



City of Tigard

Tigard Business Meeting – Minutes

TIGARD CITY COUNCIL AND LOCAL CONTRACT REVIEW BOARD (LCRB)

MEETING DATE/TIME: June 23, 2009/6:30 p.m. Study Session and 7:30 p.m. Business Meeting
MEETING LOCATION: City of Tigard – Town Hall, 13125 SW Hall Blvd., Tigard, OR 97223

- **STUDY SESSION**

Mayor Dirksen called the meeting to order at 6:30 p.m.

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Mayor Dirksen	✓	
Council President Wilson	✓	
Councilor Buehner	✓	
Councilor Henderson	✓	
Councilor Webb	✓	

Staff Present: City Manager Prosser, Assistant City Manager Newton, Community Development Director Bunch, City Attorney Ramis, City Recorder Wheatley.

- **Administrative Items – City Manager Prosser reviewed the following.**

- For tonight’s meeting:
 - Noted City Council received a copy of the Oregon National Guard Month Proclamation; this Proclamation added to the agenda.
 - Tigard Area Chamber of Commerce Chief Executive Officer Chris Zoucha will give an update on Chamber activities (Citizen Communication)
 - Agenda Item 3.5 was from the Consent Agenda, which was to approve an Intergovernmental Agreement with Washington County for the Flashing Yellow Arrow Project. City Manager Prosser explained that there is additional money that will become available. Rather than implement this through an Intergovernmental Agreement it will be easier to do this through a Memorandum of Understanding. This will return to the City Council agenda later.
- Team Building and Council Groundrules Review is scheduled 9 a.m. to 3 p.m. on Saturday, August 8, 2009. Lunch will be provided. Location is still to be determined.
- Durham Road Crosswalk Opening is scheduled for 10 a.m., Tuesday, August 25. Invitations will be sent.
- The next Fifth Tuesday is at 7 p.m. on June 30, 2009, in the Public Works Auditorium. Councilors Buehner and Henderson will attend.
- An updated Tigard City Council 2009 Legislative Priorities status summary was distributed. This might be the final report.

- City Manager Prosser reported Police Chief Dickinson received an email from a company hired by Verizon to go door-to-door in Tigard to sell FIOS. Staff is checking to determine if there is any permitting required. There have been reports that the sales people are aggressive; the City of Beaverton received a number of complaints when they were selling in their community. Councilor Henderson and Mayor Dirksen commented also on an aggressive campaign by Comcast. Mayor Dirksen noted this is being looked into. It is likely that the City cannot prevent the door-to-door sales. Information will be shared in the Neighborhood network system and in the August Cityscape. A “No Solicitation” sign on your door might be the best solution for residents. Mayor Dirksen advised that Verizon has sold their landline business to Frontier Communications. City Manager Prosser noted that Verizon business has been sold in several states except for their cell phone division.
- EXECUTIVE SESSION: The Tigard City Council went into Executive Session at 6:39 p.m. under ORS 192.660(2) (a) and (h) to discuss employment of public officers, employees and agents; and current/pending litigation.

Executive Session concluded at 7:07 p.m. and the City Council meeting recessed.

1. BUSINESS MEETING

- 1.1 Mayor Dirksen called the meeting to order at [7:33:07 PM](#)
- 1.2 Roll Call:

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Mayor Dirksen	✓	
Council President Wilson	✓	
Councilor Buehner	✓	
Councilor Henderson	✓	
Councilor Webb	✓	

- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports: None
- 1.5 Call to Council and Staff for Non-Agenda Items: None

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- PROCLAMATION: OREGON NATIONAL GUARD MONTH – JULY 2009

Mayor Dirksen proclaimed July 2009 as Oregon National Guard Month and read a portion of the proclamation.

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2. CITIZEN COMMUNICATION

- Tigard Area Chamber of Commerce Update – Tigard Chamber Chief Executive Director Chris Zoucha updated the City Council on activities of the City Council.
 - Noted appreciation of the City’s support of the Safe and Happy Halloween event with the recent allocation in the approved budget for the October 2009 event.
 - Updated membership statistics -- The trend is turning around and they are experiencing a growth in membership along with a new energy and focus on shopping and buying local. Mr. Zoucha provided the City Council members with a “Shop Local” lapel pin he hoped they would wear to support local businesses.

