

CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD JANUARY 03, 2023

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

ROLL CALL: Councilor Fisher, Councilor Hamilton, Councilor Lovering, Councilor Robinson, Councilor Shepard and Mayor Barnhart. Absent: Councilor Piper.

Also present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck, Fire Chief Weeks, City Planner Mulcahy and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Robinson motioned to approve the agenda, seconded by Councilor Shepard and the motion carried.

CONSENT AGENDA: Councilor Shepard made motion to approve the consent agenda, noting all claims appeared to be in order, seconded by Councilor Fisher with council voting as follows. Ayes: Fisher, Hamilton, Lovering, Robinson, Shepard and Barnhart.

Approval of Claims - January 3, 2023 - \$58,838.84

Approval of Payroll Claims - December 23, 2022 - \$145,226.18

Approval of December 19, 2022 Regular City Council Meeting Minutes

Approval of DNRC Grant Agreement UCF-23-107 and Authorize City Manager to Execute

APPOINTMENTS:

Appointment/Oath of Office: Probationary Firefighter/EMT - Brad Peterson

Councilor Fisher motioned to appoint Brad Peterson to Probationary Firefighter/EMT, seconded by Councilor Shepard and the motion carried unanimously. Mayor Barnhart presented Mr. Peterson with his Fire Department Badge. City Clerk Staaland administered Oath of Office to Probationary Firefighter/EMT Brad Peterson.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Public Hearing - Special Fire Department Inspections/Fees

Mayor Barnhart read the hearing notice: The City Council shall conduct a public hearing for the purpose of considering special fire department inspection fees particularly as they are related to short term vacation rental properties.

City Manager Nicosia said Council discussed special fire department inspection fees at the December 19th council meeting, particularly as they relate to short term vacation rentals and staff would also like to discuss including the annual inspection required by the Montana Department of Revenue for marijuana businesses. Nicosia noted that DOR added the requirement for special fire and building inspections for marijuana related businesses without discussing such inspections with the departments/officials providing the inspections. Nicosia reported that in the month of December, the Fire Chief did 15 inspections, with 50% being vacation rentals and some re-inspections. These inspections for vacation rentals and marijuana businesses are above and beyond the normal duties of the Fire Department. City staff recommended special inspection fees of \$75 – first inspection and \$50 re-inspection. These fees were based on actual costs for staff time.

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With no public comment Mayor Barnhart opened and closed the Public Hearing at 7:12 p.m.

Councilor Fisher motioned to direct staff to prepare a Resolution for approval at next Regular Council Meeting setting special inspection fees for the fire department as presented, seconded by Councilor Shepard and the motion carried.

Public Hearings - Planning Requests:

Request for a Conditional Use Permit in the Columbia Falls Planning Jurisdiction:

Mayor Barnhart read the notice: Littlefoot Properties LLC is requesting a Conditional Use Permit (CUP) to develop a building greater than 10,000 square feet for a Dollar General Store. The property is zone CB-2 which requires a CUP for building that exceed 10,000 square feet. The CUP reviews compliance for the City's Large Building Standards of the Columbia Falls Zoning Code. The property is located 1800 9th Street West (Highway 2). The property is described as Tract 1 of COS 21160 in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CCU-22-03 as Findings of Fact. Mulcahy noted the request went before the Planning Board on December 13, 2022 and they recommended approval with the listed 11 conditions. Mulcahy reviewed the Conditional Use Permit for Large Building Standards. The location for the proposed Dollar General Store is 1800 9th Street W. between Logan Health and the former Thrift Store.

Kirk Farrelly, applicant, said he agrees with the staff report and conditions. Mr. Farrelly noted that he submitted revised elevations and a lighting plan yesterday and is happy to answer any questions. Drew Pearson with WWC Engineering in Helena is also working on the project and would also entertain any questions from council.

Councilor Hamilton asked Mulcahy if he was comfortable with the recently received revisions. Mulcahy said yes, he was as they will also submit a very detailed set of building plans during the Building Permit process that staff will thoroughly review before forwarding the plans to the Building Official.

With no public comment Mayor Barnhart opened and closed the Public Hearing at 7:19 p.m.

Councilor Fisher motioned to approve Staff Report CCU-22-03 as Findings of Fact, seconded by Councilor Robinson with Council voting as follows. Ayes: Fisher, Hamilton, Lovering, Robinson, Shepard and Barnhart.

Councilor Shepard motioned to Direct Staff to prepare a resolution for the January 17, 2023 Council Meeting, seconded by Councilor Lovering with council voting as follows. Ayes: Hamilton, Lovering, Robinson, Shepard, Fisher and Barnhart.

