

**MINUTES OF A BOARD OF APPEAL AND EQUALIZATION AND STUDY SESSION OF THE  
PRINCETON CITY COUNCIL HELD ON  
APRIL 10, 2013 4:30 P.M. AT THE NEW PUBLIC SAFETY BUILDING**

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Mayor Paul Whitcomb called the meeting to order. Council members present were, Thom Walker, Jules Zimmer and Victoria Hallin. Staff present, Administrator Mark Karnowski, Finance Director Steve Jackson, Community Development Director Carie Fuhrman, Clerk Shawna Jenkins, Fire Chief Jim Roxbury, Police Chief Brian Payne, Engineer Mike Nielson and Public works Director Bob Gerold. Absent was Dick Dobson.

**Board of Appeal and Equalization**

Sherburne County: none present to appeal

HALLIN MOVED TO ADJOURN THE SHERBURNE COUNTY BOARD OF APPEALS AND EQUALIZATION. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Mille Lacs County:

They reported that they had received a call from Richard Schwartz, who owns an apartment building on the north side of town. He is concerned with the drainage as they have been experiencing drainage problems for years. The property was reviewed and there are some water issues in the lower level, but there is no mold. Apartments are valued on the income approach, so building wise there was nothing we can do as there are no vacancies at the site. The assessors are in agreement with a 15% reduction because of those problems.

Roger Winkleman had contacted them regarding all of his lots in Northdale Commons. The sites were raised from \$15,000 each to \$20,000. He feels they would not sell for that and is interested in getting them lowered back down to \$15,000. Dan Howard has a similar property and is also valued at \$20,000, but he has not requested his property be reviewed or the value lowered.

Matka LLC, would like to leave their County Appeal avenue open on PID 24-750-0100, as they are currently out of town and were unable to attend this meeting.

The assessors had a few recommendations for the Council to approve.

1. 901, 9<sup>th</sup> Ave North. They were not able to get inside to view when determining the value of \$182,000. They were able to then view the property and recommending a drop in value to \$156,700
2. 912 West Branch Street. The value was at \$103,600 and once the interior was reviewed, they recommend the value be lowered back down to \$89,200.
3. 603 6<sup>th</sup> Ave North. The value was at \$246,300, but the interior had never been reviewed. Once reviewed, it was seen that there is a lot of open storage so it is recommended that the value be dropped to \$216,300.
4. 903 7<sup>th</sup> Ave South. The value was at \$128,400 and they are recommending it be lowered to \$112,900

5. Bare land parcel located by the south water tower: The value was at \$29,900, but once the site was viewed in the winter with no leaves on the trees, it was discovered the land had a large ravine and is not buildable. Value recommended to be lowered to \$14,900.

WALKER MOVED TO APPROVE THE MILLE LACS COUNTY ASSESSORS RECOMMENDATIONS, WITH THE EXCEPTION OF ROGER WINKLEMANS LOTS IN NORTHDALE COMMONS. HALLIN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Board of Appeal and Equalization Meeting suspended until appellants arrive at the meeting

### **Continuing Discussion regarding 13<sup>th</sup> Ave**

Karnowski reported that at the March 6<sup>th</sup> Study Session, the Council discussed the options regarding the reconstruction of 13<sup>th</sup> Avenue as the PUC is exploring doing some water system improvements in that area to increase the area water pressure and fire flow.

At issue was whether or not to just 'patch' half the street to resurface the area disturbed by the PUC water project and then, maybe, a cosmetic overlay versus doing a full reconstruction with curb, gutter, and sidewalk

Staff was instructed to post on Face Book that a discussion of the options would be had at your March 13<sup>th</sup> meeting. Staff posted that information which resulted in several residents from that area attending the March 12<sup>th</sup> meeting. Their general comments included the following:

Joseph Hancuch (402 13<sup>th</sup> Avenue North) said there is no question that 13<sup>th</sup> Avenue does need some level of reconstruction. He has lived at this address for 23 years. He said he looks at it as three different issues and had the following suggestions:

1. He recommends that if the city abandons the intersection of West Branch and Highway 95 that the city rely on 21<sup>st</sup> Avenue as the City's major north south collector and connector road.
2. Regarding the water main situation, the City should treat the economic development of the former Arcadian Homes property as a separate issue and only replace water mains on 13<sup>th</sup> avenue if absolutely necessary.
3. Hancuch supports a feasibility study and cost analysis comparing all options and a delay in any major reconstruction until the City can access State Aid money to offset the assessments. He supports installation of curb and gutter because the boulevard gets damaged yearly by the snow plowing operations as well as cars parking and driving on the grass. He is not in favor of sidewalks due to the limited space near his house.

