

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Extended Study Session

July 8, 2013
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Lee, Deputy Mayor Robertson and Councilmembers Balducci, Davidson, Stokes, and Wallace

ABSENT: Councilmember Chelminiak

1. Executive Session

Deputy Mayor Robertson called the meeting to order at 6:03 p.m. and declared recess to Executive Session for approximately one hour to discuss one item of labor negotiations and two items of potential litigation.

The meeting resumed at 7:14 p.m., with Mayor Lee presiding.

2. Oral Communications

- (a) Sam Bellomio, representing StandUP-America, spoke regarding agenda item 3(c), amending Council Rules on oral communications. He said the Council recently removed him and Mr. Zimmerman from a Council meeting, which he believes was due to them expressing opposing views.

Mayor Lee interjected and asked Mr. Bellomio and Mr. Zimmerman to be civil, noting that Mr. Zimmerman was laughing and disrupting the meeting. Mayor Lee asked them to address the Council with the proper decorum.

Mr. Bellomio said the United States was founded on freedom and the Council has created tyranny. He said the Mayor has no control over him and he is not obligated to follow decorum. Mr. Bellomio said he should be able to swear and say whatever he wants.

- (b) Alex Zimmerman, StandUP-America, said he has lived in Bellevue for 25 years. He said the Councilmembers are idiots and compared them to communists and fascists. He said he comes to meetings to make government work better. He believes the Council is suppressing his free speech. He asserted that Councilmembers are psychopaths and mentally ill. Mr. Zimmerman said that he and Mr. Bellomio are talking about rights, common sense, and business as citizens and shareholders of the government.

- (c) Jean Gladrey said she is a member of an assemblage that owns property on 116th Avenue NE, across the street from the hospitals. She stated her understanding that the City intends to reconsider inconsistencies in building height limitations. The property has a FAR (floor-area ratio) of 1 and the assemblage would like to increase that to 2 to 4. She is the owner of a small law firm across the street from Children's Hospital.
- (d) David Johnston, representing Overlake Investors LLC, spoke in support of the requested FAR increase for property on 116th Avenue NE. He said the change in FAR to 2 to 4 has been recommended by the Planning Commission because it is consistent with the City's vision for the area.
- (e) Joe Tovar, representing the Tai family, owners of the Bellevue Apartments on NE 8th Street, spoke regarding the proposed Comprehensive Plan Amendment. He said the property has been well maintained and well used by tenants for 20 years and there are no vacancies. He thanked the Council for considering the proposal.
- (f) Sam Ciapanna, a resident of South Bellevue, said he and his husband own property at 11418 NE 19th Street, which is in the BR-MO (Bel-Red-Medical Office) zone. He asked the Council to expand the FAR in this area, consistent with the request by Overlake Investors.
- (g) Michael Schechter, representing Rosen Properties, spoke regarding the Bel-Kirk Office Park Comprehensive Plan Amendment (CPA) proposal. He said Rosen Properties opposes the requested rezone from Light Industrial (LI) to Office (O). He said the proposal does not meet the threshold review decision criteria for significantly changed conditions. He said the area, the property, impacts to the property, and zoning on the property have all been consistent since at least the last Comprehensive Plan update in 2004. He noted that Rosen Properties is one of the property owners that owns the improvements. He said the landowner alone cannot initiate this amendment.
- (h) Martin A. Selig said he represents the Burns family who owns the property referred to by Mr. Schechter. He believes there are significantly changed conditions and encouraged support of the rezone. He said the rail corridor adjacent to the property is no longer operated by Burlington Northern but is now part of the Rails to Trails program. He noted improvements underway to SR 520 and existing office buildings on the Bel-Kirk Office Park site.

3. Study Session

- (a) Council Business and New Initiatives

Mayor Lee reported that he and Councilmember Davidson attended the Independence Day celebration in Downtown Park attended by an estimated 65,000 people. Both commended the decision to extend the orchestra's performance beyond the fireworks display, which helped to

stagger traffic leaving the event and the Downtown. Mayor Lee thanked staff for their hard work on the event.

Acting City Manager Brad Miyake noted that the 4th of July celebration was produced in partnership with the Bellevue Downtown Association (BDA) and Kemper Development Company.

