

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, March 5, 2015
7:00 p.m. - Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planning Commission can take action to approve the March 5, 2015 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the February 5, 2015 meeting Minutes.

V Public Hearing

VI Public Comment on Agenda Related items

VII New Business

Draft Zoning Amendment Language

Staff has drafted language for a zoning amendment for the Planning Commissions review.

At this time the Commission could make changes to the draft if needed and direct staff to schedule a public hearing.

VIII Old Business

Draft Zoning Amendment Language (P-D, Section 511, W-F Renaissance Zone Standards)

Staff has drafted language from the report of findings and includes clarification to Driveway and Curb Cuts and deleting Renaissance Zone Standards from the W-F district.

At this time the Commission will review the language, make changes as needed and direct staff to schedule a public hearing.

Draft Zoning Amendment Language "Green Infrastructure"

Staff has drafted language that is being reviewed by the City Engineer for alternative methods for storm water retention that includes swales (both biofiltration and vegetated/rock), rain gardens,

porous pavement alternatives, rain barrels or cisterns and vegetated roof systems.

The draft zoning language will be reviewed by the Commission.

IX Public Comments and Communications

At this time the Chair will ask if there are any public comments.

X Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

XI Staff/Sub-Committee Reports

At this time the Chair will ask Staff for their report.

At this time the Chair will ask if any of the Sub-Committees have anything to report.

XII Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XIII Adjournment

Memorandum



TO: Planning Commissioners

FROM: Denise Blakeslee
Planning & Zoning Administrator

DATE: February 25, 2015

RE: March 5, 2015 Meeting

Denise Blakeslee
Planning & Zoning
Administrator
70 Maple Street
Manistee, MI 49660
231.398.2805
dblakeslee@manisteemi.gov
www.manisteemi.gov

Commissioners, the Planning Commission will hold a meeting on Thursday, March 5, 2015. We have the following items on the agenda:

Draft Zoning Amendment Language – this draft incorporates the changes that were discussed at the February worksession; if there are no changes we will schedule a public hearing.

Draft Zoning Amendment Language “Green Infrastructure” – The draft has been sent to the City Engineer for review, copies will be distributed at the meeting for discussion.

If you are unable to attend the meeting, please call me at 398.2805.

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

February 5, 2015

A meeting of the Manistee City Planning Commission was held on Thursday, February 5, 2015 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:02 pm by Chair Yoder

ROLL CALL

Members Present: Maureen Barry, Judd Brown, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent: Bill Dean (excused), Ray Fortier

Others: Denise Blakeslee (Planning & Zoning Administrator) and others

APPROVAL OF AGENDA

Motion by Maureen Barry, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 5 to 0

Yes: Barry, Brown, McBride, Wittlieff, Yoder

No: None

APPROVAL OF MINUTES

Motion by Marlene McBride, seconded by Maureen Barry that the minutes of the January 8, 2015 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 5 to 0

Yes: Barry, Brown, McBride, Wittlieff, Yoder

No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

None

OLD BUSINESS

None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

A letter was received from Jonathon R. Crane, P.E. (attached).

On October 2, 2014 the Planning Commission approved a request for a Special Use Permit from Roy Henderson (owner) and Faulk and Foster (agent) for a Communication tower (former State Police Post). A condition that the Planning Commission placed on the permit was that a bond is provided as required under Section 1819, Item J of the City of Manistee Zoning Ordinance prior to the issuance of the Special Use Permit which reads:

*J. **Bonds.** The owner of a Communications Tower; including equipment/accessory buildings, shall post a bond with the City of Manistee in an amount to cover the reasonable estimated costs and expenses of dismantling and removing the communication tower. In the event that the same is abandoned, and the owner fails to dismantle and/or remove the same within 180 days. Said bond shall be with a reputable insurance or guarantee company. The amount of the bond shall be established by the Planning Commission, and may be adjusted from time to time to reflect changing costs and expenses of dismantling and removing the facility.*

The letter from Mr. Crane estimates the cost of for removal of the tower to be \$15,200 with a deduction in the amount of \$5,000 for scrap value of high carbon steel and cables with antenna and coax, for a balance of \$10,200. His letter proposes a removal bond in the amount of \$12,000.

The Commissioners discussed the request.

MOTION by Judd Brown, seconded by Mark Wittlieff that the City of Manistee Planning Commission establishes the amount of removal bond for the Special Use Permit issued to Roy Henderson/Faulk and Foster to be in the amount of \$12,000.

With a Roll Call vote this motion passed 5 to 0.

