

CITY OF MILFORD
COUNCIL WORKSHOP MINUTES
July 26, 2021

The City Council of the City of Milford convened in a Regular Session by way of video conferencing on Monday, July 26, 2021.

PRESIDING: Mayor Archie Campbell

IN ATTENDANCE: Councilpersons Daniel Marabello, Mike Boyle, Andrew Fulton, Todd Culotta, Brian Baer, Jason James Sr., and Katrina Wilson

STAFF: City Manager Mark Whitfield, Police Chief Kenneth Brown and City Clerk Terri Hudson

COUNSEL: Solicitor David Rutt, Esquire

ABSENT: Councilmember Douglas Morrow

In an effort to adhere to social distancing protocols and best practices imposed by Governor John Carney's State of Emergency Declaration effective March 13, 2020, the City of Milford has canceled all public gatherings until further notice. See July 26, 2021 agenda and packet for additional information.

PROPERTY TAX APPEAL HEARING

As a result of Tyler Technology resolving all tax matters in regard to the 2021-2022 City of Milford General Property Assessment, the hearing was canceled.

CALLED TO ORDER

Mayor Campbell called the meeting to order at 7:09 p.m.

INVOCATION AND PLEDGE

The Pledge of Allegiance followed the invocation was given by Councilmember Wilson.

PUBLIC HEARINGS

Mayor Campbell introduced the following ordinance, followed by a synopsis by Planning Director Rob Pierce.

ORDINANCE 2021-11

Authorizes the Annexation of Lands owned by Walter G. & Sharon A. Feindt, Trustees and the Change of Zone AR-1 (Agricultural Residential) to C-1 (Neighborhood Commercial). Property is located along the east side of S. Rehoboth Boulevard, approximately 1,150 feet south of the SE Second Street intersection. Acreage: 1.99+/-
Present Use: Vacant; Proposed Use: Same.
Tax Map 3-30-11.00-044.05, 044.06 & 044.07

The matter came before the Annexation Committee on May 10, 2021 and was reviewed by the Planning Commission at their July 20, 2021 meeting.

The comprehensive plan designates the annexation area as low-density residential. The area is comprised of three parcels of land totaling almost two acres of land. The applicant is requesting a zoning of C-1 neighborhood commercial. The three parcels are vacant without a site plan use at this time. Anything coming through would have to adhere to the Zoning Code as assigned at this meeting.

The packet contains a copy of the annexation committee report from May 10, 2021. The Annexation Committee recommended moving the annexation forward but did not agree on the recommended zoning. By a vote of 2 to 1, it was recommended to move forward with an R-1 single family residential category. The one dissenting vote had no objection to the annexation and believes C1 (commercial) was an appropriate zone.

The property is directly south of the approved Deep Branch Plaza commercial site plan according to Director Pierce. He recalled the two-part project. One was the Windward on the River apartments that fronted Beaver Dam Road. The other was a commercial site plan that fronted Rehoboth Boulevard also being developed by the Windward partners.

A copy of the comprehensive plan, future land exhibit, is included in the packet, along with a copy of the annexation petition, a copy of draft annexation agreement that will need to be executed and recorded in Sussex County.

A copy of the survey plat and a letter from the Office of State Planning verified the request complies with the City's comprehensive plan and have no objections to proceeding with the annexation.

The public notice was published in the Milford Beacon on June 16, 2021 and all property owners within 200 feet received a copy by mail.

After their review, the Planning Commission on July 20, 2021, recommended approval of the annexation by a vote of 4 to zero with the requested zoning of C1.

The applicant's representative Davis, Bowen and Friedel PE Cliff Mumford of 1 Park Avenue, Milford, stated the annexation application was submitted with a request for C-1 neighborhood commercial zoning, which is consistent with the 2018 comprehensive plan future land use plan.

The Planning Commission recommended approval of the annexation request with a C1 zoning. He then read into record the C1 zoning description and permitted uses from the City Zoning Code. He then referenced the numbers in the area that are zoned commercial or industrial.

He continued by stating the Feindt parcel is under contract by the owners of Deep Branch Plaza and Windward on the River. They plan to develop the parcel and the design would complement Deep Branch Plaza and the apartments to the rear.

The proposed site will utilize the entrance road constructed by Deep Branch Plaza to access Rehoboth Boulevard for ingress/egress with sidewalk connections to the apartments in the neighboring future commercial site.

