



City of Concord

City Council

Meeting Minutes - Draft

Monday, February 8, 2016

7:00 PM

City Council Chambers
37 Green Street
Concord, NH 03301

1. Call to Order

Action: Mayor Bouley called the meeting to order at 7:00 p.m.

2. Father Constantine Newman from the Holy Trinity Greek Orthodox Church was not present for invocation.

3. Pledge of Allegiance.

4. Roll Call.

Present: 14 - Councilor Candace Bouchard, Mayor Jim Bouley, Councilor Byron Champlin, Councilor Mark Coen, Councilor Amanda Grady Sexton, Councilor Allan Herschlag, Councilor Fred Keach, Councilor Linda Kenison, Councilor Jennifer Kretovic, Councilor Gail Matson, Councilor Keith Nyhan, Councilor Dan St. Hilaire, Councilor Stephen Shurtleff, and Councilor Brent Todd

Excused: 1 - Councilor Robert Werner

5. Approval of the Meeting Minutes.

January 2016 City Council Meeting Minutes.

Action: Councilor St. Hilaire moved approval of the January 4, 2016 meeting minutes. The motion was duly seconded and passed with no dissenting votes.

Councilor Champlin moved approval of the January 11, 2016 meeting minutes. The motion was duly seconded and passed with no dissenting votes.

Councilor Grady Sexton moved approval of the January 25, 2016 meeting minutes. The motion was duly seconded and passed with no dissenting votes.

6. Concord TV presentation of compilation of DVD's of the Concord 250 Celebration.

Action: Doris Ballard, Concord TV, and Shawn McHenry, Senior Staff Producer for Concord TV, presented a disc of the Concord 250 Anniversary content that

was captured during the last year. Copies of the disc sets are available for purchase through Concord TV: \$30 for the the disc and \$12 for the a digital copy for downloading.

7. Concord 250 recap/closing report to Council.

Action: Fred Coolbroth Jr., Concord 250 Board Member, recapped the Concord 250 Anniversary explaining that 109 total events were held; 94 of which were free admission to the general public. A handout was distributed to the Council. He thanked the city, Council, volunteers, sponsors, Concord TV, Concord Monitor and all of the community for coming together and making these events and celebration such a success.

Pollyanna King, Concord 250 Treasurer, thanked the Council for the money that they had asked for in anticipation of ramping up for the celebration and enabling them to produce the event. She noted that they are able to present some of the funds that were raised back to the city in which they hope will be used in the Library for stewardship of the mosaic art panels. A check for \$2,510 was presented to the city.

Jim Milliken, Concord 250 Senior Vice President, added that this celebration was a wonderful opportunity in bringing the community together for an entire year. He is proud of the Concord community for pulling this off and for making this celebration happen. He acknowledged the Concord Heritage Commission and the Abbot Downing Society.

8. Agenda overview by the Mayor.

*****Consent Agenda Items*****

Note: Items listed as pulled from the consent agenda will be discussed at the end of the meeting.

Approval of the Consent Agenda

Action: Councilor Champlin moved approval of the consent agenda, as amended, with items 23 and 31 removed to the end of the agenda for discussion. The motion was duly seconded and passed with no dissenting votes.

Referral to the Facilities Naming Committee

9. Communication from Kim Lyden-Ricker requesting consideration be given to either

allowing a sign to be placed on Hangar 4 at the Concord Airport in honor of her son, Jack Ricker, or consideration be given to naming Hangar 4 "the Jack Ricker Hangar".

Action: This referral was received and filed.

Items Tabled for March 14, 2016 Public Hearings

10. Resolution accepting and appropriating the sum of \$22,400 in unmatched grant funding from the Department of Safety, State Homeland Security and Emergency Management Exercise and Evaluation Program, for funding of a Homeland Security Exercise in conjunction with Concord Hospital and Concord School District; together with report from the Police Department.

Action: This resolution was moved to set for a public hearing.

11. Resolution authorizing and appropriating \$27,675 as a transfer to the Airport Capital Fund; funding for this appropriating shall be entirely from the Airport Fund Balance; together with report from the Associate Engineer.

Action: This resolution was moved to set for a public hearing.

12. Resolution accepting and appropriating the sum of \$374,425 for the purpose of reconstructing the drainage outfall system to the southern portion of Runway 17/35 including \$328,500 in entitlement funds from the Federal Aviation Administration (FAA), \$18,250 from the State of New Hampshire, and \$27,675 from the City of Concord; together with a report from the Associate Engineer.

