

1 **Minutes of the North Logan City**
 2 **City Council**
 3 **Held on June 1, 2016**
 4 **At the North Logan City Library, North Logan, Utah**
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7 *Damon Cann made a motion to appoint Nancy Potter as Mayor Pro Tem for this meeting. John*
 8 *Bailey seconded the motion. A vote was called and the motion passed unanimously with Nancy*
 9 *Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*

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 11 The meeting was called to order by Nancy Potter at 6:30 p.m.

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 13 Council members present were: Kristen Anderson, Roger Anderson, Damon Cann, John Bailey
 14 and Nancy Potter. (Mayor Lloyd Berentzen was excused).
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16 Others present were: Adam Winger, Jill Daugs, Madeleine Waddoups, Brandon Kay, Laurel &
 17 Linda Hayes, Steve & Rhonda Derrick, Clark Puffer, Craig Winder, Brad Crookston, Jon Keller,
 18 Nancy Anderson, John Cracraft, Val Potter, Carrie Wirthlin, Maive Wirthlin, Doug & Jolene
 19 Tingey, Jody Lenkersdorfer, Alan Luce, Kim Hawkes, Lydia Embry, Scott Bennett, Cordell Batt,
 20 Jeff Jorgensen and Marie Wilhelm.
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22 The Pledge of Allegiance was led by Kim Hawkes.
 23 An invocation was given by Cordell Batt.
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25 **Adoption of Agenda**

26 *Damon Cann made a motion to adopt the agenda as presented. John Bailey seconded the*
 27 *motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey,*
 28 *Roger Anderson, Damon Cann and Kristen Anderson voting in favor.*
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30 **Approval and Follow-up of Minutes of May 4, 2016 City Council Meeting and Executive**
 31 **(Closed) Session Meeting**

32 *Both sets of minutes were approved as presented.*
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34 **Review of Action Items**

35 Jeff Jorgensen asked if anyone had any comments or questions, as the list had not really
 36 changed from the last meeting, which they did not.
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38 **New Business**

39 **Current Action Items**

40 **6:35 Public Hearing to receive input on a proposed revision to the FY 2016 municipal budget.**

41 Jeff Jorgensen introduced the item and explained the various versions and some of the included
 42 items. He further explained the four budgets they would be reviewing.
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44 *Nancy Potter opened public hearing at 6:37 p.m., and read aloud the instructions for speaking at*
 45 *the public hearing.*
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47 Lydia Embry presented her comments and concerns on this, based on a memo she gave to the
 48 City Council and staff.
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50 Brad Crookston said that it seems that the City spends more and more on the police department,
 51 and less and less on infrastructure. He said it is concerning that we are spending \$1,000,000 per
 52 year on our police department, and that it goes up every year. He said he understands that the
 53 City grows every year; but that in looking at other cities such as Providence and Nibley, they are
 54 spending a small fraction of this. He said he questions our "extra level" of service for four to five
 55 times the cost of what those cities are paying by going with the County for their service. He said
 56 he wants the council to consider how much more we are spending. He said their population is
 57 not much less than ours with Providence at about 7K in population and Nibley at about 6K, with
 58 us at about 9K.

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As there were no further public comments, Nancy Potter closed the public hearing at 6:45 pm.

6:40 Public Hearing to receive input on the proposed FY 2017 municipal budget.

Nancy Potter opened the public hearing at 6:45 p.m.

Brad Crookston said he understands that there is a proposal to increase the tax rate in 2017, in part to pay for the police department, and said he would be very opposed to doing that. He said he knows there are needs, but that there are likely areas that can be trimmed rather than increase taxes.

Jill Daugs said she concurred with Brad Crookston’s comments about not raising property taxes. She said a lot of people in the area are on fixed incomes and said it seems that everything is going up; so if there are areas that can be cut a little bit, it would help a lot of people in the community.

As there were no further public comments, Nancy Potter closed the public hearing at 6:47 p.m.

6:45 Public Hearing - City Council meets as the North Logan Redevelopment Agency to hold a Public Hearing to receive input on a proposed revision to the FY 2016 RDA budget and to receive input on the proposed FY 2017 RDA budget.

Kristen Anderson made a motion to adjourn the City Council meeting and convene to the meeting of the North Logan Redevelopment Agency. Damon Cann seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 6:47 p.m.