Yes: Wittlieff, McBride, Brown, Barry, Yoder

No: None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Networks Northwest will be holding an advanced shoreline zoning workshop will be held on Monday, March 30, 2015, this qualifies for 3 CEU's for maintaining master citizen planner certification.

WORKSESSION

Since the Planning Commission did not receive any formal requests for the meeting a worksession was scheduled.

Green Infrastructure – A component for receiving Redevelopment Ready Community Certification is the development of a Zoning Amendment that includes green infrastructure. The Commissioners received copies of Chapter 10 Michigan LID Case Studies from the Southeast Michigan Council of Governments (SEMCOG) manual *Low Impact Development Manual for Michigan: A Design Guide for Implementers and Reviewers 2008* and *Landscaping for Water Quality Guide* produced by the Center for Environmental Study in their meeting packets. Staff compiled sample ordinance language from the City of Ypsilanti and Sections from our Ordinance as a starting point for discussion.

Discussion followed that included asking Shawn Middleton, City Engineer for his review and input on the development of language.

Redevelopment Sites – Staff prepared a PowerPoint presentation to begin identifying sites for redevelopment which is another component of the RRC program.

The Commission will review the information and continue discussion at the next worksession.

The Planning Commission will hold a worksession on February 19, 2015

The next regular meeting of the Planning Commission will be held on Thursday, March 5, 2015

ADJOURNMENT

Motion by Mark Wittlieff, seconded by Judd Brown that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:10 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

C&W CONSULTANTS, INC.
1126 N. MAIN ST.
ROCHESTER, MI 48307

JONATHAN R. CRANE P.E.

TELEPHONE: (248) 650-8000
FACSIMILE: (248) 650-9239
EMAIL: JRCPC@SBCGLOBAL.NET

Verizon Wireless Site 6829 – Manistee DT
Site Address: 212 Arthur St., Manistee, MI 49660

Removal Cost Estimate of 182' Self Supporting Tower to Ground Level
Tower Owned By: Roy Henderson, Henderson Towers, The Woodlands, TX

Dismantle Tower		
• 4 Man Crew / 2 days	64 hours @ \$200.00/hr	\$ 12,800.00
• Crane & Operator/ 1 day	8 hours @ \$240.00	\$ 1,920.00
• Site Cleanup		\$ 500.00
	Total	\$ 15,220.00
Scrap value of high carbon steel and cables with antenna and coax		\$ 5,000.00
Net Estimated Removal Cost		\$ 10,220.00
Proposed Removal Bond		\$ 12,000.00

Prepared by:
Jonathan R. Crane P.E.
1126 N. Main
Rochester, MI 48307



CITY OF MANISTEE PLANNING COMMISSION WORKSESSION

70 Maple Street, Manistee, MI 49660

February 19, 2015

NOTES

A Worksession of the Manistee City Planning Commission was held on Thursday, February 19, 2015 at 7 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Judd Brown, Bill Dean, Ray Fortier, Marlene McBride, Mark Wittlieff, Roger Yoder

Members Absent:

Others: Jeff Reau (DDA), Patrick Kay (DDA Director), Ed Seng (200 River Street), Denise Blakeslee (Planning & Zoning Administrator)

Redevelopment Sites – Staff developed information for the Milwaukee House, former Candy Mountain and Salty Dog Saloon and 55 acres on Cherry Street to include in the inventory of potential redevelopment sites. The Planning Commission continued their discussion recommendations to include the former Rengo and Pink Pump buildings on First Street and the GT Tire building on River Street. The Commission discussed commercial buildings on the old truck route and when buildings should be included in the list.

Zoning Amendment

Staff drafted a zoning amendment that reflects the Report of Findings that the Planning Commission approved for the P-D Peninsula District. This draft includes most of the changes discussed along with deleting the Renaissance Zone Standards in the W-F Waterfront District.

Staff discussed with the commission if the amendment should include amending Section 511 Driveways and Curb Cuts to include the G-C Golf Course District. When the G-C Golf Course District was added to the ordinance, there was no provision for the district included in Section 511 Driveways and Curb Cuts. This proposed amendment would add the provision for curb cuts for properties located in the G-C Golf Course district.

Consensus from the Commission was to amend Section 511 Driveways and Curb Cuts as follows:

- B. In the **G-C**, R-1, R-2 and R-3 districts, driveway curb cuts shall be placed at least thirty (30) feet from an intersection.

Staff asked the commission to review the signage standards relating to parcels in the P-D district vs other commercial districts. Since the proposed amendment would open up the opportunities for commercial development in the P-D district, should the signage regulations in the district be amended?