Dale Dunham (105 13<sup>th</sup> Avenue North) agrees with Hancuch. He does feel the water looping is necessary. He's a former PUC employee and agrees the poor water pressure at his home is a safety issue. He favors curb and gutter to prevent the plows and the sand that gets in the yard, but is also against sidewalks. If the city does decide to put in sidewalks, he suggested that City be responsible for plowing them like they do on First Street.

Dick Reckinger (205 13<sup>th</sup> Avenue North) said he is also not in favor of sidewalks citing that there are lots of sidewalks in town that are neglected now.

Brian Door lives on the corner of 13<sup>th</sup> Avenue and 5<sup>th</sup> Street and noted there is already a lot of traffic and school bus stops on 13<sup>th</sup>. He feels widening 13<sup>th</sup> Avenue would be a dis-service to the neighborhood because of old growth trees in area. He supports fixing the water line and improving the road and would like curb and gutter, but also suggested that 21<sup>st</sup> Avenue be the north-south alternative route.

There was concern expressed by the area residents regarding the city's comprehensive plan designation of 13<sup>th</sup> as a major collector street that will, ultimately, connect TH95 with 1<sup>st</sup> Street.

Based on earlier conversations, staff suggests the Council consider the following options or a hybrid of those listed:

**Option #1:** Patch the area disturbed by the PUC water project with a layer of asphalt equal to the thickness of the existing sealcoat surface on the other side of the street and then do a 'cosmetic' overlay ( $\frac{3}{4}$ " to 1") of the entire street width.

**Option #2:** Tear up the entire sealcoat driving surface, install a storm water system, remove the existing soils and replace with the appropriate subgrade materials, install curb, gutter, and sidewalk at the standard 32' (curb to curb) width, add the base-course of asphalt followed by the wear-course of asphalt.

**Option #3:** Tear up the entire sealcoat driving surface, install a storm water system, remove the existing soils and replace with the appropriate subgrade materials, install curb, gutter, and sidewalk at the comprehensive plan's recommended 44' (curb to curb) width, add the base-course of asphalt followed by the wear-course of asphalt. Connecting 13<sup>th</sup> to TH95 as part of the same project would be a separate option.

It is understood that, if the PUC goes forward with their water project that the city should consider necessary upgrades and/or repair of any sewer line and/or man hole issues.

It might be noted that it's MnDOT that has suggested that the intersection of West Branch be closed because traffic safety concerns stemming from its proximity to the TH169 exit ramp. That said, the city may be in a position in the future to get some state financial assistance should MnDOT ever want to pursue that point. Currently there does not appear to be a pressing need to connect 13<sup>th</sup> Avenue with TH95.

Therefore, it may be prudent to do option #1 and then take some time to re-evaluate the need for 13<sup>th</sup> Avenue to be used as a collector street. Further, if (and when) the population of the city hits 5,000, state aid road monies will become available. At that time the city will need to adopt a state aid road system within the city. During that planning process the city can assess the long term use of 13<sup>th</sup> Avenue and, if it's determined to use it for purposes other than just a standard city street, then those state aid road funds could be used to off-set the costs of improving that street with curb and gutter.

Zimmer asked how long an overlay would last. Karnowski said a 2" overlay will last longer and asked if the council wants to go through with complete reconstruction or patch the road.

Connie Wangen from the PUC said if the water looping is done this year, it will likely be late summer. Hallin said she supports the water looping as it is a safety issue. Wangen agreed that the water flow for fire suppression there is very low, so it does need to be fixed.