Minutes for this portion of the meeting are written under separate cover.

Damon Cann made a motion to adjourn the RDA meeting and return to the regular portion of the City Council meeting. John Bailey seconded the motion. A vote was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson, Damon Cann and Kristen Anderson voting in favor. This occurred at 6:55 p.m.

6:55 Public Hearing to receive input on a proposed rezone of 4.3 acres of land from R-1-12 Residential zoning to MXG Mixed-use General zoning. The property surrounds the existing Pioneer Valley Lodge which is part of the North Logan Retirement Residence Subdivision located at approximately 400 East and 2400 North. Following the public hearing the council may consider an ordinance adopting the revised zoning.

Cordell Batt introduced and explained the item. He explained this rezone request and the area in which this request encompasses, adjacent to the Pioneer Valley Lodge. He explained why the mixed-use zone would be the most appropriate for this area, and in accordance with what the developers want to do with this area. He said this zone allows the developers to include office space with this development; single family homes; and, multi-family type of housing. He further explained some of the information he gave the City Council in the packet about this, including a conceptual plan for what they are proposing and why they are asking for this mixed-use zone. He said when the Planning Commission reviewed this, they also reviewed the zoning that was around this location, which he further detailed. He said the Planning Commission felt that the zoning around this went well with this request, and the commission made a positive recommendation on this after further reviewing it.

Nancy Potter opened the public hearing 6:59 p.m.

Clark Puffer asked what multi-family meant, and said that term does not identify what type of housing will actually go in there. He referred to the new high school going in to the north of this; and the property Cordell identified to the south and west, and the commercial across the way; and asked if an environmental impact study had been done. He said he wondered if one should be done, so that it can be determined what kind of impact this development will actually have on the environment. He said if we were to proceed and not have that done, and it did environmentally impact surrounding properties; we could end up in a lawsuit if an environmental

118 impact statement was not done.

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120 Doug Tingey said he lived on 357 East and 2400 North, adjacent to the property being proposed
121 to be rezoned. He said he moved to North Logan approximately 10-12 years ago and said they
122 love the neighborhood and the North Logan area. He said they moved to this area because it
123 was close to the school, to church, the library, the hospital, and their "quiet neighbors" at Pioneer
124 Valley Lodge. He said part of their decision to move to that spot was based on the current
125 zoning. He said they love the open space in front of their home and said he has a very vested
126 interest in what goes in across the street. He commented that it is important to follow standards
127 and guidelines and referenced the North Logan General Plan that he said was adopted in
128 approximately August of 2013, and proceeded to read some of the document in relation to the
129 guidelines for development and how keeping zoning as is maintains the character of existing
130 neighborhoods. He reiterated that he wants the current zoning to remain the way it is and that
131 "his needs must be considered". He continued to read elements from the General Plan. He
132 asked if the decision had already been made, per some verbiage in the notice letter. He said he
133 had spoken to his neighbors, and said they are against rezoning their area to mixed-use general.
134 He said he wants to hear from the council the objectives that justify their decision to rezone, if
135 they do so. He said what is going across the street does not sound like it is defined.

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137 Jody Lenkersdorfer said he lives on 2400 North across from this proposed development. He said
138 he is opposed to this and built his house there in 1996 knowing it was single family residential;
139 and said he feels it should stay that way, as that is what he was told it was when they built there.

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141 Nancy Anderson said she just moved here from Texas last fall into Leisure Villas. She said her
142 concern is what is going to be put in behind her and how it might affect the property values of
143 what she has purchased from what she received from her home that she had in Texas. She said
144 she is in a retirement community and those people are mostly "fixed income". She said if we
145 build something there that devalues their property, that can be a real problem for those people
146 who live there. She asked that the council please keep that in mind as they make their decision.

147

148 Jill Daus said she also purchased in Leisure Villas in February, but had not received any notice
149 for this hearing, and neither did another adjacent neighbor. She said the villas are four-plexes
150 already, and with the apartments going in on 2200 North as well as another development that is
151 going in, it is already really crowded. She said if we add another development in there and
152 change the zoning, it is going to be really dense housing and said she does not think this is in
153 keeping within the character at all. She said, as previously stated, that when you buy a home and
154 the zoning around it is a certain way, you always ask what it is zoned for. She said when the city
155 tells you one thing, and then just months later they switch it to something else, that's not quite
156 right. She said there are 116 owners in Leisure Villas and many homeowners in the area who
157 have all purchased in that area based on what the current zoning is. She said to then switch
158 because of *a few people* who have business and want to be able to develop it, is just really not
159 fair to the current homeowners at all to be able to do that, based on a few.