Consensus from the Commission was to allow additional signage the same as in the C-1, C-2, and C-3 districts changes would be as follows:

TABLE 2100-1 USE TYPES AND SIGN STANDARDS

Section 2107	Use Type 2, Commercial and Office
Description	Uses of this type include retailing, various personal and professional services, accommodations and high-traffic retail and service facilities.
Examples of Uses	Animal Grooming, Auto Repair Facility, Car Wash, Cemetery, Convenience Store with or w/ out fuel pumps, Commercial Day Care, Eating and Drinking Establishments, Educational Facility, Financial Institutions, Galleries and Museums, Gasoline Stations, Greenhouses and Nurseries, Golf Course, Group Day Care, Hotels, Laundry and Dry Cleaner, Marinas, Medical and Dental Offices, Mini/Self-storage, Mortuaries, Motels, Nursing and Convalescent Home, Outdoor Sales Facility, Personal Service Establishments, Professional Offices, Professional Service Establishments, Parking Facility, Places of Public Assembly, Retail Businesses, Sports and Recreation Clubs, Studios for Performing and Graphic Arts, Theaters, Veterinary Clinics, Wholesale Facilities and similar uses in the judgment of the Zoning Administrator

Zoning Districts	Permitted Sign Types	Nº. Signs Permitted	Cumulative Sign Area	Lighting	Conditions
P-D, C-1, C-2, & C-3 not fronting on US-31	Window	n/a	Unlimited	Either	Window signs in the Historic District require approval from the Historic District Commission. Internally lit signs are prohibited in the Historic District
	Portable Sign "A Frame" Sign	1	8 Sq. Ft.	None	No Sign Permit required. One per storefront and only allowed during hours of operation.
	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102,A,7 b	Either	Ground mount signs shall be limited to one per parcel. Projecting signs limited to one per storefront and no greater than sixteen (16) square feet in area. Internally lit signs are prohibited in the Manistee Historic Commercial District.

P-D & W-F Not fronting on US-31	Wall, Ground, Projecting, Window, Marquee	n/a	1.5 x of principal building width per Section 2102, A,7, b	Either	Projecting signs limited to one per storefront and no greater than sixteen (16) sq. ft. in area
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After further research it was determined that the business Galloup at 10 East Street in the P-D District is not processing and manufacturing. The use for the business would fall into the category of a wholesale facility. Staff wanted to bring this to the attention of the Commission to provide them the opportunity to consider if a wholesale facility should be included as a use in the P-D district, or if the use should remain as a legal non-conforming use. The definitions for each use is as follows:

RETAIL BUSINESS: An establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

WHOLESALE FACILITY: Establishments or places of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, or professional business users; to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

After discussion consensus from the Commission was that the use of Wholesale Facility should be added as a use by right in the P-D District.

USES	P-D Peninsula District	G-C Golf Course	R-1 Low Density	R-2 Med Density	R-3 High Density	R-4 Mfg. Housing	W-F Water-front	C-1 Reg'l Com	C-2 Neigh. Bus	C-3 Central Bus	L-I Light Ind	G-I Gen Ind
Retail Business	R			SLU*	SLU*		R	R	R	R		
Wholesale Facility	<i>PD</i>							R			R	

The changes discussed will be included in the draft zoning amendment that staff is working on and will be brought back to the Commission at their March meeting for final review. At that time the commission could direct staff to schedule a public hearing.

MISC.

Staff discussed training opportunities for the Commissioners to maintain their Citizen Planner certification.

ADJOURNMENT - The Worksession adjourned at 7:58 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Ordinance Z15-_____

**AN ORDINANCE TO AMEND IN PART
AN ORDINANCE ENTITLED “MANISTEE CITY ZONING ORDINANCE”
WHICH WAS ADOPTED FEBRUARY 21, 2006,**

To Amend the Manistee City Zoning Ordinance

**Article 3: Districts, Dimensional Standards Uses Table and Zoning Map
AMEND Table 3-1 City of Manistee Schedule of Regulations- P-D Peninsula District
AMEND Table 3-2 Uses Permitted by Right and Special Land Use Permit – PD Peninsula District**

**Article 5: General Provisions
AMEND Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks**

**Article 6: Peninsula District
AMEND Section 600 Purpose and Intent
AMEND Section 601 Uses Permitted by Right
AMEND Section 602 Uses Permitted by Special Land Use
DELETE Section 603 Uses Permitted by Special Land Use Permit,
Requires Frontage on a Key Street Segment
AMEND Section 604 Dimensional Standards
DELETE Section 605 Peninsula District Renaissance Zone Standards**

**Article 12: Waterfront District
DELETE Section 1205 Waterfront Renaissance Zone Standards**

THE CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN, ORDAINS:

