

Governing Body Minutes – December 1, 2020

CITY COUNCIL CHAMBERS, Topeka, Kansas, Tuesday, December 1, 2020. The Governing Body members of the City of Topeka met in regular session at 6:00 P.M., with the following Councilmembers participating remotely: Hiller, Valdivia-Alcala, Ortiz, Emerson, Padilla, Naeger, Dobler, Duncan and Lesser - 9. Mayor De La Isla presided - 1.

Due to the increase of COVID-19 pandemic cases no in-person public comment was allowed. Zoom (virtual) meeting access was provided to those individuals signed up to speak to a specific item or general public comment. Public comment related to an item on the agenda was submitted in writing to the Office of the City Clerk, 215 SE 7th Street, Room 166, Topeka, Kansas, or via email at cclerk@topeka.org to be included as an attachment to the minutes.

AFTER THE MEETING was called to order, Associate Minister David Heffren, Town & Country Christian Church, provided the invocation.

THE PLEDGE OF ALLEGIANCE was recited virtually by meeting participants.

PRESENTATION on the City of Topeka Winter Operations was presented by Jaci Vogel, Public Works Deputy Director.

Councilmember Ortiz asked who to contact to report dangerous street conditions during an inclement weather event.

Councilmember Padilla asked in the event of a significant snow storm if the City provides frequent media updates to citizens.

Jaci Vogel suggested citizens contact the City Street Department directly at 785-368-3803 or the general customer service line at 785-368-3111. She reported Staff provides routine media updates during inclement weather events.

Councilmember Hiller advised citizens to contact the Street Department directly if the situation required an immediate response.

CONSENT AGENDA was presented as follows:

ORDINANCE NO. 20269 introduced by City Manager Brent Trout, allowing and approving City expenditures for the period August 1, 2020 through August 28, 2020, and enumerating said expenditures therein, was presented.

APPROVAL OF MINUTES of the regular meeting of November 17, 2020, was presented.

Councilmember Emerson moved to approve the consent agenda. The motion seconded by Councilmember Naeger carried unanimously on roll call vote. (10-0-0)

PUBLIC HEARING

A PUBLIC HEARING to consider the advisability of establishing a Community Improvement District for the Downtown Ramada Hotel and Convention Center, was presented.

Brent Trout, City Manager, reported the City received a petition from Jefferson Street Hotel Partners, LLC requesting the creation of a community improvement district for the redevelopment of property located at 420 SE 6th Avenue. He stated the Downtown Ramada Hotel and Convention Center project fits within the parameters of the established City of Topeka CID policy.

Jim Parrish, Jefferson Street Hotel Partners, LLC, stated they are proposing a 2% sales tax on retail purchases and services within the district. He provided an overview of the age of the building and critical infrastructure improvements that are needed to continue business for the long-term.

Mayor De La Isla thanked Jim Parrish for his contributions to the community and his willingness to assist during the COVID-19 pandemic.

Councilmember Dobler stated the additional sales tax would only apply to properties located within the established district and the City would not be financially impacted by the district.

Councilmember Hiller thanked Jim Parrish for his contributions to the community. She asked him to take into consideration surrounding future improvements such as the Riverfront Development and the Polk-Quincy Viaduct as he moves forward with the project.

Councilmember Duncan questioned Jim Parrish as to why he chose to implement an additional sales tax as opposed to increasing the rate of rooms; and if the apartment rentals would be assessed the additional tax. He referenced language in the development agreement as it relates to seeking an extension by the applicant for missed deadlines. He asked if the City Manager could grant an extension or would it have to be approved by the Governing Body. He expressed concern with the overall CID process as it implements additional sales tax increases and requested the City review its CID Policy and Procedures and locate areas in the city that may benefit from these types of improvement districts.

Lisa Robertson, City Attorney, stated an extension of deadline dates would require approval by the Governing Body.

Jim Parrish stated the CID tax would not apply to apartment rentals; and the decision to increase the rate of rooms must be based on market demand, and currently, there remains no demand for more hotel rooms or full service hotels in Topeka. He noted the Topeka hotel occupancy rate has remained steady at approximately 55% over the past 10 years.

Councilmember Padilla commended Jim Parrish for his continued work to improve the Downtown Ramada Inn Hotel and Convention Center and keeping his employees working during difficult financial times.