Action: This resolution was moved to set for a public hearing.

13. Resolution authorizing and appropriating \$45,730 from Arena Fund Balance and appropriating the transfer of \$45,730 to the Arena Capital Projects Fund for emergency arena chiller repair; together with report from the General Services Department.

Action: This resolution was moved to set for a public hearing.

14. Resolution appropriating \$71,200 for arena chiller repair by repurposing \$25,470 from various completed and unexpended arena projects under CIP #64 and transferring \$45,730 from the arena operating budget.

Action: This resolution was moved to set for a public hearing.

15. Resolution authorizing the Annual Appraisal of Real Estate at Market Value per RSA 75:8-b; together with report from the Director of Real Estate Assessments.

(Public hearings to be held in March and April with final action in May)

Action: This resolution was moved to set for a public hearing.

16. Public Hearing and City Council vote on Solar Arrays proposed to be located at the Hall Street Wastewater Treatment Plant.

Action: This public hearing report was moved to set for a public hearing.

From the City Manager

17. Positive Citizen Comments

Action: This positive comments was received and filed.

Consent Reports

18. Diminimus gifts and donations report from the Library Director requesting authorization to accept monetary gifts totaling \$11,870.48 as provided for under the pre-authorization granted by City Council.

Action: This consent report was approved.

19. Diminimus gifts and donations report from Deputy City Manager-Finance requesting authorization to accept and spend a monetary gifts totaling \$200 as provided for under the pre-authorization granted by City Council.

Action: This consent report was approved.

20. Final status report from the City Manager on 2014-2015 City Council priorities.

Action: This consent report was approved.

21. Quarterly Current Use Change Tax Report from Director of Real Estate Assessments.

Action: This consent report was approved.

22. December Fiscal Year to Date 2016 Financial Statements and report from Deputy City Manager Finance.

Action: This consent report was approved.

23. Report from the Deputy City Manager for Development recommending an amendment to the contract with Louis Karno & Company for communication services for the Main Street Project. (Pulled from consent by Councilor Herschlag)

Action: Item removed to the end of the agenda for discussion.

24. Report from the Deputy City Manager for Development authorizing the City Manager to enter into an agreement with the New Hampshire Department of Safety, Division of Fire Standards and Training & Emergency Medical Services for periodic use of City property (MBL #102-2-15) located on North State Street for rope rescue training.

Action: This consent report was approved.

25. Report from the Deputy City Manager - Development seeking authorization for the Concord Municipal Airport to host a Young Eagles Flight Rally on May 22, 2016.

Action: This consent report was approved.

26. Report from the Transportation Policy Advisory Committee recommending transportation project priorities for Calendar Years 2016-2017.

Action: This consent report was approved.

27. Semi-Annual Report on Contracted Solid Waste and Recycling Services from the General Services Director.

Action: This consent report was approved.

28. Report from the Transportation Policy Advisory Committee (TPAC) recommending the three-lane conversion for the Loudon Road Corridor Improvements Project (CIP 19).

Action: This consent report was approved.

Consent Resolutions

29. Resolution in honor of the services of Firefighter John Dejoie (for presentation in March).

Action: This consent resolution was approved.

30. Resolution authorizing the City Manager to enter into an agreement with the town of Haverhill, New Hampshire to receive up to \$178,500 of Federal Entitlement Funds and pay to the Town of Haverhill \$9,425 for the purpose of reconstructing a portion of the storm drainage outfall to Runway 17/35 at the municipal airport; together with a report from the Associate Engineer.

Action: This consent resolution was approved.

Consent Communications

31. Street closure request from the Concord Farmers Market Association requesting Capitol Street be closed on Saturdays from 6:00 a.m. to 1:00 p.m. beginning May 7, 2016 with an anticipated closing date of October 29, 2016. (Pulled from consent by Mayor Bouley)

Action: Item removed to the end of the agenda for discussion.

32. Street closure request from the Arthritis Foundation for their Annual Jingle Bell Run to be held on Sunday, December 18, 2016.

Action: This consent communication was approved.

33. Street closure request for the 2016 Making Strides Against Breast Cancer Walk to be held on Sunday, October 16, 2016.

Action: This consent communication was approved.

