

**WARREN CITY COUNCIL
REGULAR MEETING
July 22, 2014**

A Regular Meeting of the Warren City Council was called for Tuesday, July 22, 2014, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

MEMBERS OF THE COUNCIL present:

Cecil D. St. Pierre, Jr., President
Patrick Green, Vice President
Scott C. Stevens, Council Secretary
Keith J. Sadowski, Assistant Council Secretary
Robert Boccomino, Councilman
Kelly Colegio, Councilwoman
Steven G. Warner, Councilman

ABSENT: None

Also Present:

David Griem, City Attorney
Dave Anderer, Building Maintenance Superintendent
Jere Green, Police Commissioner
Bonnie McInerney, DDA/TIFA Director
Dave Monette, Waste Water Treatment Plant Division Head
James Van Havermaat, City Engineer
Henry Bowman, Parks & Recreation Director
Rob Maleszyk, Controller
Gus Ghanam, Assistant Public Service Director

1. CALL TO ORDER

Chairman St. Pierre called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

All members were present

4. ADOPTION OF THE CONSENT AGENDA

Motion:

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Motion to approve was made by Councilman Green and supported by Councilman Sadowski.

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

5. ADOPTION OF AGENDA

Motion:

Motion to approve made by Councilman Stevens and support motion made by Councilman Green with amendments.

Add item 10r, emergency ordinance 1st, court costs, second reading.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Green	Yes
Councilman Warner	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Boccomino	Yes
Councilman St. Pierre	Yes

6. APPROVAL OF THE MINUTES

a) Minutes of the Regular Meeting of July 8, 2014

Motion:

Motion to approve made by Councilman Warner and supported by Councilman Sadowski.

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

7. APPROVAL OF THE BILLS

a) General Fund Bills

Motion:

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Motion to approve was made by Councilman Green and supported by Councilman Sadowski.

Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

Councilman Green	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Councilman Stevens	Yes
Councilman Colegio	No
Councilman Boccomino	Yes
Councilman St. Pierre	Yes

b) Water & Sewer System Bills

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Stevens.

Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

Councilman Green	Yes
Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

c) General Fund Revenue Report

Motion:

Motion to receive and file was made by Councilman Stevens and supported by Councilman Sadowski.

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

d) General Fund Expenditure Report

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Motion:

Motion to receive and file was made by Councilman Stevens and supported by Councilman Warner.

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

e) Building Authority Check

Motion:

Motion to approve was made by Councilman Green and supported by Councilman Warner.

Roll Call:

A roll call vote was taken on the motion. The motion carried (5-2).

Councilman Green	Yes
Councilman Warner	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	No
Councilman Stevens	No
Councilman St. Pierre	Yes

8 ANNOUNCEMENTS

Resolution to Sherry Brasza.

Polish Century Club – Council won Perogi Eating Contest with 74.

Joe Peters and John Alderman passing.

Information in regards to Placemaking.

9 PUBLIC HEARINGS/ADMINISTRATIVE HEARINGS:

- a) PUBLIC HEARING:** Request of Apex Broaching Systems, Inc. (Banteleon Family LLC), to Establish an Industrial Development District (IDD) located at 22800, 22862 and 22900 Hoover Road, Warren, MI 48089. CONSIDERATION AND ADOPTION OF A RESOLUTION.

No one from the audience spoke on this matter.

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Bonnie McInerney, DDA/TIFA Director, appeared before Council and stated that they're just forming the district. They have some equipment on order but they're waiting on a delivery date and they don't want to have that time frame start for their two years until the delivery date of that equipment. As soon as they know that delivery date they will be back before Council for the IFTE. Today is just forming the district, they're on Hoover Road, they have three buildings and they are all continuous parcels. They're willing to form the district around their entire company. They will be purchasing a new spline profile grinder. Again, they'll be back before Council when that's ready for delivery.

Chairman St. Pierre asked if the three continuous addresses and parcels are going to be creating the district.

Bonnie McInerney said that is correct.

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Sadowski.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Green	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman Stevens	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- b) **PUBLIC HEARING:** Request of Niagara LaSalle Corporation to Establish an Industrial Development District (IDD) located at 21750 Hoover Road, Warren, MI 48089. CONSIDERATION AND ADOPTION OF A RESOLUTION.

No one from the audience spoke on this matter.

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Stevens.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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Councilman Green	Yes
Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- c) **PUBLIC HEARING:** Request of Niagara LaSalle Corporation for the approval of an Industrial Facilities Tax Exemption Certificate (IFTE) as required P.A. 198 of 1974 amended. Located at 21750 Hoover Road, Warren, MI 48089. **CONSIDERATION AND ADOPTION OF A RESOLUTION.**

Nathan Stevenson came before Council and asked why an Facility Tax Exemption is given, what it is costing the citizens of Warren, and how long it's going to last.

