has to be done with good business sense. He doesn't agree with higher taxes.

Brent Uibel: Mr. Uibel has heard words of support, words of general conditions, and words of negativity. He was part of the Blue Ribbon Committee and has been attending council meetings for 7.5 years. He knows that the issues the City is dealing with are basically from those who came before through decisions and lack of decisions. Considering the time, effort, and expense, the Council has done an excellent job in considering the needs of the residents and City. He was quite taken by the ideas of fraud, law suits, and so forth by a resident because according to legal counsel of the City the definition is very general as to the use or type of recreation and what recreation means. The thought that the Council would move forward and do something illegal or generate fraud is beyond his comprehension. He hopes the people who have listened tonight will take the time to participate in the town meetings. Congratulations to City in that the auditor Allred Jackson gave the City a five-star rating on a job well done in balancing the budget and cutting costs. The decisions the Council has are varied, and the opposition among the Council is complimentary. Whatever is decided will be appropriate.

- C. Wright stated that her previous proposal has changed. This motion is not from C. Martinez, C. Kirk's or herself. They have talked to many, many residents and professionals in the field.

#### Staff Presentation:

Konrad Hildebrandt reported on the following:

Recreation Impact Fees. The City has been collecting the recreation impact fees since 1999. The approximate 560 homes built prior to 1999 didn't participate in the contribution of these impact fees. Currently there are approximately 2,300 homes in the City where the developer, resident, or builder paid the impact fee. About 25% of the residents did not pay this fee. For the large tracts of land that were developed, the developer paid the fee, but was most likely paid indirectly by the homeowner. In development of any impact fee, a city has to create a Capital Improvements Plan (CIP) stating all of the uses for these funds and figuring out how much to charge. The CIP at that time was very vague and stated it was for recreation and a swimming pool facility. He believes it was meant to be vague because it was anticipated it would take time to collect the money until there were sufficient funds to create a recreation or pool facility. State law requires these funds be utilized after collected within six years, and some funds are due now. Some of these funds have been spent over multiple years in the past for studying the issue. The question arose both from the Blue Ribbon Committee and members of the Council on what constitutes a recreation facility. A legal opinion was given by the city attorney that all uses discussed were appropriate other than the library. In state law there are recreation uses from boating activities to many others along with their supporting structures. The impact fees cannot be used for anything but hard costs. They cannot be used for operations and maintenance or to pay off a bond debt.

Administrative Action Verses Legislative Action. A resident, including tonight, threatened a referendum and law suits on these fund uses. To create a referendum is based on, according to the city attorney, whether the issue is legislative or administrative. Legislative functions can receive referendum action. There is no source of referendum for administrative functions that will be accepted by a court of law. The City approved the CIP plan and created the impact fee back in 1999, which was the legislative action. The administrative action is the use of that

money, which is before you now.

Capital Improvement Projects Analysis. The Council has asked for a variety of analysis on certain functions on this project. The CIP funding analysis proposed to take some funding from the unrestricted fund balance for this facility and/or another facility. The Blue Ribbon Committee recommended two facilities to be completed. The Council asked what would be given up in the CIP to use these funds. The unrestricted funds are generated through revenues being over expenditures in the general fund from what was projected over the last decade. This Council decided to fully complete parks and Timpanogos Park was overspent. Then Mesquite Park was finished according to the CIP plan. This has forced the City to have limited funds in park development so it was decided to use unrestricted funds for the development of Deerfield Park. Deerfield Park is the one item that will need to be pushed back because of using the unrestricted funds. Most of the projects are funded through restricted funds because money was collected for that specific purpose. The Council decided to be as transparent as possible on the recording of golf funds to show what has been subsidized today. Most cities don't subsidize a recreation facility and show it as a loan. During the last four years, the golf course amount to be subsidized has decreased every year. This year the golf course is in the black not including depreciation. All hard costs to run the golf course were collected, but there is the bond.

Community Events and Recreation Center (CERC). There has been minimal maintenance on the sunset room (white tent) facility because of the need to move into a new facility. Bookings and charges, not including this year, have gone down from fiscal year 2008 because it was anticipated that this new facility would be built so reservations were not accepted. The proforma amount of revenue is based on an assumed amount of bookings. There are seven other facilities in the area that do this same type of event center bookings, but this facility proposes to charge grossly under their amounts. Staff wanted to be extremely conservative on revenue projections. This cost can be evaluated after the facility is built. There is an assumed increase in golf-related facilities of approximately 10% in all the different revenue areas of the golf course. Net revenue for operations and maintenance is shown in the CERC. Staff is very confident in creating revenue versus any type of subsidization. Staff recommends the construction of the proposed CERC including a future children's library, which would not use recreation impact fees. There will be a campaign to raise funds through volunteer measures with in-kind as well as cash donations to make the library a reality.

Commercial and Taxes Cedar Hills is a bedroom community with a limited commercial tax base. The limited commercial was by choice from previous councils. Currently there is a vibrant north commercial sector with Walmart, McDonalds, and Chase Bank, who are all great community partners. The commercial area is walkable and convenient. Out of the 23 cities in Utah County, Cedar Hills is number 20 with a low property tax rate and provides quality services.

