

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

**321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, APRIL 01, 2025 – 6:00 PM**



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Youth Pastor Travis Ivey, Hickory Grove Baptist Church**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Steven Kelley, Vice Mayor Thomas Smith, Council Member Connie Butler, Council Member Ed Gaw, Council Member Matt Johnson

STAFF MEMBERS PRESENT: Mike Null, Assistant City Manager, Erin West, City Clerk

STAFF MEMBERS ABSENT: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.

1. Larianne Stutts 25 S. Palmetto Ave. GCS speaks about an upcoming event being held on April 10th from 11:00am - 12:00pm. This event will help bring awareness to human trafficking and domestic sexual violence and prevention.
2. Mike Kelter 630 Myrtle Ave. GCS commends the council for notifying people when meetings and agendas are posted on the website but advises he never received a notification about a recent meeting on electric rates. Mr. Kelter advises he reviewed the rate study from that meeting, found it unconvincing and unprofessional, and questioned the justification for proposed rate hikes (14% this year, 6% next year, 2% the year after). He urged the council to improve the rate study before the ordinance hearing and to notify ratepayers earlier.

Mayor Kelley advises the Special Meeting on March 25, 2025 was the City Council receiving the electric rate study update and the rate increases that were discussed will be voted on at a later meeting with the public having two opportunities to comment and hear discussion on the electric rates.

AWARDS & RECOGNITION

Human Resources Director Dee Jones speaks to the Council and advises that Interim Chief Hines has been picked as the new Chief of Police for the City.

1. Proclamation - Water Conservation Month
Mayor Kelley reads and presents the proclamation to Rachel Fox, Chair of the Clay Soil and Water Conservation District and Tim Nguyen, District 1 Supervisor.
2. Proclamation - Public Safety Telecommunicators Week
Vice Mayor Smith reads and presents the proclamation to the Green Cove Springs Police Department Dispatchers.
Commander Luedtke speaks and presents a sign to the Dispatchers.

PRESENTATIONS

3. FMPA - April 2025 *Bob Page*
Mr. Page presents the April report.

PUBLIC HEARINGS

4. Second and Final Reading of Ordinance O-03-2025 amending the Future Land Use for parcel 017678-000-00 located in the 600 block of N Pine Ave: From: Neighborhood To: Public
Michael Daniels

Assistant City Manager Mike Null reads Ordinance No. O-03-2025 by title

Development Services Director Michael Daniels presents and advises his presentation is for items 4 and 5.

Mayor Kelley opens the public hearing.

Following no public comments, Mayor Kelley closes the public hearing.

Vice Mayor Smith questions if the around the pavilion will be kept as green space?

Caleb Rising, Clay County Real Estate Manager advises the intent is to keep it as green space.

Mayor Kelley advises he requested county representatives to explain how a small parcel fits into a larger expansion plan. He has no issue with the parcel's use but wants clarity on the main drivers for the expansion, noting it primarily adds parking rather than significant capacity. Mayor Kelley values the green space but is concerned about parking congestion.

Assistant County Manager Troy Nagle outlines a plan to relocate a pavilion or pergola to a western aisle of a parking lot, part of a proposed rezoning area, to create a wellness space for employees. This move would enable a revamp of the main parking lot, which is currently underutilized. The plan includes restructuring parking in a recently cleared northern area and adding on-street parking. The rezoning is seen as the final piece of redevelopment, aiming to enhance connectivity with a trail, preserve green space, and provide employees a break area while optimizing parking.

Mayor Kelley asks Mr. Nagle if the revamping will better serve the new building and the current building.

Mr. Nagle discusses the need to reconfigure a parking lot located between the admin building and the courthouse. The lot includes a main parking area, an added section without connectivity to the main lot, and a recently cleared way-free area also lacking connectivity. Reconfiguring this layout will be a multi-year process due to budgeting and planning requirements.

Mayor Kelley praises the county's project management team for their excellent work on various projects. He notes recent developments, as well as special ordinances created to manage stormwater for a new building purchase. Mayor Kelley seeks insight into any long-term plans to understand how the landscape will change and to strengthen the partnership, expressing support for the county's efforts.