Nielson added that in regard to the overlay, it's only going to last as long as the street underneath it. The potholes that were there would probably show up within 2-5 years, and the transverse cracks may show up within a year or 2. A 2-3 inch overlay would be a little more permanent, but the cracks will still appear with time.

A Resident asked if it would be possible if the asphalt was reclaimed and mixed into the class 5 and repaved. Nielson said that would fix the cracking and some of the pothole issues.

Whitcomb asked how wide the street is now. Nielson replied that he believes it is about 36 feet. A Resident said north of 3<sup>rd</sup> it does become narrower. Nielson said there are several options if curb and gutter were added. If parking was only allowed on one side, the road could be done at only 32 feet. Whitcomb stated his concern is that there is not another outlet to Highway 95, so feels we should just patch and fix the street for now.

Walker commented that he got the impression that the residents didn't want too much work done to the street. He feels the water pressure should be fixed, manholes fixed and the street patched. Hallin added that she would like to see a thicker overlay so it would last longer. Walker and Whitcomb do not think a thicker overlay is needed.

Walker asked if half the road would be dug up. Nielson said water lines are usually 10 feet off center and 8 feet below grade.

Karnowski stated that there is time to have some discussion about the overlay and suggested the Council consider a shoulder area as well. Walker added that he would like to see the road widened slightly so it is even with southern section.

Whitcomb questioned the residents if they okay with just an overlay being done. A Resident responded he said he would prefer to have it reclaimed to stabilize the road, and it could be leveled better for drainage.

A Resident said he would be okay with a little width added, as it does get very narrow at the end. Nielson asked if there is parking needed. The residents responded that parking is really only an issue during the County Fair.

Whitcomb stated the Council should know what direction to head with the road now. Nielson said he will meet with Wangen from PUC and put together some information on various thicknesses of overlay and widening the road slightly.

A resident asked if they have considered the cost that will be transferred to the home owners. Whitcomb replied that is why the council is looking at just patching the road at this time instead of doing a complete reconstruction.

A resident asked if the low water pressure was created by the apartments or Walmart. Nielson responded that the low water pressure has been an issue for a long time as there are 4" water lines in the area. A resident asked where on 13<sup>th</sup> people having a problem with water pressure. Nielson said the problem is more to do with fire flow, the fire hydrants on the north end.

Dale Dunham asked the Council to please consider all the residents that will benefit from the water looping be considered during the assessment process.

**Resolution 14-12, Call for Public Hearing & Review Financial Consultant Agreement for TIF District No. 6-1 for MN Industrial Coatings Expansion**

Fuhrman reported that Minnesota Industrial Coatings (MIC), owned by Joe Glenn, provides coating on industrial parts – utilizing powder, electrocoating, and liquid. Currently, they are located within the same building as Glenn Metalcraft, Inc. (1502 South 14<sup>th</sup> Street), but are planning the construction of a new facility on a vacant lot in the Princeton Industrial Park (see attached map).

The new building is proposed to be just under 29,000 square feet in size. MIC currently has five employees; the project is expected to add 20-25 jobs in the next two years, paying approximately \$12-20 per hour with full benefits. Further projections indicate 30 employees in 5 years, and 45 in 10 years.

In order to facilitate the development of this new manufacturing facility, MIC is requesting the use of Tax Increment Financing (TIF). TIF is a financial incentive tool for communities to use to encourage economic development and essentially uses future gains in taxes that result from the development to subsidize current improvements. Not only will this project add to the tax base and add jobs to the area, it will allow room for future expansion possibilities for Glenn Metalcraft.

**TIF District Review:** In order to meet the applicant's expedited construction deadline, the required notification has already been sent to the Princeton School District and Sherburne County. The EDA is aware of the project and will be reviewing the TIF Plan at their April 17<sup>th</sup> meeting and making their recommendation to the City Council prior to the May 8<sup>th</sup> public hearing. The Planning Commission will also review the project at their April 21<sup>st</sup> meeting.

**Consultant Services:** Due to the complexities of TIF Districts, the City has traditionally hired a consultant to assist in the process. Staff has been working with Northland Securities staff to get the project moving. Attached is a Financial Planning Agreement for Northland Securities to provide the necessary services related to the establishment of a new tax increment financing (TIF) district for an amount not to exceed \$6,845.