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161 Carrie Wirthlin said she lives on 2400 North, and said she moved here eight years ago from
162 California. She said they purchased their home knowing that the zoning was single-residential
163 across the street. She said they were very concerned when they received their notice about this;
164 and said it is nice to be able to raise your family across the street from families. But when you
165 don't know what it is, it is concerning. She also mentioned her concern with the increase in
166 traffic, as there is already so much traffic going down 400 East. She said the City sign said
167 "North Logan is a nice place to live" and it is supposed to be that. She said the residents matter,
168 and it is the council's job is to help us feel like we matter, and said she is therefore opposed to
169 this being re-zoned.

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171 Val Potter said he has a conflict of interest in that North Logan City Council member Nancy Potter
172 is his wife. He said he has an issue with a rezone in this area. He said he has had a lot of
173 involvement with North Logan in rezones in the past, and said in this particular area, we have
174 done that too much. He said he agrees with everyone who has commented, that this should not
175 be rezoned, and it is already properly zoned for the area; and that it is not fair to the residents
176 who live there to rezone. He said North Logan City does not have an obligation to take care of

177 the needs of the developers, especially where they bought the land with the current zoning. He
178 said to change the zone would not be proper, for the City or the residents that are in that area.
179 He continued that he is opposed to this, and said he thinks that North Logan City should look at
180 that area and review the General Plan. He said we have a lot of apartments and multi-family
181 dwellings. He said that whole area from 200 East to 400 East has a lot of units, and that puts a
182 lot of pressure on the City for maintenance, police and for various other types of things; and that
183 developments of this sort do not pay for themselves, so it is a burden to the City. He said we
184 have enough apartments in that area at this point, and said we need to stick to the zoning that is
185 in this area, as the City has no obligation to change it.

186
187 Clark Puffer said he [previously] mentioned an environmental impact statement, which he said
188 supports all the comments that have been made. He asked how this would affect the surrounding
189 properties; and said it has not been identified in relationship to the proposal to change the zoning.
190 He said if they don't have an environment impact statement, no one knows exactly what the
191 impact of that is going to be on property values, congestion, and all the other factors that need to
192 be considered. He said he thinks the cart has been put before the horse.

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194 *As there no further public comments, Nancy Potter closed the public hearing at 7:16 p.m.*

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196 Craig Winder said he is there to represent Ironwood Development and said their vision for this
197 property is *not* apartments. He said he wished the conceptual drawing was posted because he
198 thought people would be less concerned if they could see the plan. He said to the people who
199 have single family homes across the street [from the proposed development], they are planning
200 on building single family straight across from them. He said the mixed-use zone allows for City
201 staff and the City Council to have quite a bit of influence on what ultimately goes into a piece of
202 property. He said he wants to remind the City Council that the only thing before them today is a
203 rezone. He said in relation to the mixed-use zone, the City will have multiple opportunities to
204 review this plan as it goes along, about what ultimately goes in this location. He said along the
205 north part of this property, they are considering putting in single family across the street from the
206 existing single family; and then on the corner, putting a professional office, such as a dental
207 office. He said south of the single family, they are considering putting in high-end twin homes.
208 He said these are not apartments, and said the density is not far off from what they can do
209 currently with it. He said the reason they are looking at twin homes is because they feel they
210 would be very complimentary to the existing uses, especially in relation to the Pioneer Assisted
211 Living Center. He said they think that the twin homes would be a fantastic way for family
212 members of the residents at Pioneer to be able to live closer to them. He said in terms of the
213 General Plan, they feel it is very complimentary and not inconsistent at all with the General Plan,
214 which he said calls for a variety of residential products in the City. He said he just wanted the
215 City Council and the concerned citizens to understand what the concept is for their development,
216 which he reiterated. He said in relation to an environmental impact study, that they typically do
217 those. He said if you look at the application *after* the rezone, the "real engagement" of what gets
218 built happens after the rezone. He said they chose the mixed-use zone because it would give the
219 City and the developers more flexibility and more opportunities for the City to review the situation
220 to decide what will go there. He agreed with Val Potter that the City does not have an obligation
221 to do the rezone; but said he hopes that everyone recognizes that the City will have a significant
222 amount of input on this, and commented further.