North of Deep Branch Plaza, there are commercial/industrial parcels on both sides of Rehoboth Boulevard all the way to Route 113 with a few residential properties sprinkled in. To the south, Mispillion Realty LLC property is zoned C-2 general commercial under Sussex County jurisdiction. This property is adjacent to two properties that have commercial uses—the Liquor Stop and the Treading Water Bait and Tackle Shop.

The residents in southeast Milford will benefit from having commercial options available and would save them from driving to the north or west sides of the town. With the proximity and easy access to SR 1, deliveries to the site will have a minimal impact. Vehicles passing by will an additional option for these services.

The location of this site could ease congestion along Northeast Front Street associated with the Milford Plaza Shopping Center, or at least give shoppers another option. The proximity of this parcel to the recently constructed Windward Apartments will be a convenient choice for residents within walking distance. That will reduce the number of trips coming out of the apartments onto Rehoboth Boulevard.

He stated in closing, considering the surrounding uses and zonings, the C1 community neighborhood commercial district will be appropriate for this area along Rehoboth Boulevard.

Councilmember Boyle referenced the uses allowed in the commercial district and asked if there is an actual plan to develop the site; Mr. Mumford stated there is no concept plan at this time if case the annexation is not approved. A similar idea to the Deep Branch Plaza will most likely be followed with varying size buildings for lease based on the use.

Councilmember James asked for confirmation that if annexed with C1, this parcel is under contract with the owners of commercial development previously approved by City. Mr. Mumford stated that is correct and they also own the apartments.

When asked if the size of the parcel would limit the type of use, Planner Pierce stated that typically a 10,000 square foot of commercial space can be developed on an acre. Because this is a separate property, more than likely they will do their own stormwater management which puts this in the 10,000 to 15,000 range for the two acres.

Planner Pierce also pointed out this will be on the southside of Windward Boulevard which is the main entrance to Deep Branch Plaza, and this will branch off to the south. At the time of the site plan review before the Planning Commission, Mr. Feindt asked for a cross access easement be incorporated into the project. There were already plans to access these properties if developed through Windward Boulevard.

The intent would be to keep the traffic off the entrances off of Rehoboth Boulevard and incorporate in with Windward Boulevard.

When asked, Planner Pierce stated the property to the north is part of the Deep Branch Plaza. Incorporated into the apartment and Deep Branch Plaza projects is a small portion of the Webb farm zoned R3 to the east where the apartments are located. The comprehensive plan was amended in 2019 to have that cleaned up and rezoned.

The other area is part of the Deep Branch Plaza Shopping Center zoned C1 and was previously a single- family home on Rehoboth Boulevard which was annexed as well.

The properties south, other than the ones that Mr. Mumford previously mentioned, are zoned AR-1 low density residential within Sussex County and approved for single-family homes.

It was verified that north of the Windward entrance there will be two restaurant buildings and two 8,000 square foot retail buildings and a 4,000 square foot office building. Planner Pierce pointed out there will be a mixture of food establishments, retail, and office space in the strip center.

There are six tenant spaces, though they have the ability to break it out into smaller spaces or consolidate for a larger use.

Councilman Marabello then questioned if the C1 would allow gasoline services similar to a Wawa; Planner Pierce confirmed a convenience store with gas pumps would be allowed though that requires a conditional use which puts some control back to the Planning Commission and City Council.

It was established they did receive a site plan extension approval.

Mr. Mumford added that when the entrance was being planned, they needed an easement from the Feindt parcel to construct the road improvements. When negotiating, the owners ended up purchasing his property. That has taken the process to this annexation step and the reason for the ordinance before Council this evening.

Mayor Campbell opened the floor to public comments; no one responded. The floor was then closed to further comments.

Councilmember Fulton moved to adopt Ordinance 2021-11 annexing the lands owned by Walter and Sharon Feindt and the change of zone from AR1 to C1 neighborhood commercial, seconded by Councilmember Wilson.

Motion carried by the following 4-3 vote:

Marabello-votes no. It is out of character with the surrounding properties which are of a residential nature. He is also concerned about the one-lane road and does not believe the increased traffic can be sustained on that road. It is already increasing dramatically now and votes no.