Councilmember Wallace commended City staff's work to make the celebration a great success. He reported that he attended the Farmers Market on Saturday and spoke to Lori Taylor, Director of the Market, who again expressed her appreciation for the efforts of the Acting City Manager and staff in relocating the market.

Mayor Lee noted that a number of Councilmembers attended 4th of July events throughout the community.

(b) 2013 Annual Comprehensive Plan Amendment (CPA) Work Program

Acting City Manager Brad Miyake opened discussion regarding the 2013 annual Comprehensive Plan Amendment (CPA) work program. The City's Land Use Code, pursuant to state law, establishes the procedure and criteria for amending the Comprehensive Plan as it relates to privately-initiated CPA applications. He explained that the CPA process requires a threshold review, which is the purpose of tonight's agenda item, and a future final review of proposals selected for threshold review.

Dan Stroh, Planning Director, said the Council is being asked to determine which, if any, of the CPA proposals should be advanced through threshold review. He introduced Diane Tebelius, Vice Chair of the Planning Commission, and noted that she would comment later on the proposals.

Paul Inghram, Comprehensive Planning Manager, described the three privately-initiated CPAs. The Bellevue Apartments application requests a change in the map designation of this 1.84-acre site from Office to Multifamily-High. The Bel-Kirk Office Park proposal requests a change in the map designation of this 7.26-acre site from Light Industrial to Office. The Overlake Investors CPA proposal requests a change in the map designation of this 0.8-acre site from BR-MO (Bel-Red Medical Office) to BR-CR (Commercial/Residential).

Ms. Tebelius said the Planning Commission recommends, by a vote of 6-1, that the City Council initiate the Bellevue Apartments CPA for threshold review in the 2013 work program.

Responding to Councilmember Balducci, Mr. Inghram said the current multifamily development on the site is built at a maximum of 20 units per acre. The proposed Multifamily-High designation would allow up to 30 units per acre.

In further response, Mr. Inghram said there are adjacent Multifamily-High and MF-Medium sites along the corridor.

Responding to Councilmember Balducci, Ms. Tebelius said she was the dissenting vote on the Planning Commission. She was concerned that approving the change could lead to nearby properties making the same request.

Councilmember Davidson recalled that the original zoning designation for the site in 1981 was somewhat controversial and resulted in a mixed use solution with Office on one side and Multifamily on the other side.

Councilmember Stokes observed that the area has changed a great deal over the years, with increasing multifamily development and the RapidRide bus line.

Dr. Davidson noted that this is the threshold review stage and the proposal will receive further scrutiny if selected by the Council to move forward.

Mayor Lee said the requested map change seems reasonable given the development in the area.

Commissioner Tebelius said there was no public opposition to this CPA proposal.

→ Deputy Mayor Robertson moved to initiate the Bellevue Apartments Comprehensive Plan Amendment (CPA) into the annual work program, as recommended by the Planning Commission. Councilmember Wallace seconded the motion.

Councilmember Wallace observed that adjacent property is zoned Multifamily-Medium and questioned whether it would make sense to expand the geographic scope to include that site.

Responding to the Mayor, Mr. Inghram said staff has not conducted a thorough review of the adjacent property. However, staff conferred with the Planning Commission about the issue of geographic scoping. Staff concluded that, while the MF-Medium site is potentially a logical site for increased density, it does not have the same circumstance as the Bellevue Apartments site which is zoned Office but developed as multifamily units.

Responding to Dr. Davidson, Mr. Inghram said this is the proper step to address geographic scope. However, that concept was not included in the public hearing.

Ms. Tebelius said the issue of geographic scoping was not included in the CPA request.

Deputy Mayor Robertson said she is not inclined to expand the scope of the CPA. She noted that, if submitted to threshold review, the Planning Commission will not necessarily come back with a recommendation for the requested zoning of MF-High.

Councilmember Davidson questioned whether there is a way to give the Planning Commission the flexibility to consider expanding the geographic scope if the CPA is advanced for threshold review.

Mr. Stroh said that, if the Council is interested in that path, he would recommend considering the Land Use Code process. He said geographic scoping is intended to be addressed and clarified at the threshold review stage.

Responding to Dr. Davidson, Mr. Stroh said that aspect of the Land Use Code could be changed. Dr. Davidson said he would be interested in exploring that potential.