Jim Parrish expressed his intent to continue to work to improve the historic building and stated he looks forward to working with the City to achieve success with the project.

Mayor De La Isla opened the public hearing and asked if there was anyone who would like to speak to the matter. Upon no one appearing via Zoom meeting application, Mayor De La Isla announced the public hearing was closed.

Lisa Robertson reported the ordinance establishing the CID would be considered at the December 8, 2020, Governing Body meeting.

RESOLUTION NO. 9201 introduced by the members of the Public Infrastructure Committee comprised of Councilmembers Neil Dobler, Tony Emerson, Mike Lesser and Mike Padilla recommending approval of certain fleet replacements for 2021, was presented.

Councilmember Dobler, Public Infrastructure Committee Chair, reported the Committee recommended approval of 2021 Fleet Replacements totaling \$1,070, 570 as outlined in “Exhibit A” of the proposed resolution by a vote 3-0-0 on November 17, 2020.

Councilmember Dobler moved to approve the resolution. The motion was seconded by Councilmember Emerson.

Councilmember Hiller expressed her appreciation to Staff for including all Committee meeting handouts in the Governing Body meeting packet. She requested a full synopsis of the Public Infrastructure plan as they move forward to help everyone involved to have a better understand of overall City operations as it relates to the Capital Improvement Plan.

The motion to approve the resolution carried unanimously on roll call vote. (10-0-0)

Mayor De La Isla announced she was not feeling well and asked Deputy Mayor Emerson to preside over the remainder of the meeting.

DISCUSSION regarding the legislative priorities identified by the Governing Body to be addressed or monitored during the 2021 Legislative Session was presented.

Brent Trout, City Manager, stated the purpose of the discussion was to allow the Governing Body the opportunity to identify legislative priorities to be presented during the 2021 Legislative Session. He reported he worked with the City's lobbyist to create a list of priorities to consider which includes the City's support of the League of Kansas Municipalities (LKM) draft Municipal Policy Statement as distributed in the meeting packet.

Whitney Damron, P.A., City of Topeka Lobbyist, reported on the following items that were identified as legislative priorities in consultation with City Manager Trout:

- Primary Issues: Support the Docking State Office Building redevelopment; the Polk-Quincy Viaduct Project; and protection of Municipal interests regarding Property Tax Legislation.
- Secondary Issues: Sales Tax on Internet Sales; State and Local Revenue Tax Sharing; Governor's Emergency Power of Authority as it relates to COVID-19 Pandemic; Police Reform; Budget Timeline Adjustments; Community Mental Health Funding; Annexation; Peer-to-Peer Vehicles, Housing, E-Commerce Issues *etc.*; and STAR Bonds
- League of Kansas Municipalities (LKM): Historically, the City supports non-conflicting priorities of the LKM. A draft document of LKM priorities has been distributed.

Councilmember Duncan requested that cities have more input on additional CARES Act funding if it becomes available; and allow cities to buy-out KPERS employees close to retirement during times of financial difficulties.

Councilmember Ortiz inquired on the status of addressing blighted properties at the State level. She requested the Governing Body make blighted properties a 2021 legislative priority as it remains a huge problem in Topeka.

Whitney Damron stated he would continue to seek opportunities at the State level to address blighted property issues; however, over the past couple of years there has not been enough support at the State level to lobby for action.

Brent Trout stated the issue was removed from the legislative priority list because of the lack of momentum over the last several years at the State level; however, he will work with Mr. Damron and continue to seek opportunities for legislative support to address blighted properties.

Deputy Mayor Emerson and Councilmember Valdivia-Alcala expressed their support of including blighted properties on the list of 2021 legislative priorities.

Councilmember Hiller stated the solution of addressing blighted properties may not come from the State, but instead, from internal City policies.

Councilmember Valdivia-Alcala requested Mr. Damron discuss the topic of blighted properties at the upcoming Shawnee County Delegation meeting in December 2020.

Whitney Damron reported he would present the City's priorities at the Shawnee County Delegation meeting and report back to the Governing Body.

REPORT on a recommended 2021 Implementation Plan for the adopted Citywide Housing Market Study and Strategy was presented.