Boyle-votes no. This is a wide-open thing and we have a plan, and we don't have a plan. If you look at the map, it is more residential, and the City cannot control what Sussex County does on their lots. He thinks more information is needed to make a value judgment.

Fulton-votes yes. The residents that are going to be moving to the R3 area need the convenience the other wards have of a convenience store or shopping local to them. The Council should recognize that people that live in that area deserve the same amenities that people that live throughout the City.

Culotta-votes yes. He always thought Rehoboth Boulevard is a commercial access into the City. It has been built on with residential close; however, he believes it needs to remain commercial and passed that way.

Baer-votes no because he is concerned about the other proper owners just south of the development.

James-votes yes because Rehoboth Boulevard is primarily, until you get far south, commercial. Because this property will become a part of the existing development that is C3, and for the right of way purposes they should share the entrance to get into the residential area. He believes it fits the area.

Wilson-votes yes based on all the reasons stated before her. The strategic plan means something and when certain areas are approved, there is a need to always think about that first. That area is definitely commercial as it partially is now, and there is a need to try to evenly disperse our commercial and residential sections of the City. There is a need to make it even and not make it one-sided. With all that growth they are going to need and appreciate those businesses that will service them.

Mayor Campbell introduced the following ordinance, followed by a synopsis by Planning Director Rob Pierce.

ORDINANCE 2021-14

10 Front Street LLC

0.089 +/- acres located on south side of NW Front St,
approximately 75 feet west of the N Walnut St Intersection

Address: 10 NW Front Street

Application Type: Conditional Use

Comprehensive Plan Designation: Commercial

Zoning District: C-2 (Central Business District)

Present Use: Mixed Use – (2) Commercial Tenant Spaces and (3) Apartments

Proposed Use: Mixed Use – (2) Commercial Tenant Spaces and (5) Apartments

Tax Parcel: MD-16-183.10-04-48.00

Solicitor Rutt reported that that due to a conflict of interest, he is unable to participate in this application.

Councilmember Culotta also stated that he also has a conflict of interest and recuses himself.

Planning Director Pierce then provided a synopsis of Ordinance 2021-14, a conditional use application for a mixed-use property located in the central business district. The property contains approximately 0.89 acres and contains two commercial tenant spaces on the first floor and three residential apartments on the second floor.

The applicant is seeking permission to convert the structure into two first floor commercial tenant spaces on the front of the building, two additional residential apartments to the rear of the first floor, leaving the two apartment units on the units on the second floor and a single apartment unit on the third floor. The composition of the building would change from two commercial tenant spaces and three apartments to two commercial tenant spaces and five residential apartments.

Per Chapter 230-13(C)(10) states “all dwellings other than single-family with a maximum density of 12 units per acre in conjunction with nonresidential use” may be permitted subject to receiving a conditional use permit by the City Council.

Additionally, Chapter 230-45 states “in any and all zoning districts, multiple permitted uses or mixed use shall be deemed a conditional use subject to special requirements.”

Due to the change of the unit makeup of the building and the increase in density, a conditional use approval is required.

The applicant sought a variance from the Board of Adjustment for the 12-unit per acre limitation on the residential density and approved the variance at the July 8, 2021 public hearing. That allowed the increased density to 57 units per acre.

He referenced the staff analysis based on the zoning code.

Planner Pierce stated the property is 75 feet west of the North Walnut Street intersection adjacent to the recently renovated Pikus building. The project is part of a large Downtown Development District Project Reservation, and the owners are seeking to restore the building and put it back into good use.

The packet includes the building plans and renderings of the exterior and zoning code.

The public notice was published in the Milford Beacon on June 23, 2021, and all property owners within 200 feet were mailed a copy of the notice. The Planning Commission reviewed the conditional use application at their July 20, 2021 meeting and recommended approval by a unanimous vote of 4 to zero.

Daniel Bond, Managing Member of 10 Front Street LLC, which is an LLC solely for this project. The members of the LLC are himself, his wife and John DeTomaso, who is also his partner for the eight-townhouse project at 200 Front Street.

He stated that because Mr. Pierce clearly described the project, he is available to answer any questions Council may have.

Councilman Fulton asked about parking for the additional tenants; Mr. Bond stated there is a very large municipal parking lot across the street. That is where he will expect the tenants to park and is open 24/7. There is also on-street parking permitted, though he anticipates parking in the lot. That is the same situation that occurred with the Pikus building which has two upstairs apartments. The tenants there are also using the municipal parking lot across the street.