34. Street closure request for the 24th Annual New Hampshire Law Enforcement Memorial Ceremony to be held on Friday, May 20, 2016.

Action: This consent communication was approved.

35. Street closure request for the Girls on the Run New Hampshire 5K Road Race to be held at Memorial Field on Sunday, June 5, 2016.

Action: This consent communication was approved.

End of Consent Agenda

Public Hearings

- 36A. Resolution amending the official map so as to establish the mapped lines of a future street for a new street from the intersection of Storrs and Theatre Streets southerly to Langdon Avenue; together with report from the Assistant City Planner. (1-16) (2-33I; 2-42) (3-39) (4-37) (5-58) (6-53) (7-40) (8-65) (9-37) (10-36) (11-40) (12-37)(1-42) (2-56) (3-45) (4-18) (5-45) (6-42) (7-38) (8-26) (9-42) (10-41) (11-41) (12-33) (1-47) (2-34) (3-30) (Action on this item tabled following a February 2013 public hearing)

Action: Carlos Baia, Deputy City Manager-Development, provided an overview explaining that the Planning Board item that is before Council this evening stems from action that they felt was warranted; a tool that is allowed by statute within the State of NH which makes it known to property owners in a corridor that this is an

area in which they would like to create a road at some point in the future. He noted that the Planning Board identified those properties that would be impacted and moved it forward coming before the Council in which it was tabled in 2012. He pointed out that there has been some changes in regards to ownership which has been reflected within the supplemental report before Council this evening; aside from this, most of the substantive issues were as presented in the 2012 report.

Councilor Kretovic indicated that when this came before the Council a few years ago, a gentleman named Mr. Cohen passionately spoke in favor of a building that he has that is scheduled for demolition pointing out that he did not understand that this was not a road that was going to be built in the near future. She asked if staff has spoken directly with Mr. Cohen and whether he understands that this is a future street but not one that will potentially impact his property.

Mr. Baia stated that the City Planner has been in contact with the Cohen family.

Councilor St. Hilaire noticed that there might be an at grade railroad crossing or more than one. Mr. Baia responded that the road does cross the B&M Railroad property; it would be crossing the rail at probably two different locations.

Councilor St. Hilaire knows that, at some point, they are going to have to negotiate for a crossing going to Constitution Avenue. He asked what the chances that this will get done within the next decade or two based on more than one at grade crossing in this section. Mr. Baia responded that it's based upon the prioritization of the projects. He explained that it's not a conversation that they have had with the railroad in the last several years because this issue has not moved forward in the southern end.

Councilor Herschlag noticed that it appears that a section of the road sits on top of a current rail line. He inquired whether the rail line will need to be moved. Mr. Baia responded that it's a question that they are going to have to have at some point if the Council does move forward. He noted that this currently is basically a planning tool to say that in this general corridor this is where the road will be but precisely where it will end up being, in terms of how the railroad configuration will end up, he can't answer without any precision at this point.

Public Testimony

Roy Schweiker, resident, wondered what would happen if it went straight ahead

instead of crossing the railroad track twice. He stated that this would mean that they would need to potentially move the rail line which they would have to do anyways. He noted that railroad crossings are expensive particularly when they are diagonal. He pointed out that the road would be much shorter, taking less land to go straight ahead. He suggested that Council table this item and inquire as to why nobody considered going straight ahead.

There being no further public testimony, the Mayor closed the hearing.

Public Hearing Action

37. Resolution amending the official map so as to establish the mapped lines of a future street for a new street from the intersection of Storrs and Theatre Streets southerly to Langdon Avenue; together with report from the Assistant City Planner. (1-16) (2-33I; 2-42) (3-39) (4-37) (5-58) (6-53) (7-40) (8-65) (9-37) (10-36) (11-40) (12-37)(1-42) (2-56) (3-45) (4-18) (5-45) (6-42) (7-38) (8-26) (9-42) (10-41) (11-41) (12-33) (1-47) (2-34) (3-30) (Action on this item tabled following a February 2013 public hearing)

Action: Councilor Todd moved approval. The motion was duly seconded.

Councilor Herschlag asked if staff could explain why they decided on coming off of Theatre Street as opposed to continuing straight onto Storrs Street.

Mr. Baia, referencing the map, responded that it may have to do with the Water Street bridge; if continuing down Storrs Street straight, it would be a very difficult transision to get under the bridge and make way to Langdon Avenue.