Brent Trout, City Manager, stated in July 2020, the Governing Body adopted the Topeka Citywide Housing Market Study and Strategy (Housing Study) "as an invaluable collection of data and strategy options, and requested the City Manager work with citizens, staff, providers and Council to draft a starting implementation plan in 120 days." He reported an Implementation Plan for 2021 as been developed accordingly for acceptance and approval by the Governing Body in order to guide the community's next steps to meet our future housing needs identified in the Housing Study.

Bill Fiander, Planning and Development Director, reported the 2021 Implementation Plan (IP) was developed in conjunction with an expanded Housing Study Steering Committee (IP Committee) made up of citizens, housing providers, organizations and Councilmembers. He stated the IP Committee agreed upon a scope of work that would “Develop an action plan for 2021 that kick-starts recommendations of the adopted Citywide Housing Market Study and Strategy in time to report back to the Governing Body by November 17, 2020.” He reported the IP Committee was asked to select which new or expanded short-term tactics from the Housing Study were either ready to be activated in 2021 (Tier A) or need more planning in 2021 before they are activated (Tier B). He noted these tactics were further developed into mini-action plans detailing what, who, when and how they will be accomplished in 2021. The following seven tactics were selected including three of the top four priorities (*) from the Study:

- Affordable Housing Trust Fund*
- Weatherization*
- “Take 2” Tenancy
- Aging in Place
- Rehab Assistance (Self Help)
- Landbank*
- Downtown Area Housing

In addition, Bill Fiander reported a series of metrics were developed for a 5-year horizon to measure the progress in addressing the Housing Study’s key findings which included lack of quality affordable housing, limited senior housing options, cost burdened households, core neighborhood disinvestment, high housing vulnerability, and limited housing choices, all metrics primarily based upon the Housing Study’s 20-year projected needs.

Councilmember Valdivia-Alcala referenced the series of cost burdened household metrics specifically, as it relates to African American and Latino populations. She asked when the necessary data would be tracked to address the huge inequity issues missing in the report. She

reported that inequity continues to be a serious problem across the nation and there needs to be more tracking of asset management to help the disparities happening in Topeka as systems of inequity continue.

Councilmember Duncan, IP Steering Committee member, reported the action plan does not include all 17 points outlined in the study; however, the study will provide a timeline to consider for some of the additional items while providing a clear action plan with specific objectives that are obtainable. He thanked all individuals for working collectively and understanding the objectives and stated overall he was pleased with the results.

Councilmember Hiller commended the coalition of individuals and organizations that contributed to a great housing study implementation team. She noted there would still be more work to do as there are a lot of items to address. She suggested they express their support to increase the minimum wage in Kansas by adding it as a priority on the City's 2021 Legislative Agenda; and noted there are sub-committees still working on the details of the Weatherization and Rehabilitation programs and the Housing Trust Fund.

Steve Schiffelbein stated he was speaking on behalf of Topeka JUMP in support of the Topeka Housing Study. He expressed their appreciation to City staff for the work they have done on the plan and thanked local stakeholders for their support. He asked what it will take for the Governing Body to approve the plan.

DISCUSSION regarding the five-year Consolidated Action Plan 2021-2025; and FY 2021 Annual Consolidated Action Plan and Budget was presented.

Brent Trout, City Manager, reported there were no changes to the item since presented at the November 17, 2020, Governing Body meeting. He stated staff would be recommending approval as presented, at the December 8, 2020, Governing Body meeting.

Councilmember Hiller referenced an email she sent to the Governing Body from the Neighborhood Initiatives Group. She stated the group would like to refresh the entire grants system including crafting grants to encourage neighborhood growth. She reported the Neighborhood Initiatives Group intends to revise the language to recognize that strategic neighborhood investments can be made in many different forms. She announced she would propose an amendment to the 2021 Consolidated Action Budget; and the 2021-2025 Consolidated Action Plan at the December 8, 2020, Governing Body meeting.

UPDATE on the 2021 - 2023 Stages of Resource Target Area for future federal and city funding was presented.

LaToya Burnett, Community Engagement Division, provided an overview of the 2021 Stages of Resource Targeting (SORT) process including the application review, applicant scores and process schedule. She reported the selection process was based on objectivity and on November 4, 2020, the Citizens Advisory Council (CAC) approved the selection of Valley Park Neighborhood Improvement Association (NIA) as the 2021 target area neighborhood.

Councilmember Naeger congratulated the Valley Park Neighborhood for their hard work in receiving the grant funding.