That lot is convenient with ample parking and an underutilized City parking lot right now. Unless something changes, it will be very easy to use. There is no special parking reserve for them, and the building occupies almost all of the lot. There is a small yard in the back that would be fenced in.

Councilman Baer asked how many tenants are in the building; Mr. Bond explained there was a fire in the building about almost three years ago and the building was vacated at that time. Soon after the fire, he purchased the building and started planning the redevelopment because of being preoccupied with the townhouse he did not move as quickly as expected on this building. Currently there are no occupants in the building to prevent any impact on the renovations.

Mayor Campbell opened the floor to the public. No one responded and the floor was closed for any further comments.

Councilmember Boyle moved to approve Ordinance 2021-14 renovating the property at 10 Front Street, seconded by Councilmember Baer. Motion carried by the following 7 to zero roll call vote:

Marabello-votes yes, the use doesn't impact the area adversely and is actually an enhancement. To state what you already have here, it is consistent with the comprehensive plan, the downtown master plan, and the goals of the downtown development district plan. Also, by having additional apartments, and more people living downtown, ultimately makes it a safer downtown.

Boyle-votes yes, the project conforms to Chapter 230-13 of the zoning code. In addition to that, the building has been vacant and needs repair. It is an older building with historic value for Milford and will enhance, when it is finished, the appearance of our Main Street.

Fulton-votes yes, though he wishes there was parking available outside the municipal lot. The added apartments to the area are a great enhancement to our downtown area and to our businesses.

Baer-votes yes, I think it is a great addition to downtown and knows that Dan does great work, and he encourages more of this type of activity.

James-votes yes, it does enhance the downtown area. This is an appropriate use for this building and the expanded availability for housing in the downtown area is welcome.

Wilson-votes yes and thinks this is a wonderful opportunity to this wonderful old building. She had friends that lived in the building years ago, so she knows this building has great bones. She can't wait to see what is done with it. It is wonderful for the City, and we need more affordable housing.

COMMUNICATIONS & CORRESPONDENCE

Councilman James said there has been major concerns with the upkeep of particular property apartments, in particular Brightway Commons with yard maintenance, trash, etc. He has received phone calls from some citizens. He reached out to Rob who informed his code enforcers to address the issue. They are now working to remedy and come to some resolutions and to have a plan going forward.

Councilman Fulton said that he and Councilman Culotta both received calls from the same constituents, and it has been brought to the City Manager's attention who informed the Planning Director who will be looking at the fencing situation on South DuPont Highway.

Councilman Culotta added that the Mayor was involved in a meeting at Milford Ponds, along with Representative Shupe a few weeks ago. He was not notified of that by whoever organized that meeting. In the future, he would prefer that the organizer communicate with the Councilmembers to be informed and part of that.

Councilwoman said that when contractors are doing work and have their large trucks or trailers, the residents are not always notified when the road will be blocked off. Twice this has happened when she was going to work. There is a new home that was built on Church Street right across from the brick church. She will get the house number, and though she understands the street is small, but the trailer is in the way when vehicles are passing. She asked that contractors be aware and conscientious about impeding traffic.

When asked the process, City Manager Whitfield said he has asked the ICMA fellow to draft something for Council consideration as a street occupancy or excavation permit for other utilities that want to come in and use our right of ways and install utilities. But that is in the process to ensure advance communication.

He added there is no problem with occupying the right of way but want them to do it in a manner that safe and accessible for everyone.

Councilman Culotta confirmed that the police can be called on anyone blocking traffic and creating an impact and City Manager Whitfield agreed that is a police issue.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Authorization/Carlisle Fire Company Enhancement Funds/Capital Projects

A request from Carlisle Fire Company was received for \$99,005.40 to taken from the Carlisle Enhancement Fund for two small capital improvement projects. Both of the projects were also included in a Bond Bill that was given by Representative Shupe. This money will be reimbursed by the Bond Bill back to the Carlisle Enhancement Fund.

In the meantime, the fire company can proceed with the project.

Councilmember Boyle moved to authorize a transfer of \$99,005.40 from the Carlisle Fire Company Enhancement Fund, seconded by Councilmember Fulton. Motion carried.