In addition, the City will also be working with Mary Ippel of Briggs and Morgan to provide the necessary legal services related to the establishment of a new (TIF) district for an amount expected not to exceed \$5,000.

Per Statute, these consultant costs are reimbursable through the TIF. Staff has been discussing the potential of reimbursing the developer for these above-mentioned consultant fees once the building is completed.

At this time, staff is requesting the following actions:

- (1) City Council approve Resolution 14-12, calling for a public hearing on May 8, 2014 for the establishment of TIF District No. 6-1 for MIC's expansion project.
- (2) City Council approve the City entering into the attached Financial Planning Agreement with Northland Securities, Inc. for the formulation of TIF District No. 6-1.
- (3) City Council approve the City reimbursing the developer for the consultant fees associated with establishing the TIF District once the building is completed

HALLIN MOVED TO APPROVE RESOLUTION 14-12 CALLING FOR A PUBLIC HEARING ON THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT 6-1 (MINNESOTA INDUSTRIAL COATINGS EXPANSION PROJECT), AN ECONOMIC DEVELOPMENT DISTRICT FOR THE CITY OF PRINCETON, MINNESOTA. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

HALLIN MOVED TO APPROVE THE CITY ENTERING INTO A FINANCIAL PLANNING AGREEMENT WITH NORTHLAND SECURITIES FOR THE FORMULATION OF TIF DISTRICT NO 6-1. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

HALLIN MOVED TO APPROVE REIMBURSING THE DEVELOPER FOR THE CONSULTANT FEES ASSOCIATED WITH ESTABLISHING THE TIF DISTRICT ONCE THE BUILDING IS COMPLETED. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

**Resolution 14-13, Supporting a DEED Job Creation Fund application for MN Industrial Coatings Expansion**

Fuhrman reported that the Minnesota Job Creation Fund (JCF) is a newer Department of Employment and Economic Development (DEED) program that started in January 2014. It is a performance based rebate program for manufacturing businesses that are creating more than ten (10) jobs and making capital investment in excess of \$500,000 to accommodate growth.

Minnesota Industrial Coatings would like to pursue the JCF program in their expansion project. Companies are required to work with their local government unit where the project is located to apply to DEED to receive designation. Staff has been in touch with DEED staff, and preliminary reviews indicate that their project would likely qualify.

In order to apply, a resolution of support from the City Council is required. As such, staff is requesting the City Council approve the resolution in support of the JCF application on behalf of Minnesota Industrial Coatings.

HALLIN MOVED TO APPROVE RESOLUTION 14-13 IN SUPPORT OF A JOB CREATION FUND APPLICATION FOR MINNESOTA INDUSTRIAL COATINGS EXPANSION PROJECT. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

**Resolution 14-14, Call for Public Hearing for a Tax Abatement for Biomatrix Expansion**

Fuhrman reported that the City Council is being asked to call a public hearing to consider a tax abatement proposal for BioMatrix International located in the Princeton Industrial Park at 1002 16<sup>th</sup> Ave North. (S&B LLC owns the property, which in turn is leased to Biomatrix). Biomatrix is an agricultural and companion pet feed additive company that was established in 1997.

BioMatrix seeks to add a 9,600 SF addition, which will allow them to add additional office, warehouse, and manufacturing space; as well as a new loading dock and expanded parking lot. The company indicates that a business subsidy is needed to facilitate hiring more staff and purchasing additional equipment. Additional property tax would adversely affect their ability to add the additional staff. BioMatrix is also requesting an abatement from Sherburne County.

Biomatrix currently employs 14 full-time and 2-3 part-time employees. After the expansion, they are planning to add 4-6 jobs, ranging from \$12 to \$36/hour plus benefits, which meet the City's business subsidy policy.

According to Sherburne County, the city's tax portion would increase by approximately \$4,725 annually. The last tax abatement project abated 90% of the city's tax increase for up to ten years.