In response to Councilor Herschlag's question, Mayor Bouley added that it's because that is what the master plan had recommended.

Heather Shank, Assistant City Planner, added that there are also some grading issues.

Mayor Bouley indicated that he will be voting no stating that if they want to do this, staff can come back at some future time. He still feels that there are a lot of questions.

Councilor Coen inquired as to the repercussions of voting no this evening.

Mayor Bouley stated that he feels that there is no impact whether they vote yes or

no.

City Manager Tom Aspell explained that voting yes tells all future owners of the properties that the city is contemplating this; it would become part of the city's official map. If this is not approved, property owners in the area are currently aware of this; in the future there may future owners that want to do a project but when they get to the Planning Board or Zoning Board it wouldn't be a mapped line of a future street so they would need to make a determination of whether or not to grant a site plan or a zoning variance for somebody to move forward with the project. Mr. Aspell noted that if Council decides not to adopt it, they are not really impacting the ability to build a road in the future.

Councilor Keach asked how this would potentially impact future development on South Main Street, in particular on the east side. Mr. Aspell responded that, by doing it, it's the public optimal way to open up the access to the south end rail yard and connect it to downtown - making the properties more valuable. He stated that, by not doing it, the property would stay at a lower level value in terms of development.

Councilor Kretovic stated that she does have reservations because Mr. Cohen's family did not come up and speak during the public hearing. She does know that he spoke very passionately about this a few years ago. She further noted that there is concern about the rail and would rather see staff come back to discuss this at a time when they have better questions about what can and cannot be done in this area and adjacent to the rail lines.

Councilor Bouchard noted that she also has concerns about the rail lines. She would like to move forward when they have a crossing in the horizon.

Councilor Herschlag wondered if it's known whether the expansion of 93 or a commuter rail line would have an impact on the placement of this road and might necessitate redesigning it if those projects had an impact.

Mr. Aspell explained that in terms of 93 he feels that there wouldn't be much of an impact noting that it hasn't yet been designed. He indicated that the rail corridor would have a potential impact. He doesn't feel that they need to look at it in terms of rail crossings because they could always move the rail line to another direction, discontinue sections and add new sections.

The motion to approve failed, 6 to 7, with a show of hands votes.

Councilor Shurtleff moved not to accept this item at this time. The motion was duly seconded and passed on a voice vote.

Appointments by the Mayor

38. City Council Committee Appointments.

Action: Appointments were approved by the Council.

Reports

39. City Council 2016-2017 Priorities Report from the City Manager.

Action: Councilor Keach moved approval. The motion was duly seconded and passed with no dissenting votes.

40. Heights Community Center presentation by the City Manager.

Action: Presentation on the potential redevelopment of the Heights Community Center by City Manager Tom Aspell, Director of Redevelopment Matt Walsh and Parks and Recreation Director David Gill.

City Manager Aspell explained that the purpose for the presentation was to provide the Council with some alternatives and determine if Council would like to pursue moving forward with a report for March to be set for public hearing in April.

Mr. Walsh reviewed the history of the Heights Community Center from 2004 to today. He noted that a 2011 feasibility study examined all of the city's community center assets and recommended an 80,000 s.f. conversion of the former Dame School that would have taken a portion of the 1965 wing and converted it to a gymnasium as well as adding a turf field and support spaces. The total project cost in 2011 was \$11.4 million which in today's dollars would be \$15.3 million. Mr. Walsh noted that the Dame School was acquired by the City in 2013 and subsequent to that, Council directed the City Administration to review a variety of re-use options. City Administration presented the Council with 13 options that ranged from \$7.5 million to \$17.3 million. City Council ultimately directed staff to develop a less ambitious plan that would be more economical for the community.

Mr. Aspell noted that, as a result, City Administration is now presenting 4 scaled back options. Option 1 provides for a 30,000 s.f. facility that preserves the 1965 wing, the cafeteria/auditorium and adds a high school size gymnasium. This option

would cost approximately \$7.1 million. Option 2 would convert the 1965 wing and a greater portion of the 1940's building resulting in 33,377 s.f. for a cost of \$7.8 million. Option 3 would be all new construction producing a 33,264 s.f. building for \$9.5 million. Option 4 would keep the existing facility and provide for maintenance-level improvements to hopefully garner 10 additional years out of the existing building. This option would also include demolition of the former Gamble House. There would be no new gym under this alternative and no major renovation to the 1940's building. The cost is \$3.5 million.