Authorization/Cypress Hall Extension

The request is for the property south of the Redner's Shopping Center. The Planning Commission had approved a revised preliminary site plan for the apartment component, along with a planned unit development master plan a few years back. This should be the last extension request as they have started doing some grading work and are looking to finalize their construction plans to reflect the revisions approved by Council.

The Planning Commission reviewed the extension request at their July 20, 2021 meeting and recommended approval for the one-year expense extension for the planned unit development and the phase one preliminary major subdivision plans.

It was confirmed this is the third extension. They received subdivision approval years ago but wanted to make some revisions to the apartment area and it came in as a PUD. They wanted to group the buildings, instead of having 12-unit buildings and got approval for 24-unit buildings. They also wanted a reduction in the parking requirement for the apartment area and those were conditions of the PUD.

Planner Pierce said they are seeking to get started with construction and he anticipates the construction plans for the revisions being wrapped up in the next couple of months.

It was confirmed this is south of the Redners Store and north of the Delaware Solid Waste Authority Transfer Station though there is some space between that and the development.

Planner Pierce added the main details are related to a lot of sub surfacing that he has tried to correct or ask for from the public works side. The apartment area was the main area that had changed in terms of combining of buildings and reduction of parking. The City had requested a greater buffer than what was previously proposed between the single-family homes and the transfer station. Those items were new to the plan though everything else was from the original approval back in the mid-2000s.

He noted that the mix includes 96 townhouses, 156 single family homes, and 288 garden apartments, which DBF Senior Landscape Architect Tim Metzner confirmed is correct.

Mr. Metzner further stated they are in the process of wrapping up the most recent plans with the City's approval. Other than that, approvals have been received from DeDOT, Soil Conservation and Fire Marshal.

The owners were looking at a couple different prototypes for the apartments and that was spurred the delay and the start of construction. All of that has since been finalized and want to get started on the DeDOT entrance which is time sensitive.

They hope to be back to Council, if the extension is approved, within the next couple months.

Mr. Metzner also clarified this is extension number 2, adding that currently Ryan Homes is under contract to construct the apartments.

Councilwoman Wilson moved to authorize the Cypress Hall one year extension as requested, seconded by Councilman Fulton. Motion carried.

Adoption/City of Milford Tax Warrant/FY22

As required by the City Charter as part of the annual budget and property tax process, Councilmember Fulton moved to adopt the FY22 Tax Warrant as presented, seconded by Councilmember Culotta:

City of Milford TAX WARRANT FY22

Greetings:

The Charter of the City of Milford provides the following:

“Article VII, Section 7.12: Attached to said tax list shall be a warrant, under the Seal of the City of Milford, Signed by the Mayor and Attested to by the City Clerk, commanding the City Manager to make collection of Taxes as stated in the Tax Lists.”

THEREFORE, YOU, THE CITY MANAGER, DULY APPOINTED BY THE COUNCIL OF THE CITY OF MILFORD, ARE HEREBY COMMANDED TO COLLECT THE TAXES AS LEVIED IN THE FOUR WARDS, AS FOLLOWS:

Property Assessment Values Per Billing Register	\$ 1,332,451,252
Exemptions	[\$ 371,437,300]
Total Assessed Values	\$ 961,013,952
Tax Rate	x \$0.0048275
Estimated Tax Collection	\$ 4,639,294
Senior Citizen Discount	[\$ 31,861]
TOTAL TAX COLLECTION (Fiscal Year 2021-2022)	\$ 4,607,433

Tax Due Date: September 30, 2021

Motion carried.

Renewal/R&R Commercial Realty Agreement

Planner Pierce recalled this agreement has been in place since 2018 for commercial real estate services to market and sell the unsold properties in the City’s Business Park. The one-year agreement was renewed in each following year and the latest expired on July 1, 2021.

A copy of the proposed contract extension is included in the packet.

The Planner added the City has entered into sales agreements on three lots in the past twelve months.

Councilmember Boyle moved to authorize Mayor Campbell sign the R&R one-year contract for real estate sales and marketing services, seconded by Councilmember Wilson. Motion carried.

Authorization/DelDOT Agreement/Maple Avenue Bridge 2-503 & Designation/Funding Source

City Manager Whitfield reported that he received good news related to the request for two of our bridges to be placed on the Federal Bridge Replacement Program. One is on Maple Avenue, which is just south of Causey and the other is on Southwest Front Street just east of Church Street. DelDOT has proceeded and are preparing to start design on one of the bridges.

City Engineer James Puddicombe stated the contract puts DelDOT in charge of design and construction with the with our input. In order to begin the design process, they require \$14,000 out of the \$70,000 total, which is 20/80 City/DelDOT split for the design process.

Eventually the same share, with the City paying 20%, for the construction. Currently, he is asking Council to approve the \$14,000 out of Municipal Street Aid. Finance has verified that funding is available. The approval of the contract is also needed.

The recommendation for the additional \$320,000 would be from the general fund; however, he stated that is not required to proceed with the design stage.

Should the City decide not to construct the bridge for some reason, the City would be responsible for the whole hundred percent of the design costs, and anything incurred by DelDOT to the cancelation date.

Councilmember Fulton moved to authorize the contract and that the \$14,000 to be paid from Municipal Street Aid for the design phase for the Maple Avenue bridge, seconded by Councilmember Culotta. Motion carried.

Authorization/Milford Police Department Clinician Status & Funding

Chief Brown said he is requesting the Behavioral Health Program be expanded from a part-time status to a full-time status with the additional funding for other part-time clinicians. The problem is the clinicians are not there enough. He thinks bringing on one full-time right now and having the ability to hire other part times to fill in those other hours.

He said this person will be used for the behavioral health, victim advocate, and he wants them to get into the grant process for future grants. Finance Director Vitola has informed him that most of this will be paid for the next two years from ARPA funds.

The proposal is to hire this person at a beginning salary of \$85,000 with full benefits. He is also asking for another \$50,000 for part-time people.

Councilmember Fulton asked the entire cost with the benefit package; Chief asked the Finance Director to address.

Director Vitola stated it is somewhere around 50% so the full-time position totals about \$132,000 depending on their health care selection.

When asked if Chief prefers a full-time employee versus three part-time employees considering the amount of money for one employee. He believes three part-timers at 30 hours a week will provide 90 hours of behavioral health.

Chief Brown said it is very difficult to find a part-time qualified clinician and they may have a full-time position so the only time they can work is in the evenings. He would also not be able to use them for managing the grants or the victim advocate.

Councilmember James told a story about a situation he recently observed involving a mental health issue. He spoke with the five officers that were tied up in that situation for a couple of hours, and they told him that with a behavior health clinician, the five officers would have been relieved to respond to other complaints. And the behavioral health clinician would have diagnosed the person and transport them directly to a facility without tying up five officers at the hospital.

As a result, this will help the police department be much more efficient in addressing behavior health by unleashing those law enforcement resources and allow them to address crime and public safety. In his opinion, this is a cost saver to the City.

Councilmember James also believes from his perspective, that the current administration in Washington DC this will be expanded versus decreasing in behavior health.

Councilmember Boyle moved to approve the recommendation to hire a full-time behavioral health clinician with a recommended starting salary of \$85,000 with full benefits, seconded by Councilmember James.

When asked about the additional \$50,000 for the part-time clinicians, Councilmember Boyle pointed out that funding is already available. Chief Brown said he did put \$50,000 in the budget.

Motion carried.

EXECUTIVE SESSION

Councilmember Culotta moved to go into Executive Session reference the below statutes, seconded by Councilmember Fulton:

Pursuant to 29 Del. C. §10004(b)(2) Preliminary discussions on site acquisitions for any publicly funded capital improvements, or sales or leases of real property

Pursuant to 29 Del. C. §10004(b)(4) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation

Motion carried.

Mayor Campbell recessed the Council Meeting at 8:51 p.m. for the purpose as is permitted by the Delaware Freedom of Information Act.

Return to Open Session

Councilmember Fulton moved to go back into open session, seconded by Councilmember Culotta. Motion carried.

Council returned to Open Session at 9:28 p.m.

Potential Vote/IBEW CBA (International Brotherhood of Electrical Workers)

Councilmember Fulton moved to make a motion to authorize the City Manager to execute the MOU with the IBEW, seconded by Councilmember James. Motion carried.

No other action was required on the other items discussed in Executive Session.

ADJOURNMENT

There being no further business, Councilmember Marabello moved to adjourn the Council Meeting, seconded by Councilmember Fulton. Motion carried.

The Council Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Terri K. Hudson, MMC
City Clerk/Recorder