If Council is in agreement, staff recommends that the City Council approve Resolution 14-14, calling for a public hearing to consider a tax abatement request from BioMatrix on May 8, 2014. The EDA will be reviewing the request on April 17<sup>th</sup> and making their recommendation to the City Council prior to the public hearing.

HALLIN MOVED TO APPROVE RESOLUTION 14-14 CALLING FOR A PUBLIC HEARING TO CONSIDER A BUSINESS SUBSIDY AGREEMENT (TAX ABATEMENT) FOR S&B LLC (BIOMATRIX INTERNATIONAL EXPANSION PROJECT). ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Mille Lacs County Board of Appeal and Equalization meeting resumed:

Curtis Strombeck said he owns several rental properties. The address are 309 4<sup>th</sup> Street South, (single family), 606 4<sup>th</sup> Ave South (2 units), 410 6<sup>th</sup> Ave South (3 units), and 808 2<sup>nd</sup> Street North (3 units). He stated that they are all small units and some have dirt floor basements. He feels the \$10,000 per unit added on to the value is too high.

Hallin would like to know what the County's recommendation is since they did get in and review the properties. The assessors responded that they did reduce the value on the 3 properties they were able to review, even though all residential went up 20%. The \$10,000 per unit added value is standard, as they are above and beyond a standard single family home and it accounts for extra units. Whitcomb said the county has been fair, they reduced them after looking at the properties.

HALLIN MOVED TO SUPPRT THE DECISION OF THE COUNTY ASSESSORS ON CURTIS STROMBECKS PROPERTIES AND MAKE NO CHANGE. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Steve Cartwright stated that he is requesting a change in value on a property that his son owns in Riverside Plaza. They became aware that the Dialysis Center was moving, so the property was put on the market last summer. The assessed value was at \$260,000 last year. They listed it at \$260,000 but have dropped it considerably. He is just starting to get some more interest now that it is down to \$124,900. If the property was worth what the assessors have determined, there is no way he would sell it for what it is listed at now. He said he is respectful of their decision and understands it is difficult to value with no qualifying sale comps to work with, but he does not feel it is anywhere near worth what they have it valued at.

Walker asked what happens to a property's value when it is sold and if the value was reset to that sale price. Assessor said they have seen no commercial sales recently. They look at the median sale, and they need to be within a percentage of that median. He said his department has discussed this, as it's not just Cartwright that has concerns about the commercial property values. They looked at the commercial vacancies and did lower the value from \$260,000 to

\$223,500. How much lower is difficult to determine as vacancies do seem to be a little higher here than elsewhere.

Cartwright gave an example. The Williams building on the corner has an assessed value of \$133,000 but only sold for \$60,000. Another example is Kenny's Motel that is just outside of town that is assessed at \$185,700 but only sold for \$70,000. Everything will sell eventually, but that market value is much lower than the assessed value.

Hallin added that it is a problem everywhere.

Cartwright brought up the City's old Fire hall. The assessed value is \$434,900, but the property was listed at \$350,000 so the City Council knows they can't get the assessed value, just as others cannot.

Walker asked if commercial properties were valued by the square foot. The Assessor said that was correct.

Walker said he's sympathetic and understands what Cartwright is saying. But, if the Council lowers the value on one, we should do them all. Walker asked how many sales it would take to make the square footage calculation change. The Assessor said 6 good sales will change calculations. The depreciation does lower them slightly each year as well. Walker said it properties are not selling, how are the values determined. The Assessor said they can look at sales over a 5 year period. Cartwright commented on the "Party House", as it is twice the size of the property he is inquiring about and is valued at less. He said he feels all the commercial properties in the mall are probably too high.

Hallin understands where he is coming from, but she is not comfortable making any recommendations as she is not in real estate or an appraiser

**HALLIN MOTIONED TO MAKE NO CHANGE TO THE VALUE OF THE CARTWRIGHT COMMERCIAL PROPERTY IN THE MALL. NO SECOND, MOTION FAILED**

Whitcomb said the City did build the Fire Hall, so we do know what it cost to build, which is also a factor in it being priced where it is.

