

MINUTES OF THE HUNTSVILLE TOWN COUNCIL MEETING
Thursday, July 16th, 2020, 7:00 p.m.
Meeting held at The Mercantile 7390 East 200 South, Huntsville, UT

Name	Title	Status
James A. Truett	Mayor	Present
Blake Bingham	Council Member	Present
Richard Sorensen	Council Member	Present
Max Ferre'	Council Member	Present
Wendy McKay	Council Member	Present
Beckki Endicott	Recorder	Excused
William Morris	Legal Counsel	Present
Ramona Clapperton	Clerk	Present

Citizens: Lt. Butler, Bill White, Rex Harris, Jennifer Sorensen, Brent Weil, Mikelle Weil, Paul Avner, Jake & Rebecca Songer, Doug Allen, Tommie Christie, Bill Francis, Sandy Hunter, Liz Poulter, Willow Butters, Brian Saunders, Steve Songer

1-Mayor Truett called the meeting to order. There is a full quorum present.

2-Pledge of Allegiance – by invitation.

3-Opening Ceremony – TCM Max Ferre'.

4-Public Comments – There were none.

5 – Sheriff's Report – Lt. Butler reported there were 25 cases in Huntsville Town. There was one drug arrest and one disturbance. The drug arrest and disturbance occurred at the Chevron and not inside the Town. There were 21 traffic citations and 27 parking citations for the month of June.

There will be an expansion of Spring Creek Parking. The no parking signs will be placed over by the Middle Inlet. Lt. Butler stated they are adding additional parking at Causey Dam.

Lt. Butler reported he has driven around Pineview with Gage Froerer. The County is going to put dumpsters at the no pay lots. Pineview has never seen the traffic and congestion. This COVID year, everyone wants to be at Pineview. Lt. Butler states that the boats are backing up at Port Ramp all the way to the spillway.

Dogs and ATV's have been an issue this last month in Huntsville. Lt. Butler has asked the deputies to look out for the dogs. He also stated they are looking into the golf cart ordinances in other cities. Mayor Truett expressed his concern for the golf carts that are over full and seem to be driven by individuals that aren't old enough to have licenses. Lt. Butler asked Mayor Truett to look at the ordinances of Huntsville Town.

Mayor Truett stated he has talked to Gage Froerer about a Traffic Study that will be conducted at 100 South and Highway 39. Mayor Truett asked Lt. Butler about the motorized vehicles that are on the pathway around the lake as well as the cars that are parked on the pathway.

6 - Approval of Town Council Minutes, June 18th, 2020. **TCM Max Ferre' motioned to accept the Town Council Minutes from June 18th, 2020.** TCM Wendy McKay seconded the motion. All votes aye. Motion passes.

7 - Approval of Town Council Minutes, June 19th, 2020. **TCM Wendy McKay motioned to accept the Town Council Minutes from June 19th, 2020.** TCM Richard Sorensen seconded the motion. All votes aye. Motion passes.

8 - Approval of Town Council Minutes, June 25th, 2020. **TCM Blake Bingham motioned to accept the Town Council Minutes from June 25th, 2020.** TCM Wendy McKay seconded the motion. All votes aye. Motion passes.

9 – Discussion and/or action on Final subdivision approval for One Horse Subdivision, Jennifer Sorensen. Rex stated the final subdivision plan has been presented to the Planning Commission a couple weeks ago. He stated he has been working with the Engineers on the placement of water lines and other infrastructure. Jennifer commented that the new road might impede on some of the landscaping from the neighbors. Rex stated as the construction starts, they will do all they can to minimize the impact to the landscaping, however, there are water lines, etc. near the vegetation that has grown since first put in the ground. Rex stated there will be a preconstruction meeting with the neighbors to make them aware. **TCM Blake Bingham motioned to accept the final subdivision plan for the One-Horse Subdivision.** TCM Wendy McKay seconded the motion. All votes aye. Motion passes.