Mr. Nagle confirms a recent meeting with city staff, including the City Manager, Assistant City Manager, and Development Services Director, to discuss future plans. The board has directed the development of a visual and safety complex outside the city to address the sheriff's office needs.

A judicial master plan meeting was held, initiating phase one to assess caseloads, volume, and courthouse needs, which will inform future plans for the courthouse and jail. While no definitive answers are available now, Mr. Nagle expects clearer details within six months and commits to further discussions with the city about long-term plans and community collaboration.

Mayor Kelley emphasizes the importance of partnership and appreciates the county's efforts to involve city staff in discussions about long-range plans, including the public safety building and other strategic developments. He stresses the need for ongoing discussions with the school board to ensure parcels and facilities are used efficiently.

Mr. Nagle notes that discussions in their meeting extended beyond just the corridor, addressing future plans for the public safety facility and the implications for existing public studies. He expressed appreciation for the partnership and thanked the city for its collaborative relationship.

Reopen the public hearing

Felicia Hampshire 508 Franklin St. GCS questions if the green space and wood area will be demolished and cut down to be used for the purpose of parking.

Mayor Kelley advises the additional parking is going to be in the area where their current pavilion is located.

Ms. Hampshire expresses concern about a proposed project, near residents' homes, mainly regarding the space between the project and the residents' homes. She mentioned a specific resident, who is ill and unable to attend a public hearing. Ms. Hampshire seeks clarity on the project details so she can inform the resident and avoid any surprises.

Mr. Nagle describes the conceptual plan for the project, emphasizing efforts to preserve trees on the lot, particularly due to its proximity to a park. The area with fewer trees, closer to the administration building, would be used to extend the parking lot.

Stanley Forfa 1827 Shoal Creek Circle GCS questions if the property is currently being taxed by the city, will the city still receive the revenue? Who will be required to completed the maintenance? Is it going to require an additional cost?

Mr. Daniels advises the property is contingent. The county is the applicate and if the land use and zoning are approved then the county will take over as the property owner.

Mayor Kelley recloses the public hearing.

Council Member Butler notes that the last meeting focused primarily on parking, and the proposed addition aims to create a more peaceful environment. She acknowledges a plan to relocate a gazebo for employee use, which is near a park and anticipates that the public might mistake the area as part of the park, especially since it connects to the Pimento Trail, potentially attracting public access.

Mr. Daniels stresses that the project is still a concept plan. If developed as a parking lot, it will require a development plan, with details to be worked out during that process.

Mayor Kelley notes that the impact of losing property taxes due to the proposed project would be minimal, estimating a loss of about \$100 annually on the city's portion of the taxes for the property in question.

Council Member Johnson supports the proposed plan and believes it is being used wisely. He notes that it enhances the parking lot by adding parking and improving its layout.

Vice Mayor Smith expresses initial concern was to pave over green space and remove trees. However, Mr. Rising and Mr. Nagle reassured him by speaking about the conceptual plan, which thoughtfully preserves the green space for employee use, viewing it as a positive outcome.

Mayor Kelley highlighted the importance of the partnership between the city and county, noting improved engagement over recent years. He hopes that the proposed plan will enhance county functionality and align with its long-range goals. The collaboration has already led to the city's first-ever CRA, which was achieved with the current commission's support after a failed attempt in 2014. Mayor Kelley hopes the county will continue this positive relationship, recognizing the city's efforts to be a good partner.

Motion to approve the second and final reading of Ordinance O-03-2025, to amend the future land use of Parcel ID 017678-000-00 from Neighborhood to Public.

Motion made by Council Member Johnson, Seconded by Vice Mayor Smith.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

5. Second and Final Reading of Ordinance O-04-2025 amending the zoning for parcel 017678-000-00 located in the 600 block of N Pine Ave: From: Residential Professional Office (RPO) To: Institutional (INS) *Michael Daniels*

Assistant City Manager Mike Null reads Ordinance No. O-03-2025 by title

Development Services Director Michael Daniels advises his presentation was for items 4 and 5 and staff recommends approval.