Walker said he doesn't think Cartwright is asking for the market value to be lowered to \$125,000, but he feels there is more than a 15% decrease is warranted. He feels a 25 – 30% decrease would be more accurate. However, he questioned if we do that for the mall properties, where do we stop.

**WALKER MOTIONED TO REDUCE CARTWRIGHT'S UNIT BY 25% INSTEAD OF THE 15% THAT THE COUNTY HAD APPLIED, AND APPLY IT TO THE REST OF THE PROPERTIES IN THE MALL AS WELL. ZIMMER SECONDED THE MOTION.**

Zimmer said if the value of the Party House is that much less than the mall properties, he feels that should be reviewed and looked at. The Assessors looked at it online and felt that the numbers were not correct, and would check into that.

**VOTE 3:1, HALLIN OPPOSED, MOTION CARRIED.**

Dale Olmstead, 608 7<sup>th</sup> Ave south purchased his property in August 2011 on a short sale for a purchase price of \$136,500. To obtain financing, the house had to be appraised to assure

the bank it was worth at least what the selling price and mortgage would be. The Appraised value was determined to be \$150,000. He stated the 2014 assessed value is \$200,400. He is not aware of when the assessor had personally visited the property. The 2014 value is a 33.6% increase in value in just two years, jumping from \$150,000 to \$200,400. He does not believe that is current for several reasons:

1. They had had 2 different realtors view their home and give them an idea of selling price. They were given an approximate listing amount of \$169,900 - \$175,000.
2. He could not find any same style homes that have sold in the last 3 or even 6 months in Princeton. He did find some comps from local areas.
3. Their house is unique to the neighborhood
4. The property immediately to the north of theirs is a much older home, deprived of maintenance. The home has unfinished siding, three out buildings, one of which is a large barn that is unpainted and in decay. This was pointed out to them by their Realtor when they were considering the house to buy, as it could have a negative effect on the selling price of the home when they went to sell it.
5. The street out front does not have curb, gutter or sidewalks and 7<sup>th</sup> Ave is used twice a day by most of the school buses, adding a lot of traffic.
6. The property immediately to the east of their property is the Family Pathways retail store, collection center and youth center. There are several trucks that unload on their west side, facing their property and create a lot of noise. Their deck and backyard face this commercial property.

Hallin asked if the same people owned the neighboring house when he moved in. Dale said it was brought to their attention by the realtor. The neighbors to the north also have a camper that has been moved up near the house and people are living in at all summer.

Whitcomb asked if the Assessors had been out to the property. She responded that they were out there in June of last year, and a tag would have been left if no one was home.

Whitcomb asked what the assessed value last year was. The Assessor stated for 2013 it was valued at \$165,800 and at \$158,200 in 2102. Whitcomb suggested having the assessor come and review the property.

The Assessor said the place to start would be to have the property reviewed. The 20% increase in residential was normal throughout the city. Dale Olmstead asked how the council would feel if they were in the same position. Walker said everyone is seeing the same 20% increase, so if his is lowered they would have to lower all properties.

HALLIN MOVED TO HAVE THE ASSESSOR REVIEW THE PROPERTY, AND WILL ALLOW HIM TO APPEAL TO THE COUNTY BOARD. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Dan Koske stated he concurs with Dale Olmstead and wants to make sure that 20% increase is correct and would like the same consideration that Olmstead was given.

ZIMMER MOVED TO CLOSE THE MILLE LACS COUNTY BOARD OF REVIEW AND EQUALIATION. HALLIN SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

#### **BILL LIST**

HALLIN MOVED TO APPROVE THE BILL LIST WHICH INCLUDES THE MANUAL CHECKS AS LISTED ON THE MANUAL BILL LIST FOR A TOTAL OF \$117,309.71 AND THE ITEMS

LISTED ON THE LIQUOR BILL LIST AND GENERAL CITY BILL LIST WHICH WILL BE CHECKS 69761 TO 69838 FOR A TOTAL OF \$198,290.71. ZIMMER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business:

DOBSON MOVED TO ADJOURN THE MEETING AT 6:32 pm. WALKER SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

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Shawna Jenkins  
City Clerk  
ATTEST:

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Paul Whitcomb, Mayor