223 John Bailey asked what part of the proposal would be precluded from being built in the current
224 zone, and Cordell said the twin homes and the professional building.

225 Nancy Potter asked about the traffic study and said there is already a lot of traffic on 400 East
226 and further expressed her concern about the extra traffic this would generate. She also
227 expressed her concern about the lots being so much smaller than the current ones across the
228 street from this, which the developer addressed.

229 Nancy asked if this is still part of Pioneer Valley Lodge; and Cordell explained this, including that
230 this is not a platted subdivision. He said if this is rezoned it will also require a plat amendment.
231 Cordell also explained that with a mixed-use zone, the City has more control as a City as to what
232 the development ends up being, than we would with most other situations, including subdivisions,
233 and explained further. The developer concurred and explained this further.

234 Nancy said she thought all of this was originally single family, which Cordell said was correct and

235 explained further. He said when this went to the Planning Commission, he told them he thought it
236 was very important that they consider making these single family lots the same size as the ones
237 across the street. He said when the review of the development plan comes up they will have to
238 work that out; because he said he feels that it is really important that they match what is across
239 the street in terms of lot size, even if it means they lose one lot.

240 This was discussed further. Cordell said this will look very similar to Leisure Villas across the
241 street.

242 The discussion continued and Cordell addressed various questions from the council. He said the
243 Planning Commission reviewed this and made a positive recommendation.

244 Roger Anderson said once the rezone is done, he has found that the developers will push
245 through what they want regardless and commented further.

246 Damon Cann referred to one of the citizen's asking if this was a "done deal", and whether a
247 decision had already been made, and said that was not the case *at all* and commented further,
248 and said they definitely take into consideration what is said regarding developments. He said he
249 really appreciated the feedback they have received from citizens tonight. He said he does have
250 reservations about this. He said he does not think doing a rezone is the best way to move
251 forward for the City or the developer. He said if we rezone this tonight, the developer could come
252 back with any concept; and that because the code on mixed-use is so vague, the council could
253 say yes or no to almost anything. He said he does not want to give the developer mixed signals
254 and explained further. He said the only other zone he could conceive of putting here is *maybe* an
255 MR-7 to potentially make it fit with the City Center plan. He said however, that he doesn't believe
256 that is really the best fit for this area either, and commented further.

257 John Bailey reiterated with what Damon said about this definitely *not* being a "done deal", and
258 commented further.

259 Jeff said that when the City writes an ordinance to rezone an area, it is not rezoned until that
260 ordinance is approved.

261 John said we put people on the Planning Commission who are skilled in dealing with these types
262 of issues, and said he wants to hear what the basis was for their positive recommendation on
263 this, and said he is not in a position to make a decision on this at this point. He also said this is a
264 "hot bed" for these kinds of situations; and said the City gave some preliminary approval on
265 another development in this area without a lot of community input, regardless of the City seeking
266 it, and in the absence of that, thought they had the information they needed, and commented
267 further.

268 Jeff and the developer addressed various questions from the council

269 Kristen Anderson said she is not opposed to the office being there, but is not supportive of that
270 many homes in that area when we already have so much dense housing in the area.

271 Cordell explained the history of the zoning changes in this area and what has taken place.

272 The discussion continued.

273 In reference to John Bailey's questions about the Planning Commission discussion on this,
274 Cordell said that one of the reasons the Planning Commission gave a positive recommendation
275 on this was because the zoning around this matched what the developer was proposing in terms
276 of the type of housing they want to build, and explained the adjacent zoning further.

277 Craig Winder reiterated that with a mixed-used development, they are under much more stringent
278 rules from the City in which they are required to follow, and explained further; that they can't just
279 "put in anything that they want". He also said that they have sister companies located here in the
280 valley and in North Logan, and that he lives in North Logan; and said they have built many homes
281 in this valley in which they take a great deal of pride, and which designs are sought after. He said
282 they take great care in how they build, and in their reputation here in the valley in having superior
283 craftsmanship, and commented further. He said they are not interested in putting something
284 down that is of poor quality, just to make a profit, and ruining the reputation they have developed
285 over years and years. He said they do high-end in whatever they do, and they respect this
286 community and are members of this community.