Motion:

A motion to approve was made by Councilman Sadowski and supported by Councilman Stevens.

Chairman St. Pierre asked Bonnie McInerney to approach the Council and address the resident's concerns.

Bonnie McInerney stated and industrial tax abatement was a 50% abatement on the new tax that would be created from adding new equipment and machinery and additions to the real estate on the building. In this case, under the City of Warren scorecard would be entitled to 12 years on the real proper based on the investment and 9 years on the personal property based on the investment and the number of jobs. It is intended that this company will invest \$1,610,000.00 in real property and \$3,014,500.00 in personal property. She had the executive Vice President for Optima present if the Council had specific questions regarding the machinery.

Chairman St. Pierre asked if Bonnie McInerney would make a recommendation of 12 years on the real property and 9 years for the personal property component, correct.

Bonnie McInerney said that was correct.

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Chairman St. Pierre said that would basically be the motion because now the Council was creating the certificate for the actual tax exemption, for that district.

Bonnie McInerney said that was correct, Council would adopt a resolution that would create the industrial facilities tax exemption.

Chairman St. Pierre said hopefully that answers all the questions.

General Council discussion continued.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Sadowski	Yes
Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Green	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- d) **PUBLIC HEARING:** Request of Proper Polymers for the approval of an Industrial Facilities Tax Exemption Certificate (IFTE) as required P.A. 198 of 1974 amended. Located at 14575 E. Eleven Mile Road, Warren, MI 48088. CONSIDERATION AND ADOPTION OF A RESOLUTION.

No one from the audience spoke on this matter.

Motion:

A motion to approve was made by Councilman Sadowski and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Sadowski	Yes
Councilman Green	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

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- e) **PUBLIC HEARING:** Request of PGI Machining, Inc. for the approval of an Industrial Facilities Tax Exemption Certificate (IFTE) as required P.A. 198 of 1974 amended. Located at 23605 Regency Park Drive, Warren, MI 48089. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Nathan Stevenson, Warren citizen, had a procedural question. He was wondering if there is every any follow up and reporting after these tax exemption certificates as to the benefits received by the citizens of Warren that commence with what the Council approved. He also wondered why is the presentation of what the item going to do presented before Council makes the approval.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Sadowski.

Chairman St. Pierre stated he know in his history they have gone back and audited companies and if they are not meeting the requirements the tax abatement has been taken back.

Bonnie McInerney stated that as part of the tax abatement they have to enter into an agreement with the City, agreeing that they will do certain things and the City follows up with certain reports. The first report is due at the end of the second year. The city makes sure all the investment has been made and jobs have been created and if they fail to live up to the expectations then the city can revoke the certificate.

General Council discussion continued.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman Green	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

10 CORRESPONDENCE FROM THE MAYOR:

- a) **(Died due to lack of support 6/24/14)** Request of the Engineering Division to approve the Traffic Signal Removal at Stephens Road and Merriweather

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Place. The estimated total cost of the proposed traffic signal removal is \$3,774.16 of which the city is responsible for 100% of the costs. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (5-2).

Councilman Stevens	Yes
Councilman Green	Yes
Councilman Boccomino	Yes
Councilman Sadowski	No
Councilwoman Colegio	No
Councilman Warner	Yes
Councilman St. Pierre	Yes

- b) (Postponed 7/8/14)** Request of the Assessing Department to approve License Agreement with Costar Realty Information Inc., sole source provider in the amount not to exceed \$7,197.96.

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Sadowski.

Roll Call:

A roll call vote was taken on the motion. The motion carried (5-2).

Councilman Green	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman Stevens	No
Councilwoman Colegio	No
Councilman Warner	Yes
Councilman St. Pierre	Yes

- c) (Postponed 7/8/14)** Request of the Police Department to award bid ITB-W-9000 to furnish an Animal Shelter for the Police Department to the low responsible and cost effective bidder, Meridian Contracting Group, LLC in the amount of \$24,826.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

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Motion:

A motion to approve was made by Councilman Green and supported by Councilwoman Colegio.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Green	Yes
Councilwoman Colegio	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilman Stevens	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- d) Request of the Parks and Recreation Department for approval of a one year agreement with Michigan Recreation and Parks Association, Mousetrap Group, LLC and the City of Warren for a mobile site application and electronic messaging. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Sadowski and supported by Councilman Warner.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Sadowski	Yes
Councilman Warner	Yes
Councilman Boccomino	Yes
Councilman Green	Yes
Councilwoman Colegio	Yes
Councilman Stevens	Yes
Councilman St. Pierre	Yes

- e) Request of the Engineering Department for Contract Modification No. 1 and Final to V. I. L. Construction, Inc. for an increase contract amount of \$9,240.98 for work completed under the contract P-12-544, 2012 Local Road Improvement Projects-Reid, Norrid and Buchanan and authorizing payment No. 9R and final be issued within 3 days in the amount of \$44,411.65. CONSIDERATION AND ADOPTION OF A RESOLUTION.