Mayor Kelley opens the public hearing.

Following no public comments, Mayor Kelley closes the public hearing.

Motion to approve second and final reading of Ordinance O-04-2025, to amend the zoning of Parcel ID 017678-000-00 from RPO to Institutional.

Motion made by Council Member Butler, Seconded by Council Member Johnson.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

6. First reading of Ordinance No. O-5-2025 regarding Affordable Housing Related Land Development Code Changes *Michael Daniels*

Assistant City Manager Mike Null reads Ordinance No. O-05-2025 by title

Development Services Director Michael Daniels presents.

Mayor Kelley opens the public hearing

Joe Sobotta 212 North St. GCS questions whether the proposed ordinance applies to new construction, affordable housing, or existing structures like mother-in-law quarters or accessory dwelling units. Does it impact pre-existing units, such as those currently occupied by a mother-in-law or left vacant after the occupant's passing, in addition to addressing size considerations for these structures within the city.

Mayor Kelley advises the ordinance legalizes non-conforming ADUs, supports affordable housing, and protects aging or undersized homes (e.g., under 1,250 sq ft) from loss due to

damage, enabling repairs via programs like SHIP. It addresses both existing and new housing to prevent displacement of vulnerable populations, such as fixed-income elderly or low-income families.

Mr. Sobotta express concern about whether long-standing homes, occupied and taxed since decades past, will face new code requirements under the ordinance, requiring costly remodels, or if they are grandfathered in and exempt from such mandates.

Mayor Kelley clarifies that existing homes, particularly in low-income communities, are not automatically subject to new building codes unless significant improvements are made. If improvements exceed 50% of the home's assessed value, the ordinance requires compliance with new building codes. Many older homes, though currently safe, may not meet these standards and could not be rebuilt as is if damaged. This poses a risk for fixed-income residents, as aging homes require maintenance to remain habitable, and without provisions to address this, owners face potential homelessness.

Felicia Hampshire 508 Franklin St. GCS questions if homes that are currently inhabitable, but aren't being remodeled, if the ordinance is approved, they don't have to have the garage attached to them?

Mr. Daniels clarifies that the proposed ordinance exempts affordable housing from the requirement to have an attached garage. However, for non-affordable housing, the garage requirement remains in place.

Mayor Kelley advises he did receive a couple complaints that there was an individual inside city limits that was trying to receive SHIP dollars to get a new roof or something on their building, which SHIP can help low-income people get up to \$49,000 worth of assistance to repair their home, but they weren't able to do so because they didn't have a garage and they were going to have to add a garage before they could do so. Is this going to help them?

Mr. Daniels advises if they're going through SHIP, for example, and they don't meet that garage requirement, that would be an exemption from the rule, so they'd be able to open it.

Ms. Hampshire questions the price range for affordable housing and the criteria used to define it, particularly regarding how much can be spent on remodeling a currently occupied home without losing its affordable status.

Mr. Daniels advises the ordinance will use the same framework as the mobility fee to define affordable housing. A study for the Jacksonville area will determine affordability, setting a benchmark of approximately \$260,000 for a family of four. To qualify as affordable, housing costs must not exceed 30% of a household's income. Exceeding this threshold renders the housing unaffordable.

Eric Sacks with Operation Lifeline expresses gratitude to Mike Daniels and his team for their work on a housing initiative discussed for years. The initiative supported by Clay County and HUD federal standards for affordability and sales pricing, ensuring compliance with established guidelines. Challenges in Green Cove Springs include irregular lot sizes and shapes, which complicate meeting current housing standards. The ordinance proposes reducing minimum square footage requirements to allow construction on these lots, as existing homes, if demolished, couldn't be rebuilt under current standards.