1. That Article 3: Districts, Dimensional Standards Uses Table and Zoning Map; Table 3-1 City of Manistee Schedule of Regulations- P-D Peninsula District be AMENDED as follows:

District	Minimum Lot Dimensions		Maximum Lot Coverage	Minimum Yard Requirements (feet)			Maximum Density	Maximum Height	Minimum Floor Area Per Dwelling and Width
	Area (sq. ft.)	Width (feet)	(%) of gross lot area ^(h)	Front ^(a)	Side	Rear/Waterfront ^(f)	DU/Acre	Feet/stories (Principal Bld)	(Sq.Ft. & Ft)
P-D	6,000	60	60%	15	10	10/20	17	35/2½	550/20
Single Unit	6,000	60							
Duplex or Commercial	10,000	80							
Multi Unit	10,000^(e)	80							

2. That Article 3: Districts, Dimensional Standards Uses Table and Zoning Map; Table 3-2 Uses Permitted by Right and Special Land Use Permit – PD Peninsula is AMENDED as follows:

USES	P-D Peninsula District
Animal Grooming	SLU
Contractors Facility	R
Eating & Drinking Establishment	R SLU
Financial Institution	SLU SLU*
Greenhouse & Nursery	SLU
Mixed Use	R SLU
Motel	SLU*
Places of Public Assembly, Large	SLU*
Theater	SLU*

ADD as a Special Use
 ADD as a Use by Right
 CHANGE from Special Use to Use by Right
 CHANGE from Special Use on Key Street to Special Use
 ADD as Special Use
 CHANGE from Special Use to Use by Right
 DELETE
 DELETE
 DELETE

3. That Article 5: General Provisions; Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks be AMENDED by ADDING NEW ITEM G (RENUMBER LIST) as follows:

G. For all permitted uses and special uses in the P-D District the parking provisions of this section shall not apply, except hotels, marinas, and places of public assembly.

4. That Article 5: General Provisions; Section 514 Vehicular Parking Space, Access, Bike Parking and Sidewalks; Item I be AMENDED as follows:

~~H.~~ I. Within the C-1, C-2, C-3 and P-D Districts, the Planning Commission may approve shared parking arrangements among various uses when it can be demonstrated that parking in sufficient quantities for all such uses as set forth in this Section shall be available at all times.

5. That Article 6: Peninsula District; AMEND Section 600 Purpose and Intent be AMENDED as follows:

It is the intent of this District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment, ~~and~~ recreational, service, **and mixed use.**

6. That Article 6: Peninsula District; Section 601 Uses Permitted by Right be AMENDED by ADDING the following uses by right (RENUMBER LIST) as follows:

- D. Contractors Facility
- F. Eating and Drinking Establishment
- I. Mixed Use

7. That Article 6: Peninsula District, Section 602 Uses Permitted by Special Land Use is AMENDED by ADDING the following Special Uses (RENUMBER LIST) as follows:

- D. Animal Grooming, subject to Section 1810
- K. Financial Institution, Subject to Section 1838
- L. Greenhouse & Nursery, Subject to Section 1844

8. That Article 6: Peninsula District, Section 602 Uses Permitted by Special Land Use is AMENDED by DELETING the following Special Uses:

- ~~Eating & Drinking Establishment~~ (changed to a Use by Right)
- ~~Mixed-Use~~ (changed to a Use by Right)

9. That Article 6: Peninsula District, Section 603 Uses Permitted by Special Land Use Permit, Requires Frontage on a Key Street Segment is DELETED as follows:

- ~~A. DELETED Financial Institution~~ (changed to a Special Use)
- ~~B. DELETED Motel~~
- ~~C. DELETED Places of Public Assembly, Large~~
- ~~D. DELETED Theater~~

Section 604 will be renumbered to Section 603

10. That Article 6: Peninsula District, Section 603~~4~~ Dimensional Standards Items A and B is AMENDED as follows:

- A. Parcel Area – No building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. ~~No single family dwelling building or structure shall be established on any parcel less than six thousand (6,000) square feet in area. No duplex, multiple unit or commercial structure shall be established on any parcel less than ten thousand (10,000) square feet in area. Provided that for multiple unit buildings, in addition to ten thousand (10,000) square feet in minimum parcel area for the first two units, two thousand (2,000) square feet of parcel area shall be provided for each dwelling unit up to twenty (20) and two thousand five hundred (2,500) square feet of parcel area shall be provided for each additional dwelling unit in excess of twenty (20).~~
- B. Parcel Width – For all uses the minimum parcel width shall be sixty (60) feet. ~~For a single family detached dwelling, the minimum parcel width shall be sixty (60) feet and for all other uses the minimum parcel width shall be eighty (80) feet.~~