287 John asked Brad Crookston to explain how the Planning Commission came to make a positive
288 recommendation on this. Brad said they could not figure out another way to make the office
289 building work without changing the zoning; but recommended that if this went forward, they would

290 be diligent on the plan. He said as he saw it, the Planning Commission felt they had so much
291 control over it, that in the end, they could keep it basically the same, along with the office building,
292 and that was their justification.

293 Roger Anderson said he is not comfortable voting on it tonight and it would be “no” tonight if he
294 had to vote.

295 Damon Cann said it would be “no” for him for now.

296 Kristen Anderson said she also would want to wait.

297 Jeff said he wondered if the issue with the mixed-use zone is that the density is not specifically
298 defined, and if doing so would make a difference. He asked if there is a big difference between
299 two small lots with two families; or making one larger lot with a twin home; and Nancy said there
300 is a difference in the feel of the neighborhood. She also said when mixed-use is done, the
301 commercial space is often not completed for many years; and said when mixed-use
302 developments are done, there needs to be something in place to make sure the commercial part
303 of it is done in within a certain time-frame. She also said she has a problem with the commercial
304 on the corner and explained further.

305 The discussion continued.

306 Damon said the main issue for him is the number of units going in there and said he would like to
307 see that number be smaller. He also said he would like to see a ratio scaled down with the
308 number of twin homes relative to the number of single family homes. He said he does not like the
309 dentist office concept, and said he thought it would be weird to have that in a residential area and
310 commented further.

311 Jeff explained density units per acre for various zones in the City and detailed what some of the
312 densities are for other developments in the area and commented further.

313 Nancy said this should match with what is across the street, which was further discussed.

314 Jeff said if we want to be in a situation with a development plan in which we have more control,
315 he thinks this zone needs to be changed to specify a density.

316 Nancy said she also thought that no one on the City Council is comfortable with the commercial
317 that is planned for the corner; and Mr. Winder said that can be further discussed.

318 Cordell said the reason they chose the mixed-use zone is because it had the commercial entity
319 as part of it.

320 Nancy said they will put this back on the agenda for future discussion.

321 Clark Puffer said he has a background in planning, which he detailed, and said when a plan
322 comes before a city, the city wants to make changes to make it work; but said it is not *necessary*
323 to have the development; and said that maybe “no” is the best answer to the question.

324
325 Consider a resolution to allow the citizens of the city to vote on establishing the Cache Water
326 District in the upcoming general election in November.

327 Nancy Potter briefly explained this, and said this is to simply allow it on the ballot.

328 Kristen Anderson expressed her strong support on this and explained further

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330 *Roger Anderson made a motion to approve resolution 16-07. John Bailey seconded the motion.*
331 *A vote was called and the motion passed unanimously with Kristen Anderson, Roger Anderson,*
332 *Damon Cann, John Bailey and Nancy Potter voting in favor.*

333

334 **City Council Work Session Items**

335 City Council 2017 and 2016 Budget Discussion

336 Jeff Jorgensen discussed various items within the budget. He said this proposes a general
337 purpose property tax increase for the general tax, but a lowering of the library tax; therefore the
338 two together equals the same amount, which he further explained.

339 He addressed various questions from the council and they discussed various items.

340 Per a question from Damon Cann, Jeff explained personnel needs in various departments,
341 including in the police department, fire department, public works (with that expenditure actually
342 being reduced) and in human resources.

343 The discussion continued.

344 Per a question from Nancy about the contract for janitorial, Alan Luce said there will be a
345 decrease in costs in this area approximately \$25K per year.

346 Jon Keller said the money for his new positions is not in the budget. Jeff said that was correct,
347 and is an error and he would amend that.

348 The discussion continued and Jeff continued his review and to answer questions.

349 There was discussion about whether or not to adjust the increase in the energy sales and use tax
350 by potentially 2% instead of 3%, which was further discussed. Jeff discussed some of the
351 infrastructure needs of the City.

352 There was brief discussion about the potential 3% overall salary increase, based on cost of living
353 and merit. Wages were also discussed.

354 Roger Anderson asked, if costs are rising to run a police department and we've decided to have
355 our own police department, whether we have considered raising Hyde Park's rate for what they
356 pay. He further discussed the costs and asked, in increasing Hyde Park's rate, if we could pay
357 Cache County and ask them to cover more shifts, since they cover us regardless. He
358 commented further, and said we could build a road for what we'd pay an additional officer [as
359 proposed], and said that cost is something that continues and keeps going up. He said he
360 realizes this upsets the officers, and is a difficult subject; but he said it is difficult that we have
361 built our own building, and reiterated his question about whether there is a way to save more
362 money and potentially contract more officers. He said there is a need for safety, and that you
363 cannot put a price on that; but that paying \$70K for another officer is difficult to accept, and said
364 that is what the City of Nibley pays for their entire police force for the whole year. He said we're
365 at \$1.3 million, and that keeps going up and up. This was discussed further.

366 Nancy Potter said Hyde Park has said they are willing to pay more, and that their City Council is
367 supportive of that.

368 This discussion continued. Roger reiterated that he understands there is a need, but said there
369 are a lot of innovative staffing methods that can be utilized to save money and commented
370 further.

371 Chief Kim Hawkes addressed this and said when Cache County came in to make their pitch to
372 cover Hyde Park and North Logan City, their concept was that they would add no more man-
373 power, which he further explained. He said they are not going to be able to give enough
374 coverage.

375 The discussion continued.

376 John Bailey discussed the difference in the level of service with having our own department
377 versus just contracting it out, and said the city *will* pay more for that, and commented further. He
378 also discussed the issue of what officers are paid at entry level, versus what they're paid after 20
379 years, and said that it is demoralizing.

380 Chief Hawkes said the North Park Police Department officers respond to more calls than any
381 other agencies in the valley and commented further. He further discussed the various ways his
382 department utilizes their officers to cover shifts and other various duties.

383 The conversation on this continued. Damon noted that there has not been any kind of significant
384 increase in wages until now. Per a question from Nancy, Chief Hawkes said that an officer that
385 has been working for over twenty years only makes \$3.72 more per hour than a new hire.

386 Nancy discussed the efforts the Police Commission is taking to ensure they have a high quality
387 police force.

388 Roger said he needs to sit down with Chief Hawkes to review their department to have a better
389 understanding of the situation.

390 The council continued their review of the budget at length, with Jeff and staff answering their
391 various questions.

392 Per a question from the council, Jeff said we have to pass the interim budget by June 22nd, and
393 the final budget by August 17th, and explained further.

394 Nancy discussed the potential salary increase, and said she hopes that at least some of the 3%
395 increase is based on merit because she said she feels that employees who are working hard and
396 do a good job should get more than those who are just "coasting along".

397 Jeff said he will go through the budget again and will send it out to the City Council, highlighting

398 any changes that were made to this draft. Nancy also asked for Jeff to do a quick summary to
399 show what the difference would be between a 2% increase in the energy, sales and use tax
400 versus a 3%, which Jeff said he would do.

401

402 **Reports from city officers, boards, and committees**

403 Cordell Batt said he had a request from a company to put solar panels in a two-acre field in a
404 residential area up in Green Canyon Estates. He said this is not something in our permitted uses,
405 or our conditional uses. He asked the council to consider whether they would allow something
406 like this, and in which zones. Per questions from the council, Cordell said he would look into it
407 further.

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409 Adam Winger mentioned the library summer reading program that starts next week, and that the
410 kick-off party is the next Wednesday, and explained further.

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412 Per a question from Roger Anderson, Alan Luce gave a status on the splash pad situation.

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414 Nancy Potter thanked City staff for the Memorial Day Program and commented further.

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418 *John Bailey made a motion to adjourn the meeting. Damon Cann seconded the motion. A vote*
419 *was called and the motion passed unanimously with Nancy Potter, John Bailey, Roger Anderson,*
420 *Damon Cann and Kristen Anderson voting in favor.*

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422 The meeting adjourned at: 9:30 p.m.

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425 Approved by City Council: June 15, 2016

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427

428 Transcribed by Marie Wilhelm

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430 Recorded by

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Scott Bennett/City Recorder

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