Cedar Hills Athletic and Activities Zoo (CHAAZ) The Council asked what can be done with the remaining recreation funds. Staff threw out the recreation/pool center concept because of the strong sentiment of not bonding. The CHAAZ proposal includes operations, funding, activities, and functions. This facility is a non-traditional recreation center that would be located on the city-owned nine acres along 4800 West. A second phase would be an aquatics facility that would need to be fully funded through a bond vote of the residents.

#### Answers to Questions:

- Prior to Fiscal Year 2008, the sunset room was actively promoted. Then bookings for the sunset room were not accepted at times in anticipation of the new facility and the numbers dropped. Also maintenance and advertising for the sunset room has not been spent, and the business aspect diminished because staff believed the old facility would be gone. A new facility will be promoted more, and these estimates are very conservative.

- The upfront costs of the exercise equipment and furnishings are included in the analysis for this space. Operations and maintenance are not included because staff did not know what the Council would charge for the space.
- The cost of the CERC was estimated at 1.7 million because of the similar facility addressed 1.5 years ago with a more concrete hard cost of 1.68 million. Since then the economy has changed, and the costs of building have gone up. The current bids at 2.8 million came in on very rough estimates and will hopefully come in lower than anticipated.
- There will be a full-time person on the main floor of the CERC. The rental cost of the events center could include a charge for a person to manage the facility after regular hours. The proposed rental cost is lower than anyone around. The Council will need to determine what to charge for the events center. The basement does not include staffing. The CHAAZ proposal includes one full-time employee.
- The main floor has more than enough restroom facilities, and another restroom can be added to the basement.
- The City will still need to use school facilities even with the construction of the CHAAZ facility. The Junior Jazz program went from just over 200 participants last year to almost 600 participants this year. Staff is trying to make the rental cost for the CHAAZ very enticing.
- Furniture, fixtures, and landscaping are not included in any of the proposals.
- It would be prudent to have a price for residents and non-residents for all the facilities.

Break at 8:53 p.m.

Reconvened at 9:08 p.m.

#### Library Proposal:

- C. Wright reviewed her proposal for the children's library. Over her three years of service, she has been assigned to library issues. She contacted those who have been interested in a library and discussed the possibility. A traditional library is not possible. She visited the Highland City library and spoke to the librarian. Her proposal is very different and interactive from a traditional library. Associations like the Daughters of the Utah Pioneers can hold their functions in this area as well. It will have a fire place in the corner, creative reading spaces, and interactive areas for music and art. Residents are willing to donate their services for sewing, volunteering, etc. She has lined up designers, mural artists, and finish carpenters that will donate their skills. This is a proposal for generations.
- C. Martinez stated that the vision of this children's library is different from other libraries. It requires only 1,800 square feet. The multi-purpose media room (800 square feet) falls under recreation and should state "to be determined."

#### Council Discussion:

- C. Perry stated that the discussion for a recreation facility has been going on for years. There have been hundreds of possibilities, options, and proposals that were dead ends. Today there is a serious problem with the cost of this facility. He likes the current ideas, and the Blue Ribbon Committee did a lot of work. It is disconcerting that a facility that was 1.5 to 1.7 million is now 2.7 million, which is an 80% increase, and the engineering is not done. He questions what the next increase will be. Spending too much money on the CERC does not leave enough money for a recreation facility. He spoke to Mayor Sears who stated that the recreation impact fee was for a recreation facility and pool. He appreciates staff's work, but the CHAAZ proposal looks like a warehouse, which was not acceptable for the public works building. The decisions studies state that a library is a first choice, but this is not a traditional library. This is a children's library and "more of a gathering area." It sounds like a great idea, but dedicating almost 4,000 square feet to a children's library/gathering place with no funding for books is a concern. The Blue Ribbon Committee spent a lot of time and discussed how much money, ranging from zero to one million,

should be used for this facility. This proposal is for much more and disregards the Committee proposal. Currently a lot of money is paid in leases for the cart barn and double-wide trailer, and the course is still going. Somewhere in between is the right choice, but years of research is not needed. He doesn't believe anyone on the Council, current or past, has ever intended to perpetrate fraud, malfeasance, or deceive anyone. The City is on solid ground and making good decisions. By law the City can only reserves 18% of its budget, and councils have been very conservative. He doesn't believe it was the intent to save those funds to spend on this grandiose facility. It is a lot of money for a golf course when the same goals could be achieved with less. This proposal suggests using the unrestricted funds meant for Deerfield Park so that is what is being given up. It is awesome that there is so much volunteerism, but volunteerism is a small part of the overall cost. His proposal is to cut the facility down by 50%, have the course deal with limited cart space, have multipurpose rooms, and preserve the main events center area and golf pro shop.