10 – Discussion and/or action on Resolution #2020-7-16A adopting Interlocal Agreement with Weber County on Weber CARES Relief Grant. Mayor Truett explained Huntsville Town has the opportunity to partner with other cities in Weber County to provide a relief grant to those businesses that have experienced losses during this COVID-19 times. Huntsville has \$56,000 but if partnered with other cities and Weber County will provide Huntsville businesses with \$108,000 of relief. The County will pay the cost of administering the program, the audits and marketing. Huntsville Town has received a contract which is what the Town Council will be voting on tonight. **Mayor Truett motioned to accept Resolution #2020-7-16-A.** TCM Max Ferre/ seconded the motion. TCM Blake Bingham stated as a point of order the copy of both resolutions being seen tonight have the votes prerecorded on the resolution. He objects to an assumption of his vote. Mayor Truett noted the objection. All votes aye. Roll Call vote. Votes are indicated below.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

11 – Mayor Truett explained he will come back to the item “Discussion and/or action on Resolution #2020-7-16-B adopting Animal Services Contract.”

12- Discussion and/or action on petition from *The Patriotic Coalition for Children and Open Pastoral Spaces in Huntsville* to seek outside legal counsel with regard to conditional use regulation. **TCM Blake Bingham motioned to recognize the petition from *The Patriotic Coalition for Children and Open Pastoral Spaces in Huntsville* and acknowledge that it is being satisfied in the next agenda item “Work Session to discuss the conditional use regulations and process.”** TCM Richard Sorensen seconded the motion. All votes aye. Motion Passes.

13 – Discussion and/or action to close the regular Town Council Meeting and open the work session to discuss the conditional use regulations and process. **TCM Blake Bingham motioned to close the regular Town Council Meeting and open the work session to discuss the conditional use regulations and process.** TCM Wendy McKay seconded the motion. All votes aye. Motion passes.

14 – Work Session to discuss the conditional use regulations and process. Mayor Truett introduced David Church via Zoom to the work session.

Jake Songer – Jake wanted to ask Mr. Church a question. He wanted to know how a community can decide what is legal and appropriate as a basis for a conditional use permit for a service station that is surrounded by residential properties and a library? David Church stated that State Law says you will grant the conditional use permit if reasonable conditions can be proposed to mitigate any detrimental effects. Additionally, he stated that if Huntsville as a community chooses to accept a use as conditional, then Huntsville should approve that use with certain conditions that would mitigate the identified detrimental effects. You have to say if someone applies for a proposed use and then you need to invite the applicant to advise about how they can mitigate those detrimental effects.

Jake followed up with an additional question referring to past writing from David Church where he has stated that there are circumstances where the location would not be beneficial to a community and conditional use could be rejected. He explained that Huntsville Town has commercial property that is located next to the highway. Jake is wanting to know if the use could be approved for a different location.

Dave Church responded that Huntsville would need to define the detrimental effects. For example, bright lights, traffic and noise are the detrimental affects of a service station. Huntsville would have to ask the applicant how they plan on mitigating that use or impose conditions on the applicant to mitigate that use. It is only if there are no conditions that will mitigate the use that a municipality can reject an application. Mr. Church stated it is because in the Use Table Huntsville has invited that use to be a part of the Town. It will be allowed with conditions.

Jake asked if there is a process by which a Town can assign a use for one section of the Town vs. another section of Town, if they are all zoned commercial? Dave Church explained that location could be put in the Use Table as a condition. For example, a service station would need to be at a

corner location. If you have conditions about a location, it should be in the code. Jake stated that Huntsville has a condition that states that the location contribute to the general well being of the community. Mr. Church responded that said statement is a platitude not a standard. It was not specific enough for someone to meet the standard.

Jake asked Mr. Church what conditions would be reasonable? Mr. Church stated the Planning Commission should identify the detrimental effects and then invite the applicant to propose how to mitigate those effects. If the applicant doesn't accept the conditions, then they can appeal those conditions.

Attorney Morris – Attorney Morris stated there is a lack of standards in Huntsville's code. Bill Morris asked Mr. Church to explain the change in the State Law and give examples of standards they can attach to conditional use. Mr. Church stated the State Law was updated because most municipalities had platitudes but not specific standards to conditional use. This caused much negotiations.

Bill White -- He wanted to clarify with Mr. Church. Even with the weaknesses in Huntsville ordinances now, the Planning Commission can still identify detrimental effects. Mr. Church stated that is correct. Mr. Church's stated the weakness in Huntsville's Code is there are too many conditional uses in the code. If Huntsville doesn't want gas stations, then it needs to be a non-permitted use. Then, if someone comes in with an idea that the Town hasn't thought of before, you can go through the process of deciding if that should be a permitted use or not. If Huntsville includes uses whether permitted or conditional, then you should assume those are acceptable uses.