Mr. Aspell noted that there is \$770,700 remaining from the Heights Community Center project budget that could be applied to whichever alternative Council selects. City Administration recommends option #1 and Mr. Aspell advised that if Council chose that alternative, construction could start this fall and be completed by the fall of 2017.

Councilor Coen asked if, under option 1, the City would keep the 1977 gym building on the campus. Mr. Aspell explained that the building's future warrants a discussion by Council. He noted that the City has a significant need for document storage and that building could prove ideal for that.

Councilor Nyhan asked how subsequent years' costs compared to year 1 for option 1. Mr. Aspell noted that capital costs go down over the years but operating costs go up. However, the revenue from programming in the facility could off-set some of that increase.

Councilor St. Hilaire inquired as to why a basketball court was chosen as the centerpiece of option 1 versus a turf field. He noted that there are many people that live in the Heights that come from overseas where soccer is the predominant sport. Mr. Aspell noted that there is a City indoor basketball court on the west side of the river, but there isn't one on the Heights. He also was cognizant that a turf field has been contemplated for Terrill Park, for example. Councilor St. Hilaire noted that the new schools all have basketball courts but there aren't any indoor fields and indoor walking tracks. He would like City Administration to examine this.

Councilor Herschlag asked how much it would cost to install a walking track around the gym proposed in option 1. Mr. Walsh did not have that figure but advised that the walking track's dimensions would be limited by the smaller size of the high school scale gym.

Councilor Champlin echoed Councilor St. Hilaire in seeking more info on the option of having an indoor turf field and walking track rather than the basketball gym.

Councilor Matson wanted to make it clear to the public that even if Council chose option 1, it would not preclude the City, in the future, from expanding upon the community center.

Councilor Bouchard moved that option 1 be brought back to Council to be set for a public hearing in April. Her motion was seconded.

Councilor Nyhan stated that he would prefer having the hearing on the higher priced alternative to provide Council the flexibility to scale down the project without having to set another public hearing.

Mayor Bouley stated, however, that if the public comes up with different ideas than option 1 at the hearing that Council wishes to pursue, Council could simply set a new hearing.

Councilor Herschlag asked City Administration to investigate whether there is a type of covering that could be placed over the basketball court to make the facility more multi-purpose.

Councilor Bouchard's motion passed.

New Business

Unfinished Business

41. Report from the Rules Committee recommending revisions to the current Rules of the City Council. (Item tabled, no action taken, at the June 8, 2015 City Council meeting).

Action: This item remains on the table.

42. Supplemental report from the City Engineer outlining lighting alternatives for the Downtown Complete Streets Improvement Project (CIP460).

Action: This item remains on the table.

Comments, Requests by Mayor, City Councilors

Councilor Herschlag informed the public that he will be holding a Ward 2 meeting

at the Newell Post on February 23rd at 6:00 p.m.

Councilor Kretovic cited the TPAC report that was accepted under the consent agenda and noted that she wanted to ensure that the public understood that by accepting TPAC's report, it does not mean that the City is accepting the recommendation cited in the document.

Councilor Matson advised the public that the new brochures from the Parks and Recreation department were now available. She also thanked the Concord Housing and Redevelopment Authority for its \$10,000 donation to provide swim lessons for Concord children.

Councilor Bouchard encouraged the public to vote in the Primary Election being held tomorrow.

Councilor Todd explained that residents in Ward 1 have received mailers from a variety of private companies seeking to sell insurance for water service connections. Councilor Todd noted that this is not a City initiative and encouraged interested residents to seek out information from their existing insurance companies and the Better Business Bureau before making a decision based on the mailers.

Comments, Requests by the City Manager

City Manager Aspell asked the Council whether it would like him to bring an item back for their consideration in March that would bury the overhead utility lines on South Main Street between the Food Co-Op and Thompson Street. The consensus from Council was that he do this.

Consideration of items pulled from the consent agenda for discussion

** Items 23 and 31 have been pulled from the consent agenda.*

23. Report from the Deputy City Manager for Development recommending an amendment to the contract with Louis Karno & Company for communication services for the Main Street Project. (Pulled from consent by Councilor Herschlag)

Action: Councilor Herschlag stated, for the sake of full disclosure, that he just wants to remind everyone that he voted against the Main Street Project. He also want to remind everyone that he was an early and vocal advocate of insuring our Main Street merchants survived the reconstruction project. He strongly advocated for a program that would promote our merchants during the project and voted for

the contract with Karno.