Carolina Morrow, Clay County Habitat for Humanity supports the affordable housing initiative in Green Cove Springs where the median price is \$392,000. Affordable homes are priced between

\$220,000–\$248,000 but are facing rising material costs due to tariffs. It focuses on building neighborhoods with a tailored HOA for maintenance and education, replaces costly garages with driveways or carports, and adds backyard storage to reduce insurance costs and enable more home construction.

Helena Comier emphasizes affordable housing is a pressing issue in the county, and while efforts are being made, lot size regulations (50-foot, 5,000 sq ft) remain unchanged, potentially needing adjustments for smaller homes (e.g., 900 sq ft). She appreciates collaboration with Habitat and Operation Lifeline to help families make Green Cove Springs their home.

Susan Bonura 103 Parks St. GCS addresses parking concerns in affordable housing, noting that eliminating garage requirements may force residents to park in driveways or on the street, as a single-car driveway and garage (if present) leave limited space. She suggests retaining a one-car garage option to allow residents to securely park their vehicles off the street.

Following no public comments, Mayor Kelley closes the public hearing

Council Member Butler questions where Habitat is looking in the city and how many homes they considered for a HOA?

Ms. Morrow advises in a new project they can do 27 houses but if the ordinance passes they will be able to do 30 houses. She advises they are looking to put their first neighborhood by Green Cove Springs Junior High.

Council Member Butler revisits the role of accessory dwelling units (ADUs) and garages in affordable housing. ADUs are highlighted as beneficial for the aging population, offering smaller, manageable living spaces without the burden of maintaining an older, larger home. She supports including garages, they provide practical benefits like protection from inclement weather for elderly residents or families with young children.

Mr. Daniels clarifies affordable housing projects are exempt from the garage requirement under the ordinance, but there's a question about whether both the primary house and ADU would need separate garages.

Mayor Kelley clarifies that the proposed ordinance is not specific to Habitat for Humanity or Operation Lifeline projects but aims to address the broader affordable housing crisis in Green Cove Springs by consulting with these organizations. The ordinance seeks to support both new developments and existing homeowners, particularly regarding the garage requirement. The ordinance maintains current lot sizes to avoid dense, cookie-cutter developments driven by profit but reduces minimum house size requirements to lower costs for families and aging residents without compromising lot functionality.

Mr. Daniels advises some cities regulate the size of ADUs. Some cities set a fixed size limit (500 or 1,000 square feet) for ADUs, while others use a percentage of the main house's size. He advises that a 25% limit is impractical for smaller homes making it unrealistic to build a functional ADU.

Mayor Kelley advises the ordinance promotes housing variety in Green Cove Springs by allowing flexible parking solutions like shared driveways, encouraging developers to create more affordable homes for residents like single mothers, while ensuring consistency with city standards, similar to downtown's form-based code.

Council Member Gaw urges caution and deliberation in discussions about proposed changes related to affordable housing, emphasizing that while the goal is widely supported, the execution lacks critical detail. He expresses concern that code relaxations—such as those affecting parking, street widths, and neighborhood character—could have serious unintended consequences. He warns that the cumulative impact of these changes, without clear enforcement mechanisms or solutions (especially regarding parking), could harm public safety and quality of life.

Council Member Johnson supports affordable housing but stresses the need to maintain city services, which might require utility rate increases, including discussions on electrical rates. He shows concern over more rental properties being built than homes for sale, and rental affordability is also an issue. He agrees with concerns about future parking needs, especially as families grow, and expresses support for making housing more affordable and asks for further review of parking solutions.

Mr. Daniels explains the approach to addressing the parking issue related to ADUs. He proposes that any additional parking requirements for an ADU should be consistent citywide, based on the number of bedrooms in the unit.

Mayor Kelley advises the issue isn't being rushed and advises the current housing inventory doesn't meet present needs, especially in certain parts of the city. He emphasizes that this effort is broader, with support from other communities that have successfully addressed similar housing challenges. He stresses the urgency of addressing affordable housing, clarifying that this plan focuses on creating homeowners.

Motion to approve the first reading of Ordinance No. O-5-2025, amending City Code Chapter 113 Article II, Chapter 117 Article I, II, and establishing Chapter 117, Article XI, Section 117-798 Accessory Dwelling Units for form and legality.