Deputy Mayor Robertson observed that neighboring properties would have seen postings on the site and/or received notices in the mail regarding the CPA proposal. Mr. Stroh confirmed that the City has not heard from adjacent property owners.

Councilmember Balducci expressed support for initiating the Bellevue Apartments CPA proposal into the work program for further review. While she is somewhat concerned about the potential for similar requests from other properties in the area, she believes the proposal has met the criteria for threshold review.

→ The motion carried by a vote of 6-0.

Mr. Inghram described the Bel-Kirk Office Park CPA proposal to change the map designation for the 7.26-acre site from Light Industrial to Office. There are currently two office buildings on the site and adjacent uses include multifamily housing and a single-family subdivision. It is a short distance from the South Kirkland Park and Ride which is currently undergoing redevelopment and will include apartments.

Commissioner Tebelius said the Planning Commission recommends by a vote of 7-0 that the City Council initiate this CPA into the 2013 work program, without geographic expansion. The Commission found that the threshold review criteria had been satisfied, and there have been significantly changed conditions. The North Bellevue Subarea Plan did not anticipate the area's change from industrial to predominately office development. Ms. Tebelius said the Planning Commission heard from one citizen who opposed the CPA proposal.

Deputy Mayor Robertson questioned the application requirements for a privately-initiated CPA proposal, within the context of Mr. Schechter's earlier comments.

Mr. Inghram said the property owner or authorized agent of the property owner must sign the application. In this case, the property owner submitted the application, and staff determined that this is a legitimate application.

Ms. Robertson noted that the site is surrounded largely by residential development. She observed that the office designation might be an effective buffer between light industrial and residential zoning. However, the decision tonight relates to threshold review. While she is concerned about losing LI property citywide, Ms. Robertson said that is an issue for the Planning Commission to discuss if the Council moves this CPA proposal forward. She noted the changed circumstances and the unanimous support of the Planning Commission. She supports including the Bel-Kirk CPA proposal in the 2013 work program.

Responding to Councilmember Balducci, Mr. Inghram pointed out LI properties in the area. Ms. Balducci observed that the change would not displace any existing LI development. She believes it makes sense to forward the proposal for threshold review.

Responding to Councilmember Wallace, Mr. Inghram said the current development is office buildings, which are allowed in the LI zone within certain limitations.

Mr. Wallace questioned whether the Planning Commission addressed Mr. Schechter's comments regarding the lease. Ms. Tebelius said the Commission did not but relied on staff's recommendation that the application was properly submitted.

Ms. Balducci said she understands how a property owner might not support a proposed map designation change. However, she said the decision is based on whether the proposal fits the appropriate criteria for a CPA.

Mayor Lee questioned whether there is a potential liability for the City if the matter is disputed. Mr. Inghram said staff can research that question. He is not aware of a similar situation.

Councilmember Stokes said he would like the City Attorney to review the issue. He observed that, if the landowner has the interest in changing the map designation, perhaps the building owner would have a cause of action against the landowner. However, he does not see the City as being involved in that at all.

Mr. Stokes observed that the proposal meets the threshold review criteria, and he supports adding it to the work program.

- Deputy Mayor Robertson moved to initiate the Bel-Kirk Office Park CPA into the annual work program, and Councilmember Wallace seconded the motion.
- The motion carried by a vote of 6-0.

Mr. Inghram said the Overlake Investors CPA proposal requests a change in map designation from BR-MO (Bel-Red – Medical Office) to BR-CR (Bel-Red – Commercial/Residential) for a site on 116th Avenue NE. He said the subject property is currently vacant, and there has been development interest in the site in recent years.

Commissioner Tebelius said the Planning Commission recommends by a vote of 7-0 that the City Council not initiate this CPA into the annual work program. The Commission concluded that the request is not consistent with the Council's policies reflected in the Bel-Red Subarea Plan update adopted in 2009.

Ms. Tebelius reminded the Council that the current Medical Office development standards do not support redevelopment of the property. The Commission therefore recommends that the Council initiate a set of CPAs that would apply to the entire BR-MO district. If directed by the Council,

the Commission can address that in the future. The intent would be to increase the FAR (floor-area ratio) from the current 1.0 to better match the 70-foot building height allowed in the Bel-Red Medical Office area. This would economically support new development.

Commissioner Tebelius said an update to the Bel-Red Subarea Plan is due in 2014. The Planning Commission asks that the Council consider moving up the timeline to address this issue. Responding to Ms. Tebelius, Mr. Inghram said the Council could initiate a related amendment if desired.

Deputy Mayor Robertson said the Planning Commission is currently in the early stages of the 10-year citywide Comprehensive Plan update. A number of site-specific or area-specific requests have been discussed for potential addition to the update work plan. Ms. Robertson said that one item under consideration is shortening the time for the Bel-Red Subarea Plan update and combining it with the 10-year update. The Council anticipates a response from staff about the availability of resources for that work.

Mr. Stroh said staff plans to return to the Council to discuss how to address the Bel-Red Subarea Plan update.

Ms. Robertson said she supports addressing the Bel-Red Plan with the current Comprehensive Plan update. She is open to considering FAR, building heights, and zoning for the Overlake Investors site and similar sites in the Bel-Red corridor. However, she concurs with the Planning Commission and staff that addressing the current Overlake Investors CPA proposal does not meet the threshold criteria.

Councilmember Balducci observed that there are different ways to go about addressing changes in map designations and land uses. In addition to the CPA work program, two more relevant processes are the current 10-year Comprehensive Plan update and the Bel-Red Subarea Plan update planned for 2014. Ms. Balducci said she is interested in considering changes to the 116th Avenue NE area. However, she believes it is a more appropriate topic for a different process.

Mayor Lee noted that, while the next Bel-Red Subarea Plan update is slated for 2014, the Council could decide to change that direction to staff.

Councilmember Stokes concurred with the comments by Deputy Mayor Robertson and Councilmember Balducci. He would like to address the Bel-Red update in 2014 as planned. He supports the Planning Commission's recommendation to not advance the Overlake Investors CPA proposal into the 2013 work program.

Councilmember Wallace noted that a number of small lots surround the Overlake Investors site, which he thinks calls for a broader look at the Medical Office zone and the development implications of the zoning. He believes the MO zoning is not correct and he would like the Council to fix it. He noted that a number of property owners have communicated that they are unable to use their properties until the zoning is amended.

Deputy Mayor Robertson concurred. She recalled that the Planning Commission approved the Bel-Red Plan update and set the five-year review schedule in 2008. The Council did not take action until 2009 and she agrees that it is time to consider an update. She believes that a number of amendments will be appropriate for the Bel-Red corridor.

→ Deputy Mayor Robertson moved to not initiate the Overlake Investors CPA proposal into the annual work program, and Councilmember Stokes seconded the motion.

Mayor Lee opined that the area has not experienced much change since the Bel-Red Subarea Plan was adopted in 2009, and he could support postponing an update beyond 2014. However, he understands concerns about certain zoning designations and supports a review of the plan if desired by the Council. He will support the motion.

→ The motion carried by a vote of 6-0.

(c) Options for Amending City Council Rules for Oral Communications

Mr. Miyake opened discussion regarding the Council's interest in amending its rules with regard to oral communications during meetings. In its direction to staff, the Council expressed a strong commitment to public involvement with an eye toward maintaining meeting efficiency and civility.

Myrna Basich, City Clerk, recalled that, for some time, the Council has been interested in amending the rules for oral communications. She noted materials provided in the meeting packet. State law requires that Council meetings are open to the public but does not guarantee the right of audience participation with the exception of public hearings.

Ms. Basich said it is the role of the presiding officer to maintain order at Council meetings. The Mayor may instruct the public regarding rules of courtesy for Council meetings, and, if the rules are not followed, the speaker may lose his or her privileges to speak and may be ejected from the meeting for disorderly conduct.

Due to time constraints, the Council was not able to discuss possible amendments to the rules during its Council retreat when the topic was originally scheduled. Ms. Basich referred the Council to the meeting packet for information originally printed for the January discussion, including an update to the matrix that summarizes the rules used by other cities. Information beginning on page 3-38 of the packet outlines four types of rule modifications for the Council's consideration.

Ms. Basich said the first area for consideration provides more specific rules related to the expected decorum at Council meetings, which expressly state the right of the Chair to suspend the person's right to speak should he or she not comply with the rules. Language adopted by Shoreline, Tacoma, and Yakima is provided in the matrix, and sample language is provided on the bottom of page 3-38, should the Council want to consider this type of amendment.

The second type of amendment would limit the total amount of time allotted for oral communications and/or the time allotted to individual speakers. Staff's research found that some cities set limits of 20-30 total minutes for oral communications, and some limit speakers to two or three minutes each without allowing extra time for representatives of organizations or groups. Another approach is to limit the number of speakers on any one subject, as is the case with the City of Kirkland.

Ms. Basich said the third area to consider is to limit the types of content that may be discussed. Some cities (e.g., Seattle, Tacoma, Vancouver) limit oral communications to items on the meeting's agenda. Shoreline expressly limits communications that promote or oppose candidates for public office.

The fourth area for potential modification to the Council Rules is to identify and establish specific criteria for the recognition of community organizations as well as a process for recognizing them. Of the cities researched, Ms. Basich said that only Bellevue, Shoreline, and Yakima offer additional time to representatives of groups, and none specifically define what constitutes a recognized organization. In Bellevue the wording originally started out as "recognized community organizations" but over time was expanded to apply to business groups, homeowners associations, nonprofit service providers, and others.

Ms. Basich recalled that, during the East Link discussions, subcommittees of groups sometimes presented themselves as recognized organizations, which expanded the number of groups speaking to the Council and the meeting time devoted to those communications.

Ms. Basich said staff will develop draft resolution language for any modifications requested by the Council for consideration and action during a future meeting.

Councilmember Davidson said he prefers as little restriction as possible. He appreciates that the broader topic is being addressed. However, he does not want to constrict public testimony, including not restricting it to items only on the meeting agenda. He noted the difficulty in defining decorum to ensure that it is used sparingly to control the microphone.

Mayor Lee said the Chair is expected to exercise good judgment and to keep the meeting in order. He concurred with Dr. Davidson that he does not want to limit free speech. He appreciates citizens who take the time to communicate with the Council. The key is good intention, good citizenship, and mutual respect. If a speaker demonstrates a lack of good intention, Mayor Lee said the Chair needs to exercise discretion.

Mayor Lee spoke in favor of a three-minute limit for all speakers and eliminating the longer time allotted to groups. He is not in favor of limiting the topics that can be addressed. He agreed with the need to better define decorum, which should include the concept of avoiding personal attacks. He believes it should be left to the Chair/Mayor's discretion to determine which comments are derogatory and/or personal attacks.

Deputy Mayor Robertson said Council Rules are currently in two separate resolutions and should be combined into one. The reason the Council is addressing this topic relates to derogatory attacks and disruptive behavior (including foul language) by a couple of individuals who have been appearing at nearly every meeting for more than one year. Ms. Robertson said that derogatory comments during an agenda item to honor the outgoing City Manager were troubling and inconsistent with the level of discourse desired by the Council with the community.

Ms. Robertson strongly supports allowing public comments during Council meetings and is not in favor of limiting oral communications topics. She supports the sample language defining decorum on page 3-38 of the meeting packet. She said the Council might want to add language regarding audience disruptions such as laughing, standing up, and calling to the Council from their seats. While the negative comments do not hurt her feelings, they are not consistent with how the City wants to present its meetings and are not appropriate for public viewing, especially for children.

Ms. Robertson concurs with Mayor Lee in supporting a three-minute limit for all speakers. She suggested limiting speakers to a total of six per topic, noting that the Council has full agendas and business to accomplish during meetings. She is open to considering a maximum time allotted every week for all public communications, but will defer to the rest of the Council on that issue. She would like to continue taking oral communications during every weekly meeting. Ms. Robertson is not in favor of limiting comments by subject matter but supports limiting political candidate-related comments.

Councilmember Wallace said this is a difficult subject. He noted that there have not been any issues with behavior during oral communications until two individuals began commenting during meetings more than a year ago. He said they have been rude and disrespectful, and he noted that Mr. Zimmerman's comments regarding the outgoing City Manager were completely out of bounds.

Mr. Wallace said the Council does not want to make rules that disenfranchise everyone else based on the behavior of two people. However, it is helpful to study what other cities have done to address this issue. Elected bodies must be able to conduct their business, and reasonable boundaries on public participation are appropriate.

Mr. Wallace said he likes Shoreline's approach, beginning with a 30-minute limit for all communications. He is open to allowing additional comment at the end of the meeting, however. He favors allowing comments on any topic and a sign-up sheet to have a rational order for the communications. He likes Shoreline's concept of a three-minute limit per speaker or two minutes if more than 15 people are signed up to speak. He expressed support for the language on page 3-38 of the meeting packet defining decorum.

Councilmember Balducci said this issue is similar to the teacher's dilemma of needing to address inappropriate behavior by one or a few students without penalizing the entire class. She expressed concern about limiting total communications to 30 minutes while allowing the Chair

to waive that limitation if it seems appropriate during a specific meeting. She said this could raise issues of fairness and equal treatment.

Ms. Balducci said the Chair has significant authority in his or her ability to run the meeting and maintain order. She observed that Councilmembers were repeatedly called idiots tonight with no substantive testimony. She believes the Chair should use his or her authority to stop the communication, and she opined that this option is provided under the Council's existing rules and state law. She expressed concern that some of the proposed alternatives could limit legitimate, substantive public comments.

Ms. Balducci said she does not necessarily object to being called out if the comment is made within the context of a substantive point. However, if not, the speaker should be stopped from proceeding with the comments.

Ms. Balducci supports the idea of a sign-up sheet. She spoke in favor of maintaining overall flexibility in the Council Rules. As an example, she said a sign-up sheet would alert the Mayor if a large number of people are wishing to speak. In those instances, the Council could consider modifying the three-minute limit to two minutes per speaker that evening by a vote.

Mayor Lee said that determining when the gavel should be used is not easy. In general, he agrees with Councilmember Balducci. However, he believes it would be helpful to provide more specific guidance for the Chair and Council.

Councilmember Stokes favors three minutes per speaker whether speaking as an individual or for a group. He agrees that the Chair has the authority to exercise rational and reasonable control of the meeting. He said the Council and the public are here for civil discourse and not to take abuse. He said it should be made clear that oral communications is an opportunity to provide comments to the Council, but not to engage in a two-way conversation.

Mr. Stokes noted that calling him names and insulting him are not conducive to him wanting to listen, and it is not helpful to the public. He believes it is not appropriate for citizens to come to meetings with big signs that obstruct the view of the proceedings for the audience. However, he encourages citizens to express their concerns and viewpoints including in writing/via email.

Councilmember Davidson said there is a limitation on the length of the meeting, and the Council has the ability to end the meeting even if all agenda items have not been addressed. He said the Council also allows people to come back at the end of the Regular Sessions for further oral communications. He agreed that the Chair has the authority to use his or her discretion to maintain order and decorum.

Councilmember Wallace reiterated his suggestion to allow 30 minutes of oral communications earlier in the meeting, with an additional opportunity at the end of meetings. This helps to allow the Council to complete its business as well. He said there are additional ways to submit comments to the Council including phone, email and individual meetings.

Responding to Councilmember Davidson, Ms. Basich said that discussions on ballot propositions and comments during quasi-judicial limited public hearings are the only instances in which the total time for testimony is limited.

Mayor Lee summarized his understanding of the Council's comments. He said there appears to be a general consensus about maintaining a certain level of decorum, allowing three minutes per speaker (whether an individual or group), and using a sign-up sheet. He said there is some agreement on limiting communications to a total of 30 minutes early in the meeting, with an additional opportunity to comment later in the meeting.

Councilmember Stokes said he would like to consider a rule regarding the use of signs in Council meetings.

Deputy Mayor Robertson observed that this captures the Council's interests well. She believes it is good practice to periodically review the Council Rules.

Mayor Lee opined that more specific and clear guidelines are helpful for the Chair.

Responding to Ms. Robertson, Ms. Basich said staff will work to present the resolution to the Council by August.

Councilmember Balducci clarified that she is not going to object to any draft language requested by Councilmembers. However, that does not mean she will ultimately support everything that has been discussed. She is not necessarily in favor of the 30-minute limit, for example.

Mayor Lee clarified that he does not have a strong position either way on the 30-minute time limit. However, he believes there is enough interest on the Council to discuss it further.

Ms. Basich said staff will provide draft language alternatives for the issues, especially for items that do not appear to have a clear Council consensus.

At 9:17 p.m., Mayor Lee declared the meeting adjourned.

Myrna L. Basich, MMC
City Clerk

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