- Encourage support of local schools – The Chamber is currently a partner with the School District in two programs. The first being the “Bridging the Gap” wristband to try to save teachers’ jobs. The second is the Tigard Savings Card to support athletic and music programs.
- Announced upcoming Chamber functions:
 - June 25 – Good Morning Tigard sponsored by the City of Tigard to review and discuss the Street Maintenance Fee
 - July 9 – launching a new website
 - July 17 – holding a Tualatin Island Greens Miniature Golf Tournament
 - August – sending out the 2009 Chamber Directory featuring every business in Tigard
- Citizen Communication – Sign Up Sheet: None
- Follow-up to Previous Citizen Communication

City Manager Prosser advised that a couple of gentlemen came to talk to the City Council about a land use matter at the last business meeting. Legal actions have been filed in this case; therefore, this cannot be discussed publicly. The City Council did have the opportunity to discuss this in Executive Session.

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Mayor Dirksen reviewed the Consent Agenda:

3. CONSENT AGENDA:

- 3.1 Approve City Council Minutes for April 28, 2009
- 3.2 Approve FY 2009 Edward Byrne Memorial Justice Assistance Local Solicitation Grant Application
- 3.3 Enter into a Grant Agreement with Oregon Water Resources Department (OWRD) and an Intergovernmental Agreement (IGA) with Co-Grantee Clean Water Services (CWS) to Study Water Reuse Options in Downtown Tigard
- 3.4 Approve Intergovernmental Agreement (IGA) with Washington County for Administration of Countywide Transportation Development Tax (TDT) and Traffic Impact Fee (TIF) – Resolution No. 09-46

A RESOLUTION OF THE CITY COUNCIL APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF TIGARD AND WASHINGTON COUNTY FOR ADMINISTRATION OF THE TRANSPORTATION DEVELOPMENT TAX (TDT) AND TRAFFIC IMPACT FEE

Item 3.5 was deleted from the Consent Agenda.

- ~~3.5 Approve Intergovernmental Agreement (IGA) with Washington County for Flashing Yellow Arrow Project – Resolution No. 09-_____~~
- 3.6 Approve Intergovernmental Agreement with Tualatin Valley Fire and Rescue Relating to the Joint Development of the Walnut Street Fire Station and Expansion and Improvement of Jack Park
- 3.7 Approve Amendment to the Bylaws of the Transportation Advisory Committee – Resolution No. 09-47

A RESOLUTION OF THE CITY COUNCIL AMENDING THE BYLAWS OF THE TRANSPORTATION ADVISORY COMMITTEE (TAC)

3.8 Local Contract Review Board:

- a. Award Two Contracts for Certified Arborist and Tree Services and Authorize the City Manager to Execute the Contracts (Primary Contract to Davey Tree Expert Company; Secondary Contract to Buena Vista Arbor Care Company, Inc.)
- b. Award Contract for Tree Planting and Establishment Services to Mears Design Group and Authorize the City Manager to Execute the Contract

Motion by Council President Wilson, seconded by Councilor Webb, to approve the Consent Agenda.

The motion was approved by a unanimous vote of City Council present.

Mayor Dirksen	Yes
Council President Wilson	Yes
Councilor Buehner	Yes
Councilor Henderson	Yes
Councilor Webb	Yes

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4. PRESENTATION: "IF I WERE MAYOR, I WOULD..." CONTEST WINNERS

Mayor Dirksen presented an award (\$50 gift card) to the winner of the poster category: Templeton Elementary School, 4th Grade Student Britta Harbury. This contest is sponsored by the Oregon Mayors Association. Ms. Harbury's poster will be submitted to the state competition.

9th Grade Home-Schooled Student Laurel Stuart won the PowerPoint presentation category. Ms. Stuart was unable to attend tonight's meeting to receive her award; it will be forwarded to her. Her presentation will also be forwarded to the state to compete at the state level.

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5. UPDATE: ACTIVITIES OF THE TIGARD YOUTH ADVISORY COUNCIL (TYAC)

Lyndsey Brewer, Recreation Director for Tigard Police Youth Programs introduced this agenda item.

Tigard Youth Advisory Council Members Present: Alexander Carsh, Narinthong Lungrath, and Ian Walsh.