Motion made by Vice Mayor Smith, Seconded by Council Member Butler.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Johnson

Voting Nay: Council Member Gaw

7. Public Hearing – Fair Housing presentation to support application for a grant in the 23-24 CDBG Grant cycle. ***Mike Null and Melissa Fox, Fred Fox Enterprises***

Assistant City Manager Mike Null advises the City plans to pursue a grant in the current CDBG grant cycle and advises one of the items on the application is to hold a fair housing presentation public hearing. Mr. Null introduces Melissa Fox with Fred Fox Enterprises.

Melissa Fox with Fred Fox Enterprises give an overview of the Federal Fair Housing Act, which prohibits discrimination in housing transactions, including sales, rentals, and financing. Protected classes under the Act include race, color, religion, national origin, sex, and familial status.

Mayor Kelley opens the public hearing

Following no further public comments, Mayor Kelley closes the public hearing

8. Public Hearing – First Public Hearing to support application for a grant in the 23-24 CDBG Grant cycle. ***Mike Null and Melissa Fox, Fred Fox Enterprises***

Melissa Fox with Fred Fox Enterprises presents on the potential projects for the CDBG Grant cycle.

Mayor Keller opens the public hearing

Cheryl Gonzalez GCS advises she observed the Special Meeting held earlier that evening and commends the informative meeting and appreciates the work presented. She suggests enhancing the process by engaging more with nonprofit organizations in the community that have access to capital or resources.

Mike Kelter 630 Myrtle Ave. GCS recommends allocating funds to drainage projects, noting that the city's stormwater management needs far exceed available resources. Using grant money for these projects would provide relief and have a positive impact on the community.

Following no further public comments, Mayor Kelley closes the public hearing.

Ms. Fox advises that drainage, parks, and housing identified as major concerns. Mr. Null proposed a city-recommended project, supported by the Citizens Advisory Task Force, to pursue a Community Development Block Grant in the neighborhood revitalization category specifically for drainage improvements.

Mr. Null advises the recommended project is the Oak Ridge drainage basin stormwater project, the largest in the city's stormwater Capital Improvement Plan (CIP). It addresses the Oak Ridge Basin, that includes Oak Ridge Avenue, Highland Avenue, State Road 16, and MLK. The design is nearly complete, with plans to be signed, sealed, and permitted for grant applications to earn extra points. The project, estimated at \$3.5 million (preliminary), is partially funded with \$1.8 million from an existing loan and \$1.7 million anticipated from a future loan in fiscal year 2027. If funded through the CDBG program, it would free up \$3.5 million in stormwater user fees for other projects, helping to manage future rate increases.

Council Member Butler asks how many categories can be applied for at one time.

Ms. Fox advises it used to be one, but they are allowing more than one to be applied for and it could be in different categories.

Motion to approve moving forward with the CDBG grant.

Motion made by Council Member Johnson, Seconded by Council Member Butler.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Backup documentation and staff recommendations have been previously submitted to the city council on these items.

Consent agenda item 17 was pulled due to a blue card being submitted.

Motion to approve Consent Agenda items 9 through 16.

Motion made by Council Member Johnson, Seconded by Council Member Butler.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