Councilmember Hiller spoke in support of the Valley Parking Neighborhood receiving the funding and noted more improvements will be brought forward in the future.

DISCUSSION to consider the revisions to Topeka Municipal Code, Section 2.255.030 (related to the composition of Human Relations Commission members); and Chapter 9.20 (entitled "Discrimination") the following revisions to Topeka Municipal Code, was presented.

Brent Trout, City Manager, reported revisions were presented approximately 12 months ago to the Governing Body and remanded back to the Topeka Human Relations Commission (THRC) for consideration. However, since that time, an important United States Supreme Court ruling [*Bostock v. Clayton County, Georgia*] as well as the decision by the Kansas Human Relations Commission (KHRC) to consider civil rights violations has occurred, effecting the proposed language revisions.

Councilmember Naeger reported the basis of the code language revisions was to ensure the community promotes equitable treatment of citizens by including sexual orientation, sexual identity, genetic information and veteran status to protected classes as it relates to non-discrimination in housing and employment.

William Naeger stated the language in the proposed non-discrimination ordinance will focus on inequality issues in housing and employment and goes beyond the recent U.S. Supreme Court decision by including the protection of more classes of individuals.

Kim Montoya, Topeka Human Relations Commissioner, stated the proposed non-discrimination ordinance (NDO) was approved by the Topeka Human Relations Commission (THRC) on November 2, 2020. She requested the Governing Body approve the ordinance as presented.

Lauren William, Topeka Human Relations Commissioner, expressed the importance of feeling compassion for people as it relates to inequities.

Councilmember Duncan highlighted each subject matter in the ordinance including minor changes to the makeup of the THRC; changes to current penalties of existing law; and the expansion of current definitions. He questioned why each item was not presented to the Governing Body in three separate ordinances.

Brent Trout acknowledged that there were three distinct matters being considered in the ordinance; however, upon further review, staff believed there was a number of relevant issues in both Title 2 and Title 9 that should be discussed and addressed at the same time. He asked Lisa Robertson, City Attorney, to provide additional background on the decision to present the items in one document.

Lisa Robertson, City Attorney, reported the initial thought was to set up an enforcement mechanism for the local Commission to address local claims because sexual and gender identity discrimination was not being heard at the State level; however, the recent United States Supreme Court decision in *Bostock v. Clayton County, Georgia*, held that the broader category of "sex" set out in Title VII includes discrimination based on LGBTQ and all derivatives of "sex." As such, the Kansas Human Relations Commission (KHRC) and the Equal Employment Opportunity Commission (EEOC) are now accepting and investigating complaints related to discrimination based on "gender identity" and "sexual orientation" and individuals who wish to file a complaint may do so through the KHRC; the EEOC; or through administrative processes provided by other state and federal laws eliminating the need for local enforcement mechanism.

William Naeger stated he concurs with City Attorney Robertson.

Councilmember Hiller stated she has been working with Councilmember Naeger on the recently proposed revisions as well as with the THRC over the past couple years to clarify the role of the Commission, however, as a result of most recent discussions, there has been a request for additional time to work on the technical issues in collaboration with the THRC. She reported she thought the issues could be resolved within the next three months, allowing time for the Commission to update their membership along with their roles and responsibilities. She noted it was her understanding the Commission was going to change their membership substantially over

the next three months; therefore, she will be requesting the language revisions in Title 2 and Title 9 be split and approved separately.

Councilmember Hiller moved to “Direct the City Manager to remove Title 2 revisions from the proposed ordinance so that a more in-depth review can be conducted by the THRC and then submitted to the Governing Body for consideration within the next three months; and to defer discussion on the proposed ordinance to December 8, 2020, so that amendments to the Title 9 revisions can be made and presented for discussion by the Governing Body at that time.” The motion was seconded by Councilmember Padilla.

Deputy Mayor Emerson asked for further clarification regarding the intent of the motion.

Councilmember Hiller stated the intent of the motion was to allow the Governing Body enough time to review and discuss the issue at the December 8, 2020, meeting as well as provide an opportunity for the THRC to discuss the issue at their December 7, 2020 meeting. She reported staff has agreed to assist her with drafting appropriate language to be discussed on December 8, 2020, and considered for action on December 15, 2020. She recognized that the THRC would like the language revisions related to protected classes be adopted by the end of December 2020.