Request for a Subdivision in the Columbia Falls Planning Jurisdiction:

Mayor Barnhart read the hearing notice: Schellinger Construction is requesting a Major subdivision called Tamarack Meadows. It consists of 103 lots and open space areas totaling 47 acres. The subdivision will extend the private road network and connect to public sewer and water facilities. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 but the plat has since expired. The proposed subdivision follows the same design as the original subdivision. The property is located

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along Gleneagles Trail and Turnberry Terrace. The property is described as Tract 1 (The remainder of Tamarack Heights Phase 1) all in Section 6, Township 30 North, Range 20 West, P.M.M., Flathead County.

Mulcahy delivered Staff Report CPP-22-03 as Findings of Fact. The Planning Board reviewed the application at the December 13, 2022 meeting, and heard testimony from several neighbors. The Planning Board voted unanimously to recommend approval, with a number of conditions reviewed and amended. Specifically, there were four conditions amended. Condition 10. Prior to final plat approval the entire length of Meadow Lake Drive and Turnberry Terrace shall be resurfaced to the existing width. Prior to this work the applicant shall secure permits and approval from the Flathead County Road Department. The resurfacing shall meet County standards for thickness, crown, and integrity of the existing driveways. Condition 11. The applicant shall approach the Flathead County Road and Bridge Superintendent to determine if there are alternative speed bump designs or other traffic calming measures that can be implemented on Meadow Lake Drive. If there is a best practices traffic calming measure that is acceptable to the County, such as striping and signage, the applicants shall implement it in the resurfacing of the road. Condition 20. A construction Mitigation Plan shall be developed, in consultation with the applicable representative Homeowner's Associations (Mountain Watch, Meadow Lake and Garnier Estates) and private property owners adjacent to lots 2-15, and submitted to the city prior to the commencement of any construction. Said plan shall include construction hours, ingress, egress and haul routes, staging of materials and job shacks, parking for construction workers, dust abatement, temporary erosion control measures and other best management practices. The neighboring representatives have no veto power over any proposed or approved Construction Mitigation Plan. The Planning Board added Condition 25. Tamarack Meadows shall participate in an equitable Road Maintenance Agreement with the Mountain Watch Subdivision.

Mayor Barnhart asked Council if they had any questions. Councilor Hamilton said she understands Urban Residential allows for 2-8 units per acre and they are requesting 2.8 per acre. Mulcahy replied the developer is requesting 2.1 units per acre.

Kevin Malloy with Carver Engineering, 1995 3rd Ave E., Kalispell is representing Schellinger Construction. Mr. Malloy said they concur with the Findings of Fact presented by City Planner Mulcahy. They are concerned with Condition 10 and would like to suggest a slight modification to Condition 25. Schellinger Construction offered to overlay Meadow Lake Dr. to help mitigate for wear and tear from construction traffic. However, the Planning Board also listed Turnberry Terrace; Mr. Malloy said they would like to propose to overlay the road that is being used during construction. If there was damage to both roads Schellinger Construction would fix both roads. On Condition 25, Malloy said they agree Tamarack Meadows lot owners should be part of the Mountain Watch maintenance association, however, as it is written the equitable part of the condition is big. The Traffic Impact Study stated approximately 10% of the traffic would use the west approach on Turnberry Terrace, Schellinger is willing to bump it up to 25% to be safe and more conservative. They believe Tamarack Meadows lot owners would have a 25% responsibility of the road maintenance agreement with the Mountain Watch Association.

Mayor Barnhart opened the public hearing 7:48 p.m.

Barb Riley, business address, 494 St. Andrews Dr., said some refer to these subdivisions as new subdivisions however this is not a new subdivision, this is the final neighborhood of a master planned subdivision. At the Planning Board meeting the applicant was asked if they had reviewed the original covenants and guided documents of the subdivision, and they said they had not. Riley believes the density is out of character of

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everything around it. Riley said she is in favor of finishing out the final phase of Meadow Lake but would like it to be a quality neighborhood. Riley pointed out the actual true net density of the proposed subdivision is 4.59 units per acre which is considered high density. Riley suggests council postpone their decision on approving the subdivision until further information from staff is provided.

Larry Alexander resides at 265 Meadow Lake Dr. Mr. Alexander said he is surprised the developer wants to do this to this community. Mr. Alexander has lived at Meadow Lake for 18 years and the traffic on Meadow Lake Dr. has multiplied and the county has not made improvements to it. Mr. Alexander said the residents have a right to some reasonable expectation of the subdivision or some may sell and leave. Alexander suggests council put some thought into their decision on the proposed subdivision.