Attorney Morris – When a Planning Commission identifies those uses, how do they avoid being arbitrary and capricious? Mr. Church stated that it has to be fact base. He explained that the law requires mitigation not elimination. He stated that if you have a business it will make noise. You can't require the elimination of all noise.

PCM Steve Songer – If a residential property is zoned commercial, does the property owner have to comply with the commercial standard if the zoning took place without his knowledge? Steve Songer stated if there is a commercial zoning standard for landscaping, but the property was not ever landscaped, does the owner have to comply? Mr. Church stated that it would depend on how the landscaping standard was written but most cities would require the property owner to have and keep up with the landscaping. A better example would be parking. If a residential lot changes to a commercial use, then a city would require as part of the business license adequate parking. Steve confirmed with Mr. Church that the property owner would have the obligation of landscaping. Mr. Church stated that this is regulated through a business license and not a land use permit.

PC Chair Doug Allen – Doug thanked Mr. Church for being here tonight. He just wanted Mr. Church to know that there is a commercial zone near the highway and there is an island of commercial businesses near a residential zone.

Jake Songer - Jake asked Mr. Church if he was willing to look at a list of conditions that they would draft, and determine if they are reasonable? Mr. Church responded that he would be happy to do whatever Mayor Truett and Bill Morris needed him to do. Mr. Church stated that if the detrimental impact is that the building is ugly, then you can require the property owner to make it look like a residential building. If it is just that the business would be better somewhere else, you can't say no to it. If the business is going to increase traffic, all businesses will increase traffic. Frequently, businesses that serve the local community are accepted and businesses that serve a greater community

Bill White – Bill stated that the reason that all of the residents are here tonight is because the applicant came to the Planning Commission with a use that was prohibited by the Town Code. Since it was prohibited, he requested a Specific Overlay Zone and then threatened the Town with putting in a repair shop, which is on the Use Table as conditional, if the Town did not approve the Specific Overlay Zone.

Mayor Truett, TCM McKay and TCM Sorensen rejected the idea that the property owner threatened the residents.

PC Chair Doug Allen – PC Chairman Doug Allen reminded the audience that the PC rejected the application. PC Chair Doug Allen stated Huntsville ordinances required a recommendation for the application to go forward. None of the PC Members recommended the application to go forward. The night that the PC voted the application from Club Rec. down, everyone thought that process was ended.

TCM Blake Bingham – TCM Blake Bingham apologized for any misunderstanding there has been regarding the recommendation process.

Mikelle Weil – Mikelle Weil asked the Town when they made the decision to change the ordinance and not allow storage units, why the property owners weren't notified? Mikelle Weil is referring to the change in the Use Table from Permitted to Not Permitted for Storage Units. Mayor Truett responded that the property owners were not contacted by the Planning Commission or Town Council. TCM Blake Bingham clarified that the change in the Use Table was legally noticed in the newspaper. Mikelle Weil clarified that property owners had the opportunity to respond if they had seen the notification. TCM Blake Bingham responded yes. In addition, Mikelle wanted to express thanks to the Town Council for having a meeting that would involve the neighbors and be able to meet the owners of Club Rec personally. She stated the meeting was amicable but not having legal representation at that meeting, she didn't understand all the implications. She walked away from the meeting not wanting either option that Club Rec presented.

Mayor Truett stated the Town Council is trying to follow the Huntsville Ordinances. He recognizes that Club Rec has the right to develop their property any way that is permitted on the Use Table. TCM Wendy McKay said that everyone wants to keep Huntsville, nice quiet Huntsville, but there is always an issue of property rights.

Jake Songer – Jake states they recognize Club Rec property rights. The issue for him is that at the Work Session with the neighbors, the neighbors were told that Club Rec could build anything that was permitted on the table. He states that is not correct. What they have heard tonight is that there is a lot they can do in order to mitigate a repair shop.

Mayor Truett stated the Specific Overlay Zone is the path the Town Council is following at this time because of the conditions that they can impose on the storage units. Jake stated he appreciated what Mayor Truett is saying, but he feels that the Town Council was misinformed about their legal position because they didn't understand conditional use. He states that there will be a citizen referendum based on the misinformation the Town Council had in this decision.

Mayor Truett asked Bill Morris if a citizen referendum could occur. TCM Blake Bingham stated that the Town Council is not to that point in the process yet. He clarified the process of the Specific Overlay Zone and stated that he voted for the DRC because this is early part in the negotiating process. The agreement would have to go to the Town Council once again and then a public hearing. At that point Bill Morris confirmed that the new law could go through referendum. However, conditional use is not subject to referendum.

Jake stated the Town Council is hearing new information tonight and confirmed with the Counsel that this was the path that they were following. TCM Blake Bingham stated he would like the DRC to finish the process to see what they come up with for an agreement. He can not predict the outcome at this point.

Jake stated it is possible that the DRC could come up with something that is small enough, cool looking enough and landscaped enough that it would be acceptable to the neighbors but also feels it an obligation to mention that a referendum would be an appropriate use of their rights.

Attorney Bill Morris – Bill wanted to address a couple of comments. First, he apologized if there was any misunderstanding at the Work Session with the neighbors. He was coming from the background of knowing the Utah State code change in 2006. He had advised Huntsville to update their code to include standards previously and advises the Town to do so at this time.

Second, Bill Morris wanted to make sure that everyone understood that Utah has a property rights ombudsman that is accessible to every resident. He encouraged all residents to go home this evening and look them up on the Utah State website. Again, he stated that second opinions are very good.

PC Chair Doug Allen – PC Chair Doug Allen wanted to know where to turn to for legal advice. Mayor Truett advised Doug to invite Bill Morris to the PC Meetings if they are not sure about the legality. Doug also wanted to comment that the PC is an advisory board to the Town Council, but he really wishes the Town would enforce the ordinances.

Brian Saunders – Brian stated the neighbors don't want storage sheds, but after the last Work Session with the neighbors, he felt the Town wanted them to choose the lesser of two evils. Brian states that he feels that a Specific Overlay Zone would be a mechanism the Town would use for a special occasion in order to benefit the Town. The way the Overlay Zone is being used here is to

benefit Club Reb. Brian stated he would like to see the lot rezoned to a residential lot. It is the only commercial lot on the block. He feels it would be more valuable as a residential lot. He believes there is another spot on the highway that would be more beneficial to Club Rec and other residents.

PCM Steve Songer – He wanted to comment the residents know the Town Council does not have to do what the Planning Commission says but usually they would express a reason why they were doing that. He is hoping the Town Council will write a reason why the Town Council went against the Planning Commission. Steve's second point is that landscaping can help to mitigate most anything but what makes us think that Club Rec will follow through with landscaping requirements if they haven't followed through in the past with landscaping requirements.

TCM Blake Bingham – There is a question about whether a Town Council Member can express his own opinion in a public hearing. Bill Morris responded that it depends. Is the decision legislative? If you are changing an ordinance, then get up and speak. If the decision will be legislative, you are acting as a legislator. If the decision is administrative, then he would advise the Town Council members not to speak. If you are a citizen at a Planning Commission Meeting and the decision will still come to the Town Council, you are being a judge without all the evidence. If you are speaking about a conditional use permit at the Planning Commission level, that decision will come to you again at the Town Council and now, you are predetermining the outcome.

Brent Weil – He is frustrated because there are ordinances that are in place. There was a meeting with the Planning Commission, and it was voted down. No neighbor was in favor of storage units. There was another meeting with the neighbors and Club Rec. Although he was not there, every neighbor was asked if they prefer a storage unit for a repair shop. Of course, the neighbors said a boat storage. This was how it was presented at the work session. Brent Weil stated the Town Council has an obligation to listen to the Planning Commission and the residents who are all stating that they don't want storage units. Yet, the Town Council is choosing to go through the Overlay Zone Process for Club Rec who was legally notified of the change in use. TCM Blake Bingham reminded Brent nothing is decided yet. The Town Council is going through the process.

Jake Songer – Jake believes that the neighbors should put together a list of conditions on a repair shop in advance of Club Rec's application. TCM Blake Bingham stated they needed to list the detrimental effects of the repair shop before coming up with a list of conditions.

Paul Avner – Paul stated they bought the property with the intent of continuing their business of storing boats. He wants to think that they are moving forward in a process towards what they feel would fit the property. He understands the residents have rights, but they have rights as well. He feels the neighbors have already made their minds up without seeing any plans.

Sandy Hunter – Sandy stated she was on the DRC and recognized that landscaping would be a large part of the conditions they put on the Club Rec Storage Building. She stated even a large building can look nice with good landscaping. She rehearsed what happened with the referendum on the hotel lot in the center of Town. In the end Jeff Hyde let go of the mixed use in an overlay

zone because of the threat of referendum and because the use table allowed hotels, Jeff built a hotel. In the end, many citizens that signed the referendum came back to Huntsville Officials and stated they would have rather had mixed use, that it would have been better for the Town. Today, Town Officials are in the same position. She stated landscaping standards would be imposed. She recognized that the Boat Storage would be used, May through September. The boats are being asked to pull in one way and out another. The boats will be totally stored inside the building. They are putting a condition on lighting. It is possible that the residents will not accept these conditions and they will be rejected by referendum. Then the Planning Commission will entertain a repair facility. Boats and equipment will not always be inside the building. The building will operate most months of the year. They can mitigate the lights on a repair facility. Sandy stated it does come down to one thing or another.

Sandy stated she was on the Planning Commission when the Use Table was developed. She is not sure what they were thinking when they left repair shop on the Use Table. Perhaps it was a bicycle shop or a fix-it shop for lawn mowers. It is possible that if someone suggested boat storage, they would have taken that use off the table.

Sandy explained that the DRC and the Planning Commission are recommending bodies. The Town Council can make a different decision. Sandy stated that under the Specific Overlay Zone there is a standard that states that the development provides equal or greater compatibility with the surrounding area. She believes the TC was thinking that a boat storage would be more compatible with the area versus a repair shop. There will be more noise, more lights and less of an attractive structure with a repair shop.

Bill White – The intent of the meeting tonight was to get clarification on what conditional use really meant. He wanted to clarify that he is not criticizing the current path that the Town Council is on. To be clear, the neighbors need to know that the Town can put conditions on the use of a repair shop.

15 – Discussion and/or action to close the work session and open the regular Town Council Meeting. TCM McKay motioned to close the work session and open the regular Town Council Meeting. TCM Blake Bingham seconded the motion. All votes aye. Motion passes.

16 – Council Member Presentations:

- a) CARES Relief Grant – Mayor Truett is excited about the opportunities for businesses in Huntsville.
- b) Special Events – There were two productions filmed here last month and he received an additional request for movie filming in August. There will be an application before the Town Council at the next meeting.
- c) Digital Speed Signs – Mayor Truett encouraged the TC Members to review the mountains of information that the digital information being collected by the signs.
- d) Discussion and/or action on Resolution #2020-7-16-B adopting Animal Services Contract. Mayor Truett explained in a recent water billed, residents were notified that they can send pictures of loose dogs to Weber County Sheriff and Animal Control. Both entities are going to step up their patrolling the Town for loose dogs. TCM Max Ferre' motioned to approve the resolution approving an

agreement between Huntsville Town and Animal Control Services, Resolution #2020-7-16-B. TCM Wendy McKay seconded the motion. Roll call votes. All votes aye. Votes are reflected below.

VOTES	AYE	NAY	RECUSED	EXCUSED
Mayor Truett	X			
CM Wendy McKay	X			
CM Blake Bingham	X			
CM Max Ferre'	X			
CM Richard Sorensen	X			

- e) 4th of July – TCM Richard Sorensen stated the day was great. He recommends that this next year be kept small as well with a flag ceremony in the morning and evening and fireworks.
- f) History Library – Digitizing the history has started. They have finished 13 books. TCM Wendy McKay reported that Weber State will be publishing the history on their website.
- g) Town Hall Design – TCM Wendy McKay is working on a possible design for a new Town Hall with Steve Songer.
- h) Paving – TCM Max Ferre' rehearsed the multiple streets that will be asphalted tomorrow.
- i) Subs for Cemetery – Nicky Walthious will be substituting for Cathy Stoker while she is away.
- j) TCM Blake Bingham wanted to make it known that he appreciates all the views expressed. He recognizes there is much emotion. He realizes that people have different views about how to take care of the Town. TCM Blake Bingham wanted to thank Bill Morris for his advice and accessibility.

17 – Citizen Comments:

Tommy Christy – Tommy wanted to express his support for Paul Avner. He believes that whatever Paul decides to do with the property will be good for the Town. He acknowledges there are a lot of emotions regarding the development, but ultimately there will be something on that lot. He wants everyone to work together to figure out what will be the best for the Town.

18 – Motion to adjourn. TCM Max Ferre' motioned to adjourn the meeting. TCM Wendy McKay seconded the motion. All votes aye. Motion passes.

Meeting is adjourned at 9:33 p.m.


Beckki Endicott, Recorder

Great Pyrenees is running loose on 100 South. He has a collar on, but
Brent Weil ^{won't} come close to anyone

ASMC995

Temple
Brandin

Jake - TC to list out conditions ~~that~~

Paul - Club Rec. Devores

Blake - Brent Weil

Sandy Hunter -

Bill White

9:05

Motion to close work session

Motion Wendy

2nd Blake

all aye.

Special Event Application for Movie
to begin in 2 weeks. FYI

#11 Mayor ~~met~~ ^{met} Animal Service -

Max motion to approve Animal Service
Contract,

Wendy - 2nd.

all aye.

Richard - Flag ceremony 4th July
made suggestion to keep next year small again

Wendy - History Dept digital process has
began.
Steve Stonger design of Town Hall.

Max - Laying asphalt on 7700 E. tomorrow
100 So to 200 So.

300 So from

Nikki Wotkins will take over for
Cathy Stokes when out of Town.

Blake - comments - appreciation to
Bill Morris

Mayor -

Tommy Christie - neighbor also - best
option for this Town for what
will be put on property.

Adjournment 9.20
Max motion
Wendy 2nd

7:00 p.m.

July 16, 2020

T.C.

Present: Mayor Truett
Max Jerre
Blake
Wendy
Rickard

Bill Morris

Ramona

Jake & Rebecca Songer
Doug Allen

Citizens - Lt. Butler
Brent Weil
Michelle Weil
Paul ~~W~~ ^{Almer} (Owner of club Rec.)

Bill White

Rep Harris

Tommy Christie

Bill Francis

Jennifer Sorensen

Sandy Hunter

Liz Poulter

Pledge T
Prayer. Max Jerre

Willow Butters

Brian ~~Saunders~~ ^{Schwartz}

Steve Songer

Public Comment - none

Sherrif Lt. Butler

June 25 cases

1 drug arrest

1 Disturbance

at Spring Creek ^{adding} 80 more parking spots

21 Traffic

27 parking citations

Issues w/ dogs & ATVs

UDOT traffic ^{Study} survey @ 700 So. & 7800 E

Pathway ^{has} no signs saying NO motorized bikes or motorcycle

Discussion on amount of people coming to boat
& having to wait.

#6 Approver O.T.C. June 18
Motion Max
2nd. Wendy all aye

#7 T.C. June 19
Motion Wendy
2nd Richard all aye

#8 T.C. June 25
Blake
Wendy all aye.

#9 Rep says ~~approve~~ acceptable @ this time
Jennifer Lorenson brought up landscaping
of other neighbors
motion Blake to approve
2nd Wendy
all aye.

#10 Resolution #2020-7-16-A agreement
\$108,000 available to Huntsville Town
Motion Jim to accept agreement
2nd Max
Blake aye Max aye. Richard aye
Wendy aye

#11 - Skip

#12 - Motion Blake. Recognize Petition
2nd Richard
all aye

#13 Close T.C. for work session
Motion Blake
2nd Wendy

#14. Work session David Church ULC
Jake Senger comments - Questions about
zoning.

Bill Morris - lack of standards

Bill White -

Bill Morris -

Steve Senger - property zoned residential
w/ bldg and is now zoned
Commercial.

Doug Allen - re: Ordinances

w/loops forgot to
turn off recorder at restart for
work session

Jake ^{Songer} - Question about ~~Ames~~
Would Mr. Church be able to
review solutions?

Bill White - Reason we are here is about
storage units in Town.

Sorry don't
have this last
name →

Owner of Club Rec. disputed Bill Whites
comment.

Richard & Wendy agreed w/ Mayor Truett ^{about} no threat.
Doug Allen - regarding comments made
that are not true.
Boat storage against our ordinances.

Blake - did not make clear it was a
recommendation only.

Michelle Weil -

Mayor Truett -

Jake - about property rights for residents

Doug Allen -

Brian Saunders -

Steve Songer -

Blake - ? about a council members right