TYAC President Carsh and Vice President Lungrath reviewed a PowerPoint presentation showing the highlights of the Council's activities the last several months. A copy of the presentation is on file in the City Recorder's office.

TYAC's membership comes from high school and middle school students. They will be doing recruitment (primarily at the middle school level) for new members in the near future.

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Councilor Buehner noted that a new crosswalk is being built in front of the high school this summer. The Ribbon Cutting Ceremony is scheduled for August 25, 2009, and Councilor Buehner asked if members of the TYAC would be interested in participating. Mr. Carsh and Ms. Lungrath advised they would be glad to participate.

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Mayor Dirksen said the City Council has tried to engage the young people in the City more than they have been. The City Council makes plans for the future and “the future we are making those plans for, is your future probably more than it is even ours.” Mayor Dirksen said the new Durham Road crosswalk was suggested by Tigard High School students.

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6. LEGISLATIVE PUBLIC HEARING: DOWNTOWN COLLECTOR STREET STANDARDS COMPREHENSIVE PLAN AND COMMUNITY DEVELOPMENT CODE AMENDMENTS (CPA2009-00002/DCA2009-00002)

- a. Mayor Dirksen opened the public hearing. [7:55:59 PM](#)
- b. City Attorney Ramis reviewed the hearing procedures.
- c. Declarations or Challenges: None. [7:59:25 PM](#)
- d. [7:59:45 PM](#) Associate Planner Caines presented the staff report. A copy of the report is on file in the City Recorder’s office.

The proposed amendment is to allow vehicle parking and remove the requirement to have a separate bike lane on Downtown collector streets within the Downtown Urban Renewal District.

Typically, parking is not allowed on collectors due to the higher volume and the higher traffic speeds, but the Downtown collector streets function differently – they connect arterials such as Hall Boulevard and Pacific Highway. These collectors also bring people to a destination. The proposed amendment will allow parking within the Downtown, which is essential for densely developed areas. This amendment will accommodate existing parking that is already on Ash Avenue, Burnham Street, and Main Street.

The amendment, if adopted, will not mean that all bicycle lanes will be removed within the Downtown. The amendment will provide flexibility in the design of the streets for future use. Where there is not a separate bike lane, there should be a shared vehicle traffic lane designed into those streets to accommodate both vehicles and bicycles.

The City is currently undergoing its Periodic Review. The Transportation System Plan and the Transportation chapter of the Comprehensive Plan are being updated.

The City is putting together a circulation plan for the Downtown, which will improve connectivity through streets and pedestrian pathways. It will also establish street standards for the downtown.

The City is designing and reconstructing some streets within the Downtown. Burnham Street reconstruction will be occurring soon. Burnham Street is being designed without bicycle travel lanes, but will have vehicle parking. Wider vehicle lanes on Burnham Street are designed to accommodate bicycles. A redesign of Main Street is under consideration. It is unclear, at this time, whether separate bike lanes can be accommodated on Main Street because of the existing development, right-of-way width, and features such as Fanno Creek.

Until the above plans are finalized the proposed amendments, if approved, will give the City flexibility when the streets in the Downtown are designed.

Comments were received during the comment period. One was from Metro Transportation Planner John Mermin, who generally supported the amendment except for the removal of the requirement for bike lanes along Main Street. Tigard's Transportation System Plan does not require bicycle lanes along Main Street. Staff understands Metro's concern and will work closely with Metro as Main Street is designed to assure the bike traffic is accommodated and also provide parking for Downtown merchants and people coming to the Downtown.

A comment was received from Hal Ballard, Executive Director of Washington Bicycle Transportation Coalition. Mr. Ballard generally supported the proposed amendments. Mr. Ballard said bicycles are better accommodated when they are treated like a vehicle. Associate Planner Caines said the design of Burnham Street fits within the recommendations in Mr. Ballard's comments.

Associate Planner Caines reviewed options before the City Council:

- Adopt as recommended by the Planning Commission (unanimous)
- Deny with no changes to the current Code and Plans
- Adopt as modified as a result of the City Council deliberations

In response to a question from Councilor Buehner, Associate Planner Caines advised that Commercial Street is classified as a local street in Tigard's Transportation System Plan. Councilor Buehner suggested this might need to be reevaluated as the City goes through the Transportation System Plan review process. Associate Planner Caines said there has been some discussion by staff about making a separate classification for Downtown Streets. Mayor Dirksen said that a separate classification for Downtown Streets "is not a bad idea." Council President Wilson added that it might be good for any area where there is a commercial district with slow, high-volume traffic.

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- e. Public Testimony: None.
- f. Associate Planner Caines recommended that the City Council approve the proposed amendment as recommended by the Planning Commission.
- g. Council Questions: None.

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- h. Mayor Dirksen closed the public hearing.
- i. Council Consideration: Ordinance No. 09-09

Motion by Council President Wilson, seconded by Councilor Webb, to adopt Ordinance No. 09-09.

ORDINANCE NO. 09-09 – AN ORDINANCE AMENDING THE TIGARD COMPREHENSIVE PLAN GOAL 12 – TRANSPORTATION, TRANSPORTATION SYSTEM PLAN CHAPTER 8 (CPA2009-00002), COMMUNITY DEVELOPMENT CODE (DCA2009-00002) CHAPTER 18.810 – STREET AND UTILITY IMPROVEMENT STANDARDS, AND THE TIGARD MUNICIPAL CODE CHAPTER 10, TO ALLOW VEHICLE PARKING AND REMOVE THE REQUIREMENT FOR SEPARATE BIKE LANES ON COLLECTOR STREETS WITHIN THE DOWNTOWN URBAN RENEWAL DISTRICT

Council discussion on the motion: Mayor Dirksen said he recently started riding a bicycle more often. As Mr. Ballard commented, Mayor Dirksen said he is more comfortable when riding with the flow of traffic rather than in a bike lane as long as he is on a street where the speed limit is such that you can keep within the flow of traffic. He described the perils of turning left when the street has a bike lane configuration.

The motion was approved by a unanimous vote of City Council present.

Mayor Dirksen	Yes
Council President Wilson	Yes
Councilor Buehner	Yes
Councilor Henderson	Yes
Councilor Webb	Yes

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7. LEGISLATIVE PUBLIC HEARING: COMPREHENSIVE PLAN AMENDMENT (CPA 2008-00011) – TIGARD TRANSPORTATION SYSTEM PLAN AMENDMENTS TO INCORPORATE TIGARD 99W IMPROVEMENT AND MANAGEMENT PLAN RECOMMENDATIONS
- a. Mayor Dirksen opened the public hearing.
 - b. City Attorney Ramis noted there “is no one in the room now who wasn’t previously in the room during the course of the prior proceeding. The rules will be same as we read previously and I will ask the City Recorder to include in the record a copy of the statement that I read.”
 - c. Declarations or Challenges: Does any Council member wish to declare or discuss a conflict of interest or abstention. There were none.

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- d. Staff Report: Community Development Department

Community Development Director Bunch presented the staff report. He acknowledged the contributions of Senior Planner Wyss and City Engineer Duenas on this project.

The proposal comes to the City Council with the unanimous recommendation of the Planning Commission. Previously the City Council held a workshop, at which time no requests for alternative language were considered.

This project is intended to update the Transportation System Plan. The recommendations of the Planning Commission were to include the changes found in Tigard 99W Improvement and Management Plan. The three main parts are:

1. Incorporate this Plan by reference into the Tigard Transportation System Plan to serve as findings.
2. Update the recommended action measures for Tigard Comprehensive Plan Goal 12 to include language recommended by the 99W Plan Citizen Advisory Committee (as recommended action measures only).
3. Amend the Tigard Comprehensive Plan Policy 6 under Goal 12.2 to reflect a recommended five through-lanes for Highway 99W. This is recommended for consistency with our Transportation System Plan requirements.

This Plan came to the Planning Commission through a process by which the City involved the citizens and businesses along Highway 99W and its government partners. Several alternatives were reviewed and Alternative B was chosen. This alternative recognizes that Highway 99W needs to be improved and managed to provide for higher levels of capacity; however, it might not be possible to do this because of the physical constrictions on the highway and other transportation needs in the region. This plan focuses on access management, intersection improvement capacity, transit enhancements, and bike/pedestrian improvements rather than adding through-lanes along Highway 99W.

Councilor Buehner commented that she had been involved on the Citizen Task Force. She thanked City Engineer Duenas for all of his hard work on this project.

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- e. Public Testimony: None

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- f. Community Development Director Bunch recommended that the City Council approve the Planning Commission's recommendation for approval of the 99W Improvement and Management Plan to incorporate the recommendations in the Transportation System Plan.

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- g. Mayor Dirksen closed the public hearing.
- h. City Council consideration: Ordinance No. 09-10

Motion by Councilor Buehner, seconded by Councilor Webb, to adopt Ordinance No. 09-10.

ORDINANCE NO. 09-10 – AN ORDINANCE ADOPTING COMPREHENSIVE PLAN AMENDMENT CPA2008-00011 TO UPDATE THE TIGARD TRANSPORTATION SYSTEM PLAN AND COMPREHENSIVE PLAN TO INCORPORATE TIGARD 99W IMPROVEMENT AND MANAGEMENT PLAN RECOMMENDATIONS

Council comments and discussion on the motion:

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Council President Wilson commented that this has been a long-time coming. He referred to a meeting recently with Oregon Department of Transportation (ODOT) Region 1 Director Jason Tell. At that time, Mr. Tell said that many people come to ODOT asking for money, but they do not come with solutions. Council President Wilson said at our last Transportation System Plan update, we had projects, but Highway 99W was not studied separately. It is a difficult problem, because if you widen the highway, you actually attract latent demand off other arterials – then, it can get worse.

Council President Wilson said that, although this plan will almost certainly become controversial as we go to implement it (especially with the access control measures), it is really the best solution that can be done with a difficult problem. He said he was very pleased that we finally can begin working on projects. We already have two major intersections in design. ODOT just recently announced that they will be improving the McDonald Street intersection as well.

Mayor Dirksen said he wondered if we had ever done a transportation study with a scope that equals this. Councilor Webb said that at one time she recalled ODOT did a study to widen it to seven lanes. Mayor Dirksen also recalled that ODOT study and said it seemed like the process used was not nearly as comprehensive or as detailed as what was used to come up with these solutions.

In response to a question from Councilor Henderson, Community Development Director Bunch advised that Exhibit A includes the 27 proposed modifications (Page 5). Exhibit A also includes a number of action measures recommended by the Citizen Advisory Committee. These 27 amendments will change the City's Transportation System Plan.

The motion was approved by a unanimous vote of City Council present.

Mayor Dirksen	Yes
Council President Wilson	Yes
Councilor Buehner	Yes
Councilor Henderson	Yes
Councilor Webb	Yes

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8. UPDATE: URBAN/RURAL RESERVES COMMITTEE

- Councilor Buehner noted the final recommendations on the urban and rural reserves will be coming from the Planning Directors at the beginning of August. Toward the end of August, she would be asking for some agenda time to review this matter with City Council so she has direction about how to cast our vote for the final recommendations of the Committee. These final recommendations will go to the "Core 4" made up of Washington County Board of Commissioners Chair Brian, Metro Councilor Harrington, and the County Chairs from Multnomah and Clackamas Counties.

Community Development Director Bunch said that by May 2010, Metro will designate the urban reserve in the County and the County will designate the rural reserve. The Core 4's recommendation will come after August 21, 2009. Community Development Director Bunch reviewed the activities that are coming up for this matter.

Community Development Director Bunch reviewed the pre-concept plans other jurisdictions are working on regarding areas they are aspiring to urbanize. The City of Tigard staff decided we would not do the pre-concept plan process because the lands Tigard identified as being our future obligation or expect to come into the Urban Growth Boundary are not contiguous to the City. Instead, Tigard will work to meet the factual requirements of the Administrative Rule and provide a narrative stating how we might plan to urbanize. Community Development Director Bunch referred to a memo distributed to the City Council in the meeting packet (memo dated June 1, 2009, *Concept Planning for Urban Reserve Candidate Areas*.) Community Development Director Bunch asked for direction from the City Council.

Councilor Buehner said the critical issue is that Metro is not requiring the kind of concept planning that the County is talking about. She said Community Development Director Bunch checked with Metro and asked

if the narrative would meet their requirements for concept planning. Her understanding is that a narrative would meet the requirements and, therefore, it did not make sense “for us to go through all of the hoops” of doing a full concept plan if it met Metro’s requirements.

Mayor Dirksen said he has been following the matter closely. He said he talked to Chair Brian regarding these areas where Tigard expects the Urban Growth Boundary to expand, that it was not so much a reflection of the desires of the City of Tigard, but an identification of the need of the County as a whole. Mayor Dirksen said he think Chair Brian understood the Mayor’s point. Because of the way Tigard expects this land will be used, he envisions low- and middle-density housing, with neighborhood commercial/retail services. This would not have a big impact on the rest of our City or the County other than providing a place for workforce housing and local services. As such, no detailed pre-concept plan is warranted. Mayor Dirksen said that once urban reserves are identified, a concept plan would need to be done by the City and County, working together. Mayor Dirksen said he agreed with Councilor Buehner’s and Community Development Director Bunch’s suggestion that a narrative describing our perception of how development should occur would be adequate.

Community Development Director Bunch added that the pre-concept plans being prepared by the other jurisdictions are “non-binding.” These plans would show how the County expects to use the 47,000 acres that has been identified.

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Council President Wilson said he did not see why the concept of reserves, whether it is urban or rural, is any more than land that will go one way or the other. Community Development Director Bunch confirmed that the pre-concept planning is not required. It is only required when the land is brought into the Urban Growth Boundary. There are eight criteria established in the Oregon Administrative Rules that are test criteria.

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City Manager Prosser said at the staff-level discussion, Washington County is concerned that Tigard has indicated that the preparing of a pre-concept plan was inappropriate. There has been some indication (informal from the Washington County staff) that the County might not nominate this land to be considered as an urban reserve. Community Development Director Bunch acknowledged that the Washington County staff reaction was, “Why aren’t you being a team member?” He said he checked with Metro about whether Tigard would be supported since Tigard would be the logical provider of services to this area as well as Areas 63 and 64. From Metro’s perspective, they are looking for a narrative and the non-binding concept planning is not necessary. Tigard wants to continue to participate with Washington County in a manner that is appropriate to Tigard’s needs.

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Councilor Buehner referred to farmland along Roy Rogers Road. We do not know what kind of development would be appropriate for this area. If the light rail is built and there is a full-fledged station at Sherwood, we might want to put more intense development in this area because it would be closely located to high-capacity transit. Since we will not know for several years about the light rail, a concept plan at this time is premature.

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Mayor Dirksen pointed out that the amount of urban reserves that Washington County will propose to be included in the expansion of the Urban Growth Boundary is considerably larger than Clackamas and Multnomah Counties’ proposal. He believes that Washington County anticipates that Metro will question

the need for that amount of land and the pre-concept plans from cities will justify the need for that many acres being added to the urban reserves.

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Council President Wilson asked if land does not become an urban reserve, does it automatically become a rural reserve? Mayor Dirksen said, no, there could be land that could be considered as “other.” Councilor Buehner added that land that is not in an urban reserve could theoretically come into the Urban Growth Boundary during the next 50 years. Mayor Dirksen said that land designated as “other” could be re-designated to an urban reserve in the next round of considerations.

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Council President Wilson pointed out several ironies. We have areas adjacent to our boundaries that have been within the Urban Growth Boundary for ten years that are still not planned. We would have liked to have found a way to do this planning ourselves had we been able to bring this area into our City limits. (The County is now undertaking this planning process.) Now the County appears to be concerned that we are not engaging in a planning process for land that is even further out from Tigard.

City Manager Prosser responded to a question from Mayor Dirksen and confirmed that the Construction Excise Tax will be extended. This would provide funding to plan areas recently brought into the Urban Growth Boundary. Later, funding will be available to any jurisdiction in Metro to be used to plan centers, corridors, and the concept planning for urban reserves. Therefore, the City and the County have an opportunity to do a joint grant application for funds to plan for these areas (urban reserves and areas already in the Urban Growth Boundary).

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Councilor Webb agreed that the pre-concept planning was premature and it would be unwise to expend funds to do this now. She said we should do the minimum amount of planning required and apply for the grant funds for more detailed planning later.

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Councilor Buehner pointed out that in the next few years, the decisions will be made regarding whether the light rail is feasible. Then Tigard will have a better idea of where the growth will occur.

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Mayor Dirksen confirmed with the City Council that the consensus was to move forward with a narrative form of a pre-concept plan.

9. COUNCIL LIAISON REPORTS: None.

10. NON-AGENDA ITEMS: None.

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11. ADJOURNMENT

Motion by Councilor Webb, seconded by Councilor Buehner, to adjourn the meeting.