- Jay Taggart stated that the original building for 1.7 million was 13,000 square feet. This current proposal is 25,000 square feet plus a deck. The main floor costs about \$130 per square foot, \$90 per square foot for the lower floor and \$70 per square foot for the cart area.
- Mayor Richardson stated that there is always room for improvement. Cedar Hills has always run a tight ship and is fiscally responsible. Cedar Hills is the only city to have two recent tax decreases. Staff tries very hard to get information to the public. The City also has limited resources and does more with less. Cedar Hills will always be a bedroom community. Progress has been made on this issue with strong feelings. The right thing to do is to put these moneys to use and allow residents to have a beneficial use. On this issue he is concerned that some of the components make it too big or too small. The American Fork library is just over 32,000 square feet, and the Pleasant Grove library is over 15,000 square feet. These are small libraries. A gathering place or reading room doesn't need to be 2,000 or 3,000 square feet. He loves libraries and reading. There is no budget to cover the slack. He would not include revenue sources that are under disputation with the Council. Everyone doesn't agree on using the Care Tax or Telecommunication Tax. The City did have a bid on a facility at 3.9 million that encompassed the needs of the golf course, recreation, and offices. This also had concerns with spending recreation funds on not pure recreation, what happens if the golf course is sold, and parking. There has to be a place to run golf operations. It is clear that the community wants recreation especially a pool. His proposal is to do more with the site, less with the site, or determine more appropriate uses for the space.
- C. Wright knows that everyone on the Council wants to do what is best for the City. She has put everything she has in this project and is very passionate about it. Her goal is to make 51% of the residents if not more happy.
- C. Jackman stated that there is two million dollars in restricted funds for recreation and \$850,000 in unrestricted funds. He feels the priorities are backwards, and the recreation facility should be built first with the two million and then the CERC second with the remaining funds. The City can then find additional funds to complete the CERC if needed. If the CERC needs to be built first, then the Council needs to remember that the two million is for the recreation center.
- C. Kirk stated that there is a recreation center in Pleasant Grove that is only 11 minutes away. There is also a facility in Lindon, American Fork, and Lehi. The two million won't build anything close to what is in these cities. This proposed facility is unique to the area with great views. Many years have been spent on this topic. The costs of 2.7 million shocked him also, but prices are going up. If the City does nothing, the impact fees may be lost. He does not support a bond of any type for either facility. He feels compelled and a sense of urgency to make a decision because opportunities have passed and windows are closing. It will be a benefit to the community. He is going against what has been traditionally expected. This is an amenity for the residents that is good looking, productive, and may be profitable.
- C. Martinez stated that the price is high, and the building needs to be reduced. The 1,800 square feet was for a library. It is a community building. If the library is taken out, then it takes a whole

demographic out and therefore not a community building. The Council needs to look carefully at the programming. She is open to suggestions and other opportunities that are revenue generating. She believes the cart space can be redesigned, and the events center could be reduced. She spent many years working for a community and got volunteers for programming. She believes the library can be run with volunteers. She is passionate about the library and volunteerism.

**MOTION: C. Kirk – To extend the meeting to 11:30 p.m.** Seconded by C. Jackman.

Yes - C. Jackman  
C. Kirk  
C. Martinez  
C. Perry  
C. Wright Motion passes.

Further Discussion.

**MOTION: C. Kirk - To approve the updated architectural designs created by Jay Taggart of Curtis Miner Architectural firm presented to Council this evening for the construction of the Cedar Hills Events and Recreation Center. To include, but not limited to golf operations, grill/cafe, reception/events area, multi-purpose rooms, media, storage, cardio, and office rooms, golf cart storage area, children’s library and learning center, and other areas for the use, entertainment, and efficient operations of city and community events. This facility to be funded primarily by accrued recreation impact fee funds, and utilizing funds as necessary (TBD) to complete the construction portion of the children’s library and learning center from unrestricted capital improvement funds so as to be in compliance with our attorneys opinion concerning the use of the aforementioned impact fees. Remaining funds from impact fees and unrestricted funds to be utilized as deemed necessary for additional recreation facilities and capital improvements approved by the Council at a later date. The intent of the motion is to provide direction to the architect to complete constructional plans in order to proceed with the bid process for construction and completion of this facility with the understanding that minor adjustments and cost saving considerations will be involved.** Seconded by C. Wright.

Discussion.

Yes - C. Kirk  
C. Wright  
No - C. Jackman  
C. Martinez  
C. Perry Motion fails.

**MOTION: C. Martinez – To have Jay Taggart of Curtis Miner Architecture shrink the Community Events Center by one third.** Seconded by C. Perry.

Yes - C. Jackman  
C. Martinez  
C. Perry  
C. Wright  
No - C. Kirk Motion passes.

Further Discussion.

- C. Martinez feels the cart area, event center, multipurpose rooms, library, and golf area, grill area, and foyer can be reduced.
- Jay Taggart stated that he will need to take out 8,000 square feet.

ADJOURNMENT

3. Adjourn

This meeting was adjourned at 11:20 p.m. on a motion by C. Jackman, seconded by C. Perry, and unanimously approved.

Approved by Council:  
January 4, 2011

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder