

A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, January 9, 2025.

OFFICIAL MINUTES OF THE MEETING
City Recorder Cheryl Bodily took minutes

Opening Ceremonies

McKynzie Laursen, Councilmember Laursen's youngest daughter played three songs on her violin for opening ceremonies. Councilmember Laursen said his kids inspire him and at the beginning of the year we always think about self-reflection and goals.

Councilmember Laursen quoted Vince Lombardi:

"We'll chase perfection, and we'll chase it relentlessly, knowing all the while we can never attain it. Though along the way we shall catch excellence."

He said it was fun to watch his kids, and the community chase their goals and try to get better each day and in the process catch excellence.

Call to Order and Roll Call

Mayor Larry Jacobsen called the Thursday, January 9, 2025, Nibley City Council meeting to order at 6:34 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember Kay Sweeten, Councilmember Garrett Mansell, Councilmember Erin Mann, Councilmember Nathan Laursen, and Councilmember Norman Larsen. Justin Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner, Tom Dickinson, Nibley City Engineer, and Cheryl Bodily, Nibley City Recorder was also present.

Mayor Jacobsen recognized Nick Nenczka, Nibley City Planning Commissioner and Clair Schenk, Nibley City Planning Commission Chair in the audience.

Mr. Maughan introduced Steve Eliason, Nibley City Public Works Director, Chet Olsen, Nibley City Streets Department Director, and Talon Bigelow, Nibley City Clerk who were also in attendance.

Approval of the Previous Meeting Minutes and Current Agenda

Councilmember Norman Larsen moved to approve the December 5, 2024, City Council meeting and closed session meeting minutes and the evening's agenda. Councilmember Laursen seconded the motion. The motion passed unanimously 5-0; with Councilmember Larsen, Councilmember Laursen, Councilmember Sweeten, Councilmember Mann, and Councilmember Mansell all in favor.

Public Comment Period

Mayor Jacobsen gave direction to the public present and opened the Public Comment Period at 6:36 p.m.

Justin Hobbs of 465 West 2850 South said he had lived in Nibley City for 25 years. He grew up in Nibley City and loved Nibley City. He said in the past year he'd had 4 declarations of nuisance sent to him in the past year. He described the warnings he had received. Mr. Hobbs said that one letter stated that he couldn't have anything parked in the front of his yard. His snowmobile trailer was parked on the side of his house, and he estimated that approximately 8 ft. protruded into his front yard. He said he had parked a snowmobile trailer in this location for the past 18 years and had never had a problem with it. Mr. Hobbs said he had drove around Elkhorn Estates around him and in 20 minutes of driving around he'd found 62 of the same violations. He had spoken with his neighbors and several of them had noted that they hadn't heard anything. He asked the City Council to amend the nuisance order and to amend it for parking on grass or having a temporary permit for those like himself that had a trailer parked on the yard for a few months a year. Mayor Jacobsen asked Mr. Hobbs to cite the code he had been cited in violation of. Mr. Hobbs, with help from Mr. Roberts, said it was Nibley City Code 7-02-020 Parked Vehicles in Front of Yard.

Mayor Jacobsen asked the City Council if they would let him know if they wanted to review this section of Nibley City code and have it put on a future agenda.

Mr. Hobbs suggested amendment to the Definitions of a driveway or park strip. He would like the definitions amended. He considered hard grass and earth a hard material. Mr. Hobbs said he looked forward to hearing back from the City Council.

Chelsea Jackson of 2912 South and 450 West. She said the Ridgeline Park development was going in directly southeast of her home. She and her husband bought their home approximately 9 years ago. Mrs. Jackson described their historical dealing with water diversion into the ditch behind her home. In 2019 there was an excessive amount of water diverted from the ditch. Also in 2019, she and her husband had started attending City Council meetings and had expressed their concerns with the Ridgeline Park development and the water table and groundwater in multiple City Council meetings and privately to City Council representatives and had always been assured that there wouldn't be a problem and that the developer had done their homework. They built a shed and a massive swing set for their children on the east side of their property. In the spring of 2021, they had started getting areas of lawn that never dried up and was permanently marshy. Her children no longer like using the farthest east swing because their feet would get muddy, and they could no longer use their riding mower. Mrs. Jackson described problems with their land being always wet. She described that their large shed is sinking, and that half of their sprinkler boxes were sitting in standing water. Mrs. Jackson said that Visionary has been pumping water into the ditch since July and had said they would stop pumping into the ditch and start pumping east, but she lives downhill of a pump. She had seen no improvement and there had been no changes. They were experiencing problems she had been told would never have. Her frustration was that she was a small homeowner going against a corporation with deep pockets. She was asking for the city's assistance to remedy the situation she'd been put in. She

requested the City Council draft ordinances to protect its current citizens and their property when allowing developers to build, or ordinances that would leave current citizens and easier path to seek compensation from negligence and damages from builders. She would not be opposed to directions, suggestions, and access to excessive amounts of sandbags, soon. Mr. Dickinson said the Public Works Inspector, Tyler McCary had gone to Ms. Jackson's home and had inspected using a dye tablet. He described the location the water was coming from.

Jason Hansen of 2335 S 1155 West said he had lived in Nibley for 10 years in May. He felt something needed to be changed in reference to code enforcement 7-02-020. He got a ticket for parking on his grass. The night he got a ticket he had parked his car on the grass because he had his Search and Rescue truck in the driveway and was called out on a call. He got a ticket and had tried to contact Evan Bigelow without success. He described how he had contacted the front desk. Mayor Jacobsen asked about Mr. Bigelow's office hours and described to the City Council that they were obviously enforcing Nibley City code, and it was up to the City Council to ensure they had good code. He described the same "marching orders" for the City Council as was described with Mr. Hobbes complaint. Mr. Hansen described that he'd gotten a second ticket for having a lawn tractor parked on his lawn. Mr. Hansen described his conversation with Code Enforcer, Mr. Bigelow. Mayor Jacobsen discussed that there was an appeal process if Mr. Hansen felt the code had been interpreted incorrectly.

Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period at 6:59 p.m.

Presentation – Wetlands & NEPA process

Coleman Cline, an Environmental Manager from Civil Solutions Group was present to give this presentation. He showed and discussed an electronic presentation entitled *Introduction to Wetlands and Wetland Permitting* (a printed copy of this presentation is included in the record meeting minutes). The topics discussed in Mr. Cline's presentation included the following: Brief Introduction, Goals, Wetland or Upland? (4 slides), What is a Wetland?, What actually is a Wetland?, Common Questions & Misconceptions, Common Questions & Misconceptions Continued, Recommendations for High Level Screenings for Wetlands, Permitting, Expectation Management & Planning, Army Corps and Utah Department of Water Rights, Permitting Overview for Army Corps, Permitting Overview for Army Corps Continued, National Environmental Policy Act (2 slides), and Questions?

Mr. Maughan said then the City Council accepted property from anyone they should keep in mind that the review might not have gotten delineation from the Army Corps of Engineers; a permit can be approved but the delineation might not have been done. Mr. Dickinson discussed the National Wetland Inventory.

Councilmember Larsen asked if Mr. Cline had seen deed restrictions on wetland mitigation areas. Mr. Cline said he had described how a deed restriction was in place.

Councilmember Laursen asked Mr. Cline what ordinances he would recommend the City Council have in place for wetland to protect the city and the wetlands? Mr. Cline said the City should never put themselves in an "ask for forgiveness situation." He said he would require a wetland delineation on the property and receive the proper permit. He referenced shoring up spring channel banks and he suggested they could require coordination with the Army Corps to protect the City.

Mayor Jacobsen said the Army Corps was the enforcer and asked how they were informed of a potential violation. Mr. Cline said they had a tip line, or citizens could email in a potential violation. It mostly happened when the Army Corps was reviewing a permit or delineation and saw an issue nearby. Mr. Dickinson said they had a sensitive lands ordinance, but he felt it was really weak in the enforcement and application. Mr. Dickinson and Mayor Jacobsen suggested the City Council might look at the sensitive lands ordinance.

Councilmember Mansell asked who he could call to speed up the process of the Ute Ladies Tresses being delisted? Mr. Cline advised that this was up to the Washington D.C. administration, and he assumed it would be rolled back with the current administration.

General consent was given for a two-minute recess at 7:46 p.m. The meeting resumed at 7:53 p.m.

Presentation - Informed Streets

Chet Olsen, Nibley City Streets Division Manager started this presentation. Mr. Olsen introduced himself. He had a presentation called *Informed Street's Presentation* (a printed copy of this presentation is included in the record copy of the meeting minutes). The topics included in his presentation included the following: How many times to you drive per day?, and Facts of Nibley City Roads.

Mr. Dickinson continued the presentation with discussion of the following: Pavement Condition (3 slides).

After Mr. Dickinson's presentation on pavement conditions, Mr. Olsen continued the presentation and discussed the following: Informed Streets software, and budget projections maintaining the PASER rating. Mayor Jacobsen asked for the amount of projected Class-C road funds for each year. Mr. Maughan said it was approximately \$330,000. Mayor Jacobsen questioned if the streets department was asking for \$400,000 on top of the Class-C funds. Mr. Olsen said no, they were not.

Mr. Dickinson showed the City Council an example of the Informed Streets software and how the projections changed with the budget increase request.

Councilmember Sweeten asked if the software had a capability to show that the roads were wearing out on the schedule the software projected or at a rate that they expected? Was there a review a few years down the road? Mr. Dickinson explained that he would suggest they redo the audit and redrive the streets in five years and if they saw a difference in the Paser that they had in the program versus what they actually saw, that they adjust the program logarithmically. Mr. Maughan asked how much the software and system cost. Mr. Dickinson said the initial cost was \$12,000 with an annual fee of \$6,000, which covered expansion of the roads in Nibley and stored the data. Mr. Maughan discussed how much Nibley City had historically been receiving in Class-C road funds, which was based off the cost of gasoline. Councilmember Mann and Mr. Maughan discussed the Class-C road fund reserves. Mr. Eliason reminded the City Council that the Class-C reserve had paid for the repavement of 3200 South with Questar. The City Council discussed the proper balance of reserves. Mayor Jacobsen asked about Utah State University's LTAP program? Mr. Olsen said the program was still around, but Informed Streets was a better product. Mr. Dickinson said that despite the small additional costs, Informed Streets were professionals and LTAP was students.

Discussion & Consideration: Ordinance 25-03 Amendments to Nibley City Code NCC 15.10.020 Definitions and 15.10.050 Stormwater System Operation and Maintenance (First Reading)

Mr. Olsen described that on November 28 of 2023 Nibley City was audited from the Department of Environmental Quality (DEQ). Mr. Olsen said he had only been in the position for year when the audit happened. He said it was a very good experience, and he had learned a great deal. The State came for three days and checked two construction sites: Nibley Farms and a regular house. Then the State came to the Public Works office and went through everything. They found a lot of things but nothing out of the ordinary. The State wrote action items that needed to be corrected, and they had 6-months to correct them. Nibley City had corrected 64 of the 65 items and the Ordinance the City Council was considering was item #65. Nibley City had asked for an extension to correct items.

Councilmember Laursen moved to approve Ordinance 25-03 Amendments to Nibley City Code NCC 15.10.020 Definitions and 15.10.050 Stormwater System Operation and Maintenance for first reading. Councilmember Sweeten seconded the motion. The motion passed 5-0; with Councilmember Laursen, Councilmember Sweeten, Councilmember Larsen, Councilmember Mann and Councilmember Mansell all in favor.

Discussion & Consideration: Resolution 25-01 Appointing Nibley City Planning Commissioners, and the 2025 Planning Commission Chair, and Vice-Chair (First Reading)

Mayor Jacobsen said there was no change to the Planning Commission roster being proposed. He said Karina Brown had agreed to and would like to fulfill another 5-year term. Mayor Jacobsen said the Planning Commission liked to rotate the Planning

Commission Chair position and he was recommending Nick Kenczka as Planning Commission Chair and moving Clair Schenk to the Co-Chair position.

General consent was given to change Karina Brown's term date to January 31, 2030, on Resolution 25-01.

Councilmember Mann asked Mr. Schenk about meeting attendance. Mr. Schenk said generally there had been people there on a regular basis.

Councilmember Mansell moved to approve Resolution 25-01 Appointing Nibley City Planning Commissioners, and the 2025 Planning Commission Chair, and Vice-Chair with the change of Karina Brown's term to January 31, 2030, and waived the second reading. Councilmember Larsen seconded the motion.

Councilmember Laursen said Alternate Commissioner Ribao had been an amazing alternate and worked really hard. He recommended if there were changes or participation was not as they expected, that Commissioner Ribao be considered for appointment. He said Commissioner Ribao and Commissioner Kenczka had been terrific additions to the planning Commission.

Voting on Resolution 25-01 was as follows:

Councilmember Larsen voted yes.

Councilmember Laursen voted yes.

Councilmember Mann voted yes.

Councilmember Mansell voted yes.

Councilmember Sweeten voted yes.

The motion passed unanimously 5-0; with Councilmember Mansell, Councilmember Larsen, Councilmember Sweeten, Councilmember Laursen, and Councilmember Mann all in favor.

Discussion & Consideration: Ordinance 25-01 Amendments to Nibley City Code NCC 15.02.070, 15.02.140, 15.02.180 And Creation Of 15.02.210, Relating to Water Theft and Infringement of City Staff Access to Water Meter Vaults (First Reading)

Mr. Maughan described the Ordinance was cleaning up code for fees that were passed by the City Council at the last Consolidated Fee Schedule. They had issues with landscapers impeding access or burying water meter vaults. He said the Ordinance would require that people help pay for the cost of alleviating these issues. The other issue was water theft. There had been changes in towns surrounding Nibley City that might cause people to come into Nibley City and take water. They wanted the water to be paid for and for the water to be collected properly and safely. The Ordinance put in place a few code amendments that would allow them to charge fees and penalties for violations.

Councilmember Mansell asked if the homeowner was aware that a landscaper is burying a meter and felt they should be punishing the landscapers that did this. Mr. Maughan said this may be an issue they ran into. He said the intent was to cover costs. The goal was to work with the homeowner and fix the issue without spending a lot of time and effort. If it was timely and would take upwards of three hours, then they could cover the City's costs. The City Council discussed if the information about not obstructing water meters is given to homeowners in the home buying process. The City Council discussed including information in new resident packets.

Councilmember Larsen moved to approve Ordinance 25-01 Amendments to Nibley City Code NCC 15.02.070, 15.02.140, 15.02.180 And Creation Of 15.02.210, Relating to Water Theft and Infringement of City Staff Access to Water Meter Vaults for first reading. Councilmember Mann seconded the motion.

Councilmember Larsen asked if Nibley City had finished up the audit of lead pipes in the City. Mr. Maughan said they were through phase 1 and were moving to phase 2. He said the process would take a few years. Mr. Eliason said phase 2 notices had been sent out twice.

The vote to pass Ordinance 25-01 passed unanimously, 5-0; with Councilmember Larsen, Councilmember Mann, Councilmember Sweeten, Councilmember Laursen, and Councilmember Mansell all in favor.

Discussion and Consideration: Ordinance 25-02 an Ordinance Adjusting Logan City Wastewater Treatment Impact Fees for Residential Multifamily Units (First Reading)

Mr. Maughan said the Logan Wastewater Treatment Plant Rate Setting Committee (Logan, Providence, Hyrum, No. Logan, Nibley, Smithfield) met once a year to discuss the wastewater treatment plant and flows coming from each municipality, and to distribute voting percentages. The way the Logan impact fee had been charged was a major topic of discussion at the latest meeting. Logan was proposing to reduce the wastewater impact fee for multifamily units and were now charging per unit instead of per meter. Mayor Jacobsen said they "kinda didn't have a choice." Mayor Jacobsen said they had input because Mr. Maughan was on the rate setting committee and their voting power was based on the amount of sewage was sent to the plat by entity with Logan sending 66-67%.

Councilmember Larsen moved to approve Ordinance 25-02 an Ordinance Adjusting Logan City Wastewater Treatment Impact Fees for Residential Multifamily Units for first reading. Councilmember Mansell seconded the motion. The motion passed 5-0; with Councilmember Larsen, Councilmember Mansell, Councilmember Laursen, Councilmember Sweeten, and Councilmember Mann all in favor.

Discussion & Consideration: Acceptance of the Nielsen, Albertson, Ropelato Annexation Petition for further consideration for Real Property into the Municipal

Boundaries of Nibley City for parcel 03-049-0010, 03-049-0011, and 03-049-0013, located at approximately 3600 South 1500 West

Mr. Roberts led the discussion of this item. He had a presentation entitled *Nielson, Albretson, Ropelato Annexation Petition* (a printed copy of this presentation is included in the record copy of the meeting minutes). The topics included in his presentation included the following: history of the original annexation petition, a map of the previously proposed annexation parcels, a map of the updated annexation area, and Staff Recommendation.

“Accept Annexation Petition for further consideration for Real Property into the Municipal Boundaries of Nibley City for parcel 03-049-0010, 03-049-0011, and 03-049-0013, located at approximately 3600 South 1500 West”

Councilmember Larsen moved to accept the Nielsen, Albertson, Ropelato Annexation Petition for further consideration for Real Property into the Municipal Boundaries of Nibley City for parcel 03-049-0010, 03-049-0011, and 03-049-0013, located at approximately 3600 South 1500 West. Councilmember Sweeten seconded the motion.

Councilmember Larsen asked for clarification that if they wanted the rest of the land in Nibley City, they had to wait for the landowner to request annexation. Mayor Jacobsen informed the City Council that the landowner had attended a Planning Commission meeting and had emphatically stated that he did not want to be in Nibley. Mayor Jacobsen said the road was not a great road and questioned if the City Council wanted to accept the road. Mr. Dickinson reminded the City Council that if the road were not accepted, every access onto the property would have to go through the County Council. He liked having the road because if anyone wants to access the road, then Nibley City had the control. Mr. Dickinson said the City Council also ought to consider utilities. Councilmember Laursen reminded the City Council that the Planning Commission was concerned with the R-M zone and continually changing the R-M map and where R-M can be considered. Mr. Roberts said this discussion was on the Planning Commission's next agenda. Councilmember Laursen asked if half-road was discussed with the proponent. Mr. Dickinson said they had talked about it but the staff at Cache County didn't have any interest in taking half the road.

The motion passed 4-1; with Councilmember Larsen, Councilmember Sweeten, Councilmember Mann and Councilmember Mansell all in favor. Councilmember Laursen was opposed.

Seeing no objection, the meeting recessed for a few minutes at 9:23 p.m. The meeting resumed at 9:33 p.m.

Workshop – Council Goals for 2025

- Councilmember Larsen – Take a look at the city's assets and decide they were still assets. For example, the house next to City Hall.
- Mayor Jacobsen – The Council had asked for code enforcement to be done, which was now happening, and the City Council was now observing the fall-out. He suggested a generic look at Nibley City's code enforcement code.
- Mayor Jacobsen – Form a Fire protection district and be a part of it.
- Councilmember Mann – Getting language put together for a potential bond for an indoor recreation center
- Councilmember Laursen – A deadline on things like indoor rec and economic development and a town center design
- Councilmember Mansell – Getting notification out to people when they have code changes. Getting citizens involved the pre-planning part. Mayor Jacobsen felt the City Council should set the goal to mention the Utah Public Notice website in every conversation they have the opportunity. Councilmember Sweeten suggested a booth at Heritage Days that explains how to get connected to the Utah Public Notice website. Councilmember Mann suggested a QR code on utility billing which would give an explanation of how to sign up for notifications on the Public Notice website.
- Councilmember Larsen – Emergency Preparedness review and continue to remind citizens in the newsletter about emergency preparedness.
- Councilmember Mansell – Getting Ute Ladies Tresses delisted from the endangered species list.
- Mr. Maughan – Reviewing and updating water and stormwater rates.
- Mayor Jacobsen – Safe Routes to School and School Community Councils. Councilmember Mann reported that the crossing guard at 2600 S and 800 W felt things had improved with the changes that had been made.
- Councilmember Larsen – Acknowledge all the good things they had done in the past year.
- Mr. Dickinson – Look at Land development codes (Chapters 19 and 21). Review them and clean them up to make them cohesive.
- Councilmember Laursen – Look at Master Plans and make sure that what they ask and enforce is following those plans, or changing one or the other if there is a problem.
- Councilmember Larsen – Ensure required open space is useful and applicable in all areas.
- Mayor Jacobsen – Draft a corridor agreement and get it signed
- Councilmember Laursen – For Nibley to identify where they can be proactive with their neighbors, which includes the Utah Department of Transportation (UDOT). Regarding indoor rec, with all entities south of Logan. He suggested holding quarterly workshops with a neighboring entity.
- Mayor Jacobsen – An End of Nibley/End of Hyrum agreement.
- Mayor Jacobsen – Put a discussion and consideration of supporting Millville on a full intersection at 3200 South on the City Council agenda.

- Councilmember Mansell – Look for an alternative access to 2900 S so there was still a secondary access from Ridgeline Park.

Council and Staff Reports

Councilmember Mann reported that she had spoken with the Trinity Lutheran Church who said Visionary had approached them about buying the property. He was going to reach out to Levi Roberts, regarding a Town Center plan.

Councilmember Mansell questioned the number of weekly emails and phone calls the City Council was receiving about 1200 west. He asked if there were currently any plans to modify 1200 west? He had observed so many misuses of 1200 west and he was confident that people still didn't know how to drive it. Councilmember Mansell said he'd asked Mr. Eliason if he and Councilmember Larsen could do a ride along next time there was a significant snowstorm. Councilmember Mansell said he'd had a resident reach out who'd gotten a parking ticket who had questioned the validity because they were parked in the gravel area of the road. Councilmember Mansell said they were not going to snowplow gravel and questioned if they needed to give parking tickets for parking on gravel.

Councilmember Sweeten said there was a lot of correspondence with people along 1200 west.

Mayor Jacobsen discussed the City Council adding something to the agenda regarding 1200 west. Staff discussed putting traffic counters on 1200 west. Councilmember Mann thought a ride along with Mr. Eliason was a great idea and she wanted to solicit feedback from residents outside of the Stonebridge subdivision. She also said they should contact the County Sheriff to see if there had been any issues with the traffic calming on 1200 west. Chet Olsen gave his feedback regarding his travel on 1200 west. Councilmember Laursen proposed a workshop of having a conversation about 1200 west after they went out and did some research. Generally, they agreed on 2-3 meetings from the current date.

Councilmember Sweeten said she'd had a very positive experience with Waste Management. She said it had been a super-easy process when she had gone online to have the process addressed.

Councilmember Larsen recalled that Jason Hansen had said he appreciated the ticket enforcement on the roads because his neighbor was no longer parking on the road.

Mr. Roberts said they were about ready to kick off the General Plan. He needed one more member of Council to serve on the steering and selection committees. Councilmember Mansell volunteered for both committees.

Mr. Maughan directed the City Council to a correspondence from a citizen about code enforcement violations. He discussed having staff on hand to keep sidewalks plowed during the weekends. He said staff was being directed to do a better job pushing sidewalks, which might mean additional overtime.

Mr. Maughan reported that the Nibley Blacksmith Fork Irrigation Company annual meeting was the following Tuesday at 5:30 p.m.

Mr. Maughan said Nibley had issued a survey regarding indoor recreation to the surrounding communities. Hyrum City had agreed to push this out as well as Wellsville. Millville City was very lukewarm about the idea. He asked Councilmember Laursen if he intended to talk to Providence.

Councilmember Mann suggested they could start an Adopt a Sidewalk program for sidewalk clearing. Mr. Maughan discussed the amount of sidewalk plowed by Nibley City.

Mr. Dickinson reported on the road at 1300 west. He reported that he may have the bidding ready to advertise by next week and feels he could have a contractor for the Council's consideration at their February 20 meeting. The anticipated completion date was October 2025.

Mr. Dickinson said staff had been working on a Hazard Risk Assessment and Mitigation Plan Update. Staff was working with BRAG and Nibley City Emergency Manager, Chris Searle. They were reviewing the old plan to see what had been completed or accomplished and then were adding to the list.

Ms. Bodily updated the City Council about Nibley City's compliance with HB80. She asked the City Council to be sure to turn in their Conflict-of-Interest Disclosures by January 31.

Mr. Olsen asked if it was okay to call Councilmember Mansell and Councilmember Larsen at 4:00 a.m. to participate in a snowplow ride along? Both Councilmembers said it was fine.

Councilmember Schenk reported on his positive experience with Waste Management.

Mayor Jacobsen said the canal stuff was very interesting and made him appreciate the rules in place for public disclosure and public notice.

Seeing no objection, the meeting was adjourned at 10:39 p.m.

Attest:


City Recorder