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9. City Council approval of the Gustafson Park Development Agreement with Clay County Utility Authority (CCUA). **Michael Daniels**
 10. City Council approval of Mittauer Invoice # 25106 in the amount of \$446,770.00, and authorization for the mayor to execute Disbursement Request #5 (to follow) for permitting and design services for the Magnolia Point Reclaimed Water System & Potable Water System Improvements. **Scott Schultz**
 11. City Council approval of, and authorization for the mayor to execute, Amendment #4 to Loan Agreement WW10420 & Grant Agreement AG100421, which extends the Agreement date to September 15, 2025, for permitting and design services for the Magnolia Point Reclaimed Water System & Potable Water System Improvements. **Scott Schultz**
 12. City Council approval of the Sawcross (Tender Contractor) Pay Request #11, in the amount of \$228,920.55, and authorization for the mayor to execute Disbursement Request # 25 (to follow), for construction of the Harbor Road Advanced Wastewater Treatment Facility (HRAWWTF), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420. **Scott Schultz**
 13. City Council approval to surplus Electric Department Vehicle # 403, a 2009 Ford F-150 that has outlived its useful life. **Scott Schultz**
 14. City Council approval to surplus various small items from the police department. **Scott Schultz**
 15. City Council approval to surplus Parks Department Vehicle # 635, a 2009 Ford Econoline Van that has outlived its useful life. **Scott Schultz**
 16. City Council selection of a Citizens Advisory Task Force (CATF) to support application for a grant in the 23-24 CDBG Grant cycle. **Mike Null**
 17. Approval of Resolution R-04-2025, providing the disposition of \$2,000,000 in over-recovered electric Power Cost Adjustment (PCA) funds from FY 23-24. **Mike Null**

Stanley Forfa 1827 Shoal Creek Circle GCS expresses concern about the accuracy of a reported 11% electric rate increase, calculating their bill increase at 14% (or 13% after removing taxes and BPA fees), and questions whether the stated figure reflects an additional increase from the existing BCA. He speaks about a \$10 million surplus in 2020 and requests an accounting of how these funds, potentially over \$10 million, have been spent. The speaker also questions the justification for a 14% rate hike.

Mayor Kelley clarifies that the proposed 14% electric rate increase does not affect the BPCA amount and the rate study focuses on base rates, not the BPCA. They note that lower-than-normal energy costs over the past year have been a benefit, and the city has been buying energy futures to mitigate future cost increases.

Assistant City Manager Mike Null addressed the following concerns:

- Reserve Depletion: In 2020, unrestricted reserves were \$10 million, now reduced to \$3 million, as \$7 million was spent over four years to avoid rate increases. Ideally, rates

- should have increased annually by about 4% to maintain reserves, but this was not done, leading to the current need for a rate hike as reserves are nearly depleted.
- Proposed 14% Rate Increase: This increase, to be noticed in April bills and discussed in May public hearings, applies only to base rates (per account fee, meter fee, and per kilowatt-hour charge), not the Power Cost Adjustment (PCA).
 - PCA and Overrecovery: The PCA varies monthly based on energy production costs. A January 2024 rate restructuring moved two cents of the PCA into base rates, causing a \$2 million overrecovery in PCA funds due to a lag in implementation. The resolution proposes: allocating \$1 million to replenish the general electric fund reserves for capital repairs and replacements, not operations, using \$500,000 to repay part of a \$1.245 million fiscal year 2023 inter-fund loan to the general fund and retaining \$500,000 for PCA fluctuations, against a maximum ordinance-allowed PCA reserve of 8% of annual power costs (about \$800,000), to stabilize customer bills during high-cost months.

Mike Kelter 630 Myrtle Ave. GCS discusses concerns about the Power Cost Adjustment (PCA) and utility finances. He recalls passing an ordinance to limit PCA recoveries to 8% to prevent the city manager from diverting excess PCA funds into slush funds and supports returning over-recovered PCA funds (currently \$2 million) to ratepayers. He advises the city borrowed heavily for the electric utility, but electric sales have declined last year and are expected to drop again this year. Mr. Kelter is concerned about the proposed \$500,000 repayment of an inter-fund loan and whether it's an asset or liability and whether the funds are moving from the utility to the general fund or vice versa.

Finance Director Sue Wang advises the \$1.245 million is a loan that was taken out by the general fund from the electric department. So the half a million is essentially just forgiving the general fund the \$1.245 million

Motion to approve Consent Agenda item 17.

Motion made by Council Member Butler, Seconded by Council Member Johnson.

Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

COUNCIL BUSINESS

18. City Manager & City Attorney Reports / Correspondence

The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

19. City Council Reports / Correspondence

The City Council made comments regarding various city activities, events, operations, and projects.

Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 8:37 p.m.

Steven R. Kelley, Mayor

Attest:

Erin West, City Clerk