Councilmember Naeger stated she has received comments from other Governing Body members expressing the importance of supporting the THRC and making sure they have the right tools to perform their duties; however, conversations have evolved and there are now different components being considered.

William Naeger expressed concern with addressing Title 2 revisions in a timely manner. He stated if the Governing Body supports the content of Title 2 then he believes the decision should not be delayed and included in the ordinance as presented for approval.

Councilmember Hiller expressed the importance of considering each title separately and specifically as it relates to the duties and responsibilities of the THRC. She stated she understands that this has been a long process; however, her intent would be to have both Title 2 and Title 9 approved sooner than later.

The motion to “Direct the City Manager to remove Title 2 revisions from the proposed ordinance so that a more in-depth review can be conducted by the THRC and then submitted to the Governing Body for consideration within the next three months; and to defer discussion on the proposed ordinance to December 8, 2020, so that amendments to the Title 9 revisions can be made and presented for discussion by the Governing Body at that time.” carried unanimously on roll call vote. (9-0-0)

DISCUSSION of the license and management fee proposal associated with the transition of management and operational functions at the Topeka Zoo and Conservation Center from the City to the Friends of Topeka Zoo ("FOTZ") in conjunction with a proposed Public Private Partnership was presented.

Brent Trout, City Manager, reported staff would continue discussion with a more detailed overview of how the model they are considering impacts both long-term and short-term solutions. He stated Jessica Lamendola, Administrative and Financial Services Director, and Jeff White, Columbia Capital Municipal Advisors, would provide an overview. He encouraged Governing Body members to schedule a more in-depth one-on-one meeting with staff if needed.

Jessica Lamendola, Administrative and Financial Services Director, stated the goal of the discussion was to provide an overview of the concept of the management model that has been distributed to the Governing Body regarding the comparison between continuing with the existing funding model verses a Public Private Partnership (PPP) as well as elicit additional

feedback from the Governing Body in terms of how they want to move forward. She stated if the Governing Body decides to move forward with the PPP then they must discuss the short-term General Fund budget and the different ways they could address what essentially would be a funding gap. She made the following comments related to the transition of the Topeka Zoo to FOTZ:

- In reference to the last City of Topeka financial audit conducted in August 2019, the Topeka Zoo's operational budget was approximately \$2.6 million (excluding earned revenue amounts); the Transient Guest Tax (TGT) allocation and earned revenue was approximately \$898,000 allocating 1.5 mills on a net basis to the Zoo in 2019. She also reported the City already has issued debt related to the Topeka Zoo totaling approximately one-half of a mill; and in reviewing 2020 and 2021, the overall Zoo budget does not increase dramatically; however, the overall revenue for those years will not be as strong causing a greater debt burden on the General Fund to support the Zoo. She continued to report the management fee proposal as presented by FOTZ was based on the need to meet industry standards and maintain the Zoo in way that was consistent with best business practices as well as considering long-term capital improvement projects.
- FOTZ has divided their request into two separate categories (1) Operations and (2) General Maintenance. Operations in the first year would be approximately \$1.8 million equaling approximately 1.56 mills; and Capital Maintenance would total approximately \$380,000 equaling approximately one-third of a mill, totaling \$2.2 million in funding with all revenue generated back to the Zoo instead of the City.
- Over the lifetime of the agreement the management fee would escalate, which was generally consistent with most PPP's. The City would essentially be responsible for all operating costs for the Zoo; Capital Maintenance costs with the larger Capital projects will be shifted to FOTZ; all TGT revenue would be given to FOTZ netted against the management fee; and the City would continue to pay existing debt service as the Zoo would be considered a City asset.

In conclusion, Jessica Lamendola stated the overall Zoo budget would equal approximately 2.3% of the General Fund budget annually, however, entering into a PPP diminishes the City's flexibility in terms of limiting staff growth or closing exhibits during difficult financial times.

Jeff White, Columbia Capital Municipal Advisors, provided a detailed overview of the Zoo Model/Net Zoo Subsidy Pro Forma, distributed via email to the Governing Body, as requested by Councilmember Dobler. He noted they used the same assumption numbers as FOTZ and used historical data beginning in 2013 and ending in 2021.

Councilmember Duncan commended Jeff White on presenting a clear document based on the numbers provided; however, he questions the interpretation of the data:

1. In regards to Capital Maintenance, he stated he believes they (Governing Body members and Staff) acted prematurely in removing the \$600,000 from the Capital budget with the assumption the transition would happen sooner than later and now they will have to deal with the impact accordingly.
2. In regards to Internal Shared Services, he believes there should be a larger savings amount realized as FOTZ plans to either assume 100% responsibility of services or reimburse the cost to the City for services.
3. In regards to New Capital Projects, he questioned why the expense of new projects does not factor in new employees – resulting in additional savings for the City.
4. In regards to TGT Fund Allocations (approximately \$100,000 annually), he questioned if the funds would be passed along and realized as additional savings to the City.

Jessica Lamendola responded as follows:

1. In terms of the Capital Maintenance Budget amount: The summary was accurate based on the assumption the transition would have happened earlier; however, due to the COVID-19 pandemic there have be unintended consequences. She noted the capital debt associated with the Zoo has built up over decades regardless of who will be responsible for debt service.
2. In terms of the Internal Services Fees: The portion of the funding gap for services would be approximately \$400,000 generated by Facilities, Information Technology and Fleet Services. Staff anticipates that the costs could be reduced in the first year by approximately \$80,000 to \$100,000 due to the elimination of annual supplies based on the types of projects.
3. New Capital Project Personnel: This will be one of the limitations of the model. There will be an assumption through fundraising efforts that FOTZ would open five additional exhibits and not increase staffing; however, this seems unrealistic and may be something that would need to be addressed.
4. TGT Funding Allocations: Funds would be netted against the management agreement. There are limitations regarding the use of TGT Funds.

Councilmember Duncan suggested TGT Funds be excluded from the management agreement to provide the City with flexibility in regards to the use of the funds.

Councilmember Lesser commended Jeff White and Staff for explaining the scenario in detail. He stated over the last three years, the City has paid approximately \$800,000 in Capital Maintenance expenses; and it has been his experience with PPP models that most internal services, such as the information technology duties, usually are provided through in-kind donations; therefore, he believes the amount reflected for shared internal services could still be reduced. He noted it will cost the City more to operate the Zoo than budgeted, no matter what model was approved; however, it seems the negative impact will be less under the PPP model and the Zoo will grow based on fundraising efforts that have already been proven by FOTZ.

Brent Trout thanked staff for their hard work on the comparison documents and noted it has revealed that the PPP model has potential.

ANNOUNCEMENTS BY THE CITY MANAGER, MAYOR AND MEMBERS OF THE COUNCIL;

Brenda Younger, City Clerk, provided an overview of the December 8, 2020, Governing Body meeting agenda.

Deputy Mayor Emerson encouraged citizens to attend the Topeka Zoo Lights event.

Councilmember Padilla announced December 1, 2020, was Giving Tuesday and encouraged citizens to be mindful of those individuals that are less fortunate.

Councilmember Dobler thanked staff for providing the Zoo comparison presentation.

Councilmember Lesser thanked Deputy Mayor Emerson for assisting him while he was ill and reminded citizens that local hospitals are nearing full capacity due to the COVID-19 pandemic. He offered prayers of healing to Dick Barta, former Shawnee County sheriff.

Councilmember Hiller encouraged people to participate in the Topeka Zoo Lights event; and announced the annual Christmas Tree Lighting ceremony will be conducted virtually on December 5, 2020, at the Everygy Plaza in Downtown Topeka.

Councilmember Valdivia-Alcala expressed deep concern with the rising number of COVID-19 pandemic cases. She stated she will continue to pray for healing and encouraged citizens and Governing Body members to work together over the next three months as it will be a very challenging time.

Brent Trout, City Manager, reminded Governing Body members as they meet one-on-one with Staff that there will be budget shortfalls for 2021 which will require adjustments. He announced the December 8, 2020, discussion item related to a citywide curfew was important from a national disaster perspective in order to protect property and the area affected. He stated the ordinance would not be considered for action until January 2021. He reported Staff continues to research ways to utilize the CARES Act funding which will be distributed on December 4, 2020; and COVID-19 programs are being implemented to assist small businesses in the community. He noted he would provide the Governing Body with the list of businesses that have been approved and the City will continue to assist citizens with utility needs.

NO FURTHER BUSINESS appearing the meeting was adjourned at 9:38 p.m.

(SEAL)

Brenda Younger
City Clerk