Councilor Herschlag's concern tonight is not with whether or not they should provide Karno with additional resources, as he has confidence that administration has done the necessary due diligence to insure that Kano has not only met their contractual obligations to the project but that they have exceeded it. His concern is with the potential for cost escalation of the project beyond what has already been approved and budgeted. While \$25,000 is not a large amount when looking at the overall cost of the project, they have an item on our agenda from our Transportation Policy Advisory Committee (TPAC) recommending additional work on either end of this project - from Centre to Storrs and from Theatre south to Storrs.

Councilor Herschlag noted that while the additional funding for Karno would come from the lighting part of the project's budget, Administration cautions that should we go forward with the lighting at a future date and need those funds, an additional appropriation may be necessary. Add to that the potential added street work on either end of the project as recommended by TPAC and should the council approve the lighting program in the future it is quite possible there would be a need for additional funding. He mentions this tonight because he is not in favor of adding to the costs of this project through the general fund. He is interested in having a discussion before they commit to additional funding about how that finding would occur. His preference is that Administration comes back to Council and details how a Special Assessment District could be established to pay for any cost overruns.

Councilor Herschlag made a motion to amend the consent item to reflect this; that any cost overruns beyond what has been already approved would be financed by the establishment of a Special Assessment District. The motion was duly seconded.

Mayor Bouley spoke in opposition to the motion noting that he feels that if they are going to discuss any special assessment district or any other financing type scheme that he would like, in the sake of full disclosure and transparency in government, that everyone in the community has the opportunity to come in to talk about this in a public hearing.

Councilor Champlin stated that a special assessment district is a major issue that should be brought up for major reasons. He doesn't feel that this is a major item

nor a major ongoing expense that would justify this type of discussion. He stated that he will be voting no.

Councilor Todd feels that Councilor Herschlag brings up a good point about just the concept of the special assessment but does agree with the Mayor that they would need to hold a public hearing before he would feel comfortable voting for this.

Councilor Herschlag's motion failed on a voice vote.

Councilor Kretovic moved approval of the report. The motion was duly seconded.

Following brief additional discussion, Councilor Kretovic's motion passed on a voice vote.

31. Street closure request from the Concord Farmers Market Association requesting Capitol Street be closed on Saturdays from 6:00 a.m. to 1:00 p.m. beginning May 7, 2016 with an anticipated closing date of October 29, 2016. (Pulled from consent by Mayor Bouley)

Action: Mayor Bouley noted that the Farmer's Market was moved last year so that improvements could be made to the State House dome. He feels that moving the Farmer's Market up between State and Green Streets wasn't user friendly and feels that it drove people away from Main Street. He pointed out that this request is asking for street closure from Green to State Streets and that he would like to put this on hold because he finds that their original location makes more sense. He feels that they should put this on hold so they can investigate further as to why the state wants to push them this way and not keep them as they traditionally have been in the past between Main and State Streets.

Councilor Champlin noted his agreement with the Mayor.

Councilor Keach inquired as to who is preventing them from being on the east end of Capitol Street.

Mayor Bouley stated that it appears that the state reached out to the Farmer's Market directly and told them that they would be using the street.

Following brief discussion, Councilor Shurtleff moved to allow the Concord

Farmer's Market to be able to utilize the west side of State Street on Capitol, if that is available and not necessary to be used for the work on the dome; if that is not available, then the Farmer's Market be allowed to move further west on Capitol Street. The motion was duly seconded.

Councilor St. Hilaire asked if the motion could be amended to authorize Concord Farmer's Market utilize Capitol Street between Main Street and North State Street and if there is a conflict and the state needs the area then the Council is allowing relocation to the area between North State Street and Green Street.

Councilor Shurtleff accepted Councilor St. Hilaire's amendment. The motion was duly seconded and passed with no dissenting votes.

Adjournment

The time being 8:45 p.m., Councilor Keach moved to adjourn the meeting. The motion was duly seconded and passed with no dissenting votes.

A true copy; I attest:

Michelle Mulholland, Deputy City Clerk

Carlos Baia, Deputy City Manager-Development