11. That Article 6: Peninsula District, Section 605 Peninsula District Renaissance Zone Standards is DELETED as follows:

~~SECTION 605 — PENINSULA DISTRICT RENAISSANCE ZONE STANDARDS~~

- ~~A. Purpose. It is the intent of this district to provide for development in certain parts of Manistee City, which have been designated by the Michigan Legislature as Renaissance Zones, pursuant to P.A. 376 of 1996 (being the Michigan Renaissance Zone Act, MCL 125.2681 et. seq.); to provide for alternative permit processing in cooperation with the Alliance for Economic Success; to provide for an accelerated schedule for special use permit review and action; to provide protection to Manistee Waterways, their water quality, to protect the shoreline from erosion or instability, to minimize the disturbance of heavy metals which may be on the lake bottom; to recognize, encourage the development and/or redevelopment of certain waterfront properties; while at the same time to be consistent with the provisions of Manistee City Master Plan, the Manistee Lake Management Plan of 1982, the Manistee County Land Use Plan and the Manistee County Economic Development Strategy.~~
- ~~B. Renaissance Zone Conditions. Any permitted or special uses in this district shall meet the following conditions to be able to apply for a zoning permit under this ordinance:~~
- ~~1. The entrepreneur will make a minimum investment in improvements (building, equipment, etcetera) on land in the Renaissance Zone.~~
 - ~~2. The business enterprise will, as much as possible, result in new employment in Manistee County with a minimum commitment for new hires at a minimum wage of \$7.50 per hour.~~
- ~~C. Streamlined Permit Review. Because one of the primary purposes of this district is to accommodate industrial economic development through Michigan's Renaissance Zone program both use by right and Special Use permits may be applied for on behalf of a client by the Alliance for Economic Success as a means to reduce paperwork, streamline the permit process for potential economic development in Manistee County.~~

The Renaissance Zone expired on December 31, 2014.

12. That Article 12: Waterfront District, Section 1205 Peninsula District Renaissance Zone Standards is DELETED as follows:

~~SECTION 1204 — WATERFRONT RENAISSANCE ZONE STANDARDS~~

- ~~A. Purpose. It is the intent of this district to provide for industrial development in certain parts of Manistee City, which have been designated by the Michigan Legislature as Renaissance Zones, pursuant to P.A. 376 of 1996 (being the Michigan Renaissance Zone Act, MCL 125.2681 et. seq.); to provide for alternative permit processing in cooperation with the Manistee County Economic Development Office; to provide for an accelerated schedule for special use permit review and action; to provide protection to Manistee Lake, its water quality, to protect its shoreline from erosion or instability, to minimize the disturbance of heavy metals which may be on the lake bottom; to recognize, encourage and maintain a higher proportion of industries in the central and southern portion of the lake near railroad and shipping access that does not adversely affect the area; to prioritize the use of certain lakefront property on Manistee Lake for industrial businesses which require the use of the lake and require being in the proximity of the lake, (conversely, it is the intent of this district to encourage the~~

~~development of businesses which do not need proximity to Manistee Lake to be located in those other landward areas); while at the same time to be consistent with the provisions of Manistee City Master Plan, the Manistee Lake Management Plan of 1982, the Manistee County Land Use Plan and the Manistee County Economic Development Strategy.~~

~~B. Renaissance Zone Conditions. Any permitted or special uses in this district shall meet the following conditions to be able to apply for a zoning permit under this ordinance:~~

~~1. The entrepreneur will make a minimum investment in improvements (building, equipment, etc) on land in the Renaissance Zone.~~

~~2. The business enterprise will, as much as possible, result in new employment in Manistee County with a minimum commitment for new hires at a minimum wage of \$7.50 per hour.~~

~~C. Streamlined Permit Review. Because one of the primary purposes of this district is to accommodate industrial economic development through Michigan's Renaissance Zone program both permitted use and Special Use permits may be applied for on behalf of a client by the Manistee County Economic Development Office as a means to reduce paperwork, streamline the permit process for potential economic development in Manistee County.~~

The Renaissance Zone expired on December 31, 2014.

13. CONFLICTING ORDINANCES: that any and all ordinances of City of Manistee which may conflict with the provisions of this ordinance be and are hereby rescinded.

14. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication in the Manistee News Advocate.

Colleen Kenny, Mayor

Dated

ATTEST:

Michelle Wright Dated
City Clerk/Deputy Treasurer