Ann Halter resides at 315 Meadow Lake Dr. Ms. Halter said she attended the Planning Board meeting and it is hard for her to understand why it keeps coming up that the plat was approved in 2006, considering 2006 was a long time ago. The neighborhood has developed and is not the same as it was in 2006. It seems you have to take a step back and look at the properties that are there now. With the current construction that is going on in Gleneagles Estates, Meadow Lake Dr. sees constant traffic. Ms. Halter believes if you put 103 homes on the top of Meadow Lake Dr. you may have more than two added trips per day. Ms. Halter is also concerned with water and if current resident's water be at stake.

Dan Singer resides at 325 Meadow Lake Dr. and is the president of the Meadow Lake West Estates HOA. Mr. Singer said when the traffic study was done he believes the recently approved developments on Meadow Lake Blvd. were not included. Singer estimates there will be 1000 to 2000 trips per day using Meadow Lake Dr. which is more than the traffic on Nucleus Ave. Singer said the HOA residents would be in favor of steeper driveways for the installation of a sidewalk. Singer also noted the temporary sewer permit has not been updated since 2018. Schellinger Construction put in a well in 2015 and some folks didn't have water for four days. Mr. Singer said this subdivision is not right for this area, considering the size of the lots, traffic and safety. Striping and signage are not visible in winter, removable speed bumps would be best said Singer.

Joe Tabler, 161 Oakmont and 34 Turnberry Lane, said they are not opposed to the subdivision however they are opposed to the density of the subdivision. Mr. Tabler suggests taking a second look to see if we can make this plan fit in. There has not been enough community discussion said Tabler.

Kris Smith resides at 268 Meadow Lake Blvd., said his main concern is traffic, Mr. Smith said he has pulled three cars out of the ditch by his property. Smith said he put in a fence due to high speed traffic by his home and installed post lamps to try to slow traffic down. Mr. Smith has kids in school and believes the new school seems small and does not know how much more capacity they have.

Jeremy Pappenfus resides at 256 Turnberry Terrace. Mr. Pappenfus said he moved away from Whitefish due to identity they have inflicted on residents. He was elected President of the Woods of Mountain Watch HOA. The HOA is responsible for providing and maintaining a safe corridor on Turnberry Terrace. Residents feel undue stress will be placed on the community and roads. It is the HOA's stance if approved and Schellinger is responsible for resurfacing the road it should include traffic control measures such as the speed bumps that are in place as Turnberry Terrace is not a county road. Pappenfuss believes traffic studies are not factual and may change percentages. The HOA is not opposed of the development of Tamarack Meadows but greater thought should be put into the density of the area.

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Rod Shaw, 370 Meadow Lake Dr. said he has grandchildren that visit often and safety on Meadow Lake Dr. is a concern. There is history of heavy equipment using the road and dumping cement next to their homes with no support from the development. For those that live there we are looking at a ten year build out construction traffic. Mr. Shaw asked council to take the opportunity to protect the people that already live here.

Shirley Alexander lives at 265 Meadow Lake Dr., said she too is concerned with the unsafe traffic on Meadow Lake Dr. with no culverts, sidewalk or curbs. Ms. Alexander said for the last couple years there are construction vehicles traveling the road at high rates of speed. Please give this more time to resolve the traffic issues.

Roy Teal resides at 227 Glen Eagle Trail, said the proposed lots are too small and the average lots in the area are twice the size of the proposed project, therefore putting it out of character for the area. Mr. Teal said he is for the area to be developed in lower density. If you approve the current plan you are taking the neighborhood and creating a situation.

Randy Ostman resides on 35 Turnberry Lane, said calculus is mathematical study of continuous change, which is what we are doing now. Mr. Ostman inquired why we haven't abided by the Flathead County subdivision regulations such as fire protection. Mr. Ostman has concern with egress should an evacuation be needed.

Pete Glee, 521 St. Andrews Dr., General Manager of Meadow Lake Country Club Estates HOA, said he would like to speak on Condition 25 that the Planning Board included to the conditions. Mr. Glee said the Master HOA is responsible for the maintenance of all the roads in Meadow Lake. Tamarack Meadow will become part of that. This project will impact the HOA in setting up reserve funds for road maintenance.

Janine Gardner has resided at 355 Meadow Lake Dr. for 42 years and raised her family there. She concurs with the other residents that Meadow Lake Dr. traffic is unsafe.

Mayor Barnhart closed the Public Hearing at 8:45 p.m.

Mayor Barnhart asked Council if they had any questions for the applicant or staff. Councilor Shepard asked if the information that Ms. Riley brought up is legally part of the subdivision now is the same as what was established in 2006. Ms. Riley discussed history of Meadow Lake rules and regulations. Mayor asked the applicant if they were aware of what Ms. Riley had explained. Mr. Malloy said there are many ways to construct a house within the setbacks. City Attorney Breck said it is not an issue between the applicant and the city; it is between the applicant and the Master HOA. These are private agreements that are privately enforceable; it's not the city to say whether or not a development complies with existing CC&R's said Breck. It is up to the developer to look at the CC&R's and know what is recorded and of public record. The city looks at zoning to verify if the proposal meets zoning criteria and subdivision requirements that are public law. Shepard asked if we would be opening the City up to a lawsuit if it moves forward and does not look into the overlays. Breck said in his opinion no, the city is not responsible for enforcing their HOA or CC&R guidelines.

Councilor Fisher said the staff reports states we are not putting sidewalks in but one HOA said they would like to see the sidewalks, would the applicant be willing to put in the sidewalks. Mulcahy believes you would be within the rights of the council to require sidewalks on Meadow Lake Dr. to mitigate pedestrian movement. If the city requires it and Schellinger builds it, fourteen driveways will be steeper and the dilemma is do they

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really want that? Mr. Malloy said it was about the steep driveways, you are taking five feet of run out of the driveway to make the sidewalk ADA compliant.

Mayor Barnhart said he was an excavator in that subdivision when the first houses went in on Meadow Lake West; there were no documents showing water or sewer. Mayor Barnhart believes putting in sidewalks is undoable. Mayor Barnhart said if you are going to build roads and infrastructure you would probably want to come in off Tamarack Rd. and Turnberry Terrace in order to get a road in by Garnier Estates. Mayor Barnhart said he does not see putting this on Meadow Lake Dr. For clarification Fisher asked if Meadow Lake Dr. is a county road and Turnberry Terrace is private road maintained by the HOA can we require them to use Turnberry Terrace. Mayor Barnhart said Schellinger Construction will resurface roads that were used during construction. Mayor Barnhart would like to see sideboards on construction hours including heavy truck traffic on either road.

Mayor Barnhart asked the lot size of Gleneagles and Mountain Watch compared to the proposed subdivision. Riley said the lot sizes in Mountain Watch are .25 to .50 acre and Gleneagles Trail .25 - .75 acre.

Councilor Hamilton inquired about public comment on DNRC approval of wells. Mulcahy said the developer is not responsible for the securing the water rights that is the responsibility of the district. Schellinger Construction drilled the well for the district, the water district secures the water rights for their water system and they manage their public water system. Mulcahy said it takes approximately one year to secure water rights for a new well.

Councilor Robinson said it is her understanding that the Master HOA and the developer would have to settle the HOA issue. Mulcahy said there is a draft set of CC&R's that the developer proposed with their subdivision that has a tie to the Master HOA which would address the maintenance of Meadow Lake Dr. and Turnberry Terrace who developed their own HOA with road maintenance. Condition 25 was put in place by the Planning Board to compensate the HOA's for the use of the roads. The developer would be responsible for 25% of Turnberry Terrace annual dues and join the Meadow Lake Master HOA for the remainder of the development.

Councilor Shepard said the city has planned for growth, the sewer plant is covered for growth and the city just put in a new well, plus we now have a paid fire department. Shepard understands the frustration of building, but it is coming and we must abide by law. Shepard asked Fire Chief Weeks if we have addressed fire concerns adequately. Fire Chief Weeks said this development has two means of egress, is serviced by fire hydrants and has the required green space, which meets the requirements. Shepard asked City Planner Mulcahy how many times we have updated the Growth Policy since 2006. Mulcahy said we've updated twice since he has been with the city, the current Growth Policy is 2019 and will be looked at again in the next two years. Mulcahy said all successful cities grow, those that don't are failing. There is never a Growth Plan that goes backwards noted Mulcahy.

Mayor Barnhart said Council can move forward this evening or we can postpone the approval of the proposed development in order to get additional information from the developer and staff if Council has questions that cannot be addressed this evening.

Councilor Fisher would like to see more information on where to direct construction traffic whether it be on Turnberry Rd. or Meadow Lake Dr. Fisher would also like to see more information on conditions 10 and 25 specifically road maintenance.

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Councilor Shepard would like to see more information on the overlays. Robinson said she too would like to see more information on the CC& R's and HOA's to see how they interconnect. Hamilton is concerned about the real estate value and is curious if there is a study on if the homes will be saleable to the targeting market. Lovering said it is up to the property owner to build what they want within the guidelines.

It was a unanimous council decision to postpone approval of the staff report findings of fact and the Conditional Use Permit to the January 17, 2023 council meeting.

Mayor Barnhart said we take public testimony seriously and into consideration. Mayor Barnhart asked if staff would look at the process to restrict traffic on Meadow Lake Dr. and how it can be enforced; if we could research time restraints and what this may do to Turnberry Terrace.

Mayor Barnhart suggested a 5 minute recess at 9:30 p.m. The meeting was called back in session at 9:37 p.m.

Mayor Barnhart read the following Notice of Public Hearings - Planning Board January 10th and Special City Council January 30th:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, January 10, 2023 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing at a special meeting on January 30, 2023 starting at 7:00 p.m. in the same location.

Request for a Planned Unit Development (PUD) for the River Highlands Development:

James Barnett, on behalf of River Highlands LLC, is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction called River Highlands. The property is located at 264, 316, 378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 83 detached single family homes; 98 attached single family townhomes, 162 apartment units. The total unit count is 343 units on 49.1 acres gross for a density of 6.9 units per acre. The applicant is proposing 19.55 acres (40%) of the site as park and open space. With the project, the applicant is proposing to move River Road further east on Highway 2 and, if supported by MDOT, the applicant would install a traffic signal at Highway 2 and River Road. The applicant is not requesting any deviations other than the clustering of density and the density bonus provided by the PUD regulations.

Request for Preliminary Plat approval of the River Highlands Subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett, on behalf of River Highlands LLC, is requesting preliminary plat approval for property located at 264, 316, 378, & 494 River Road in Columbia Falls further described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The applicant will subdivide the property to create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be public and privately maintained but all open to the public. The proposed subdivision is part of a PUD application for River Highlands.

ORDINANCES / RESOLUTIONS:

Resolution # 1887 - A Resolution of the City Council of the City of Columbia Falls, Montana, Supporting the 2022 Legislative Resolutions of the Montana League of Cities and Towns

Councilor Shepard motioned to approve Resolution #1887, seconded by Councilor Lovering with council voting as follows. Ayes: Robinson, Shepard, Fisher, Hamilton, Lovering and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Hamilton said the new Glacier Elementary School looks amazing.

Councilor Shepard said the state has neglected clearing out the snow in the center lane on Nucleus Ave.

Nicosia said she will make contact with MDOT.

Councilor Lovering said it doesn't do any good to have people clear the sidewalk if they don't do it to the street or the sidewalk is bermed and people have to walk around on the street. Nicosia said City staff will add it to the letter out to business owners.

Councilor Fisher said the book "The Affordable City," is a great book and highly recommends it. Nicosia said the city can order some extra copies if council would like.

Councilor Shepard said Bigfork received a lot of money from the Feds for affordable housing and wondered what the source of funding is. Nicosia said she hadn't read the article but the funding would go through Flathead County or a private or nonprofit developer as Big Fork is not incorporated.

Mayor Barnhart noted that the Fire Department has had multiple calls after bringing on the paid Firefighters, noting that they responded to 5 calls on their first day. The department had 56 calls last month said Fire Chief Weeks.

Mayor Barnhart said the City needs to crack down on owners in the downtown and business areas to clean their sidewalks. We have everything in place to enforce it.

CITY MANAGER REPORT

Nicosia reported that on Christmas day, an 8" service line at SmartLam froze and broke; the Public Works Dept. found it and was able to get the valves shut off. Today we had a 2" water line break at Horine and Talbot Rd., city crews were able to get it repaired this afternoon.

Nicosia said that Council will call for bids on phase one of the Waste Water Treatment Plant project, the Lift Station and Sewer Main upgrades.

The special meeting on January 30, 2023 at the Jr. High Cafetorium is the River Highlands PUD and Preliminary Plat.

Lovering inquired about the quiet zone progress. Nicosia said there is not specific funding for quiet zones and the estimate prepared by the City's engineers and BNSF engineers indicate the cost is about \$800-900K. City staff will watch for available funding for the quiet zone, it's still on the City's radar.

CITY ATTORNEY REPORT

City Attorney Breck said he is looking at the Supreme Court matter we are involved with in the Cahill and CMS properties apartment building. The City (Defendant) has submitted their response and it is now in the hands of the Supreme Court.

Fire Chief Weeks said it has been great having paid Firefighters working since December 27th. They are working on inventory, truck maintenance and station maintenance along with jumping on day time calls.

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MISCELLANEOUS

Correspondence

Police Department - November 2022 Activity

Finance - November 2022

ADJOURN:

Councilor Lovering motioned to adjourn, seconded by Councilor Shepard and the meeting adjourned at 10:30 p.m.

Mayor

City Clerk