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Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Sadowski.

Roll Call:

A roll call vote was taken on the motion. The motion carried (5-2).

Councilman Stevens	Yes
Councilman Sadowski	Yes
Councilman Boccomino	No
Councilman Green	Yes
Councilwoman Colegio	No
Councilman Warner	Yes
Councilman St. Pierre	Yes

- f) Request of the Engineering Department for Contract Extension No. 3 to the City Contract WS-13-550, 2013 with Superior Excavating, Inc. for as needed emergency assistance in water main and sanitary sewer repairs in the amount of \$100,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Green	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- g) Request of the Engineering Department for Contract Modification No. 1 and Final which is a decrease from the original contract amount by \$2,452.65 to P.K. Contracting, Inc. for pavement marking program. Additionally, it is recommended payment No. 2 and Final be issued in the amount of \$23,900.25 be issued within 3 days of approval. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

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Motion to receive and file was made by Councilman Warner and supported by Councilman Sadowski.

Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

Councilman Warner	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman Stevens	Yes
Councilwoman Colegio	No
Councilman Green	Yes
Councilman St. Pierre	Yes

- h) Request of the Engineering Department for amendments of Special Assessment District 396 due to errors found upon the reevaluation of the sidewalk at 32343 Bunert. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Warner.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Warner	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Green	Yes
Councilman St. Pierre	Yes

- i) Request of the Engineering Department for approval of a cost sharing agreement between Macomb County and the City of Warren for concrete Pavement Repairs-Schoenherr Road from the Railroad Crossing South of 10 Mile Road to the I-696 Service Drive. The City's estimated portion of the project is \$127,000.00. CONSIDERATION AND ADOPTION OF RESOLUTION.

Motion:

A motion to approve was made by Councilman Warner and supported by Councilman Green.

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Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Warner	Yes
Councilman Green	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Stevens	Yes
Councilman St. Pierre	Yes

- j) Request of the Engineering Department to approve State Contract 14-5214, Hot Mix Asphalt Resurfacing Work along 13 Mile Road from approximately 700' west of Mound Road to Chicago Road. Total project cost is estimated to be \$820,100.00 with the City of Warren's required participation is estimated to be \$151,300.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Green	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- k) Request of the Community Development Department for a rescission of the agreement to sell City Owned Property Located at 22865 Cyman to Abdul Rafique and Ansarum Begum and accept the same purchase amount of \$72,000.00 from Chou Kue and approve new sale agreement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Sadowski.

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Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

Councilman Green	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman Warner	Yes
Councilwoman Colegio	No
Councilman Stevens	Yes
Councilman St. Pierre	Yes

- l) Request of the Water Treatment Plant to approve additional funding in the amount of \$1,530.00 be awarded to Michigan Steel Fabricators, Inc. for additional services required to complete the WWTP Wet Well Stair Replacement project. (ITB-W-8550). CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Warner.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Warner	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilwoman Colegio	Yes
Councilman Green	Yes
Councilman St. Pierre	Yes

- m) Request of the Building Maintenance Division to authorize the purchase of one (1) 2015 GMC HD2500 Pickup Truck from Red Holman Buick GMC through the Oakland County Cooperative Purchasing Program (Contract #4096) in the total amount of \$36,970.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Warner.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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Councilman Green	Yes
Councilman Warner	Yes
Councilman Boccomino	Yes
Councilman Stevens	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes
Councilman St. Pierre	Yes

- n) Request of the Building Maintenance Division to approve Bid ITB-W-8982 for automated External Defibrillators be awarded to the low responsible cost effective bidder Masterfit Medical Equipment, LLC in the amount of \$18,564.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Boccomino and supported by Councilman Stevens.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Boccomino	Yes
Councilman Stevens	Yes
Councilman Warner	Yes
Councilman Sadowski	Yes
Councilwoman Colegio	Yes
Councilman Green	Yes
Councilman St. Pierre	Yes

- o) Request of the Department of Public Works to award bid ITB-W-9002 to furnish City Tree and Stump Removal Services, be awarded to the low responsible and cost effective bidder, Branch Tree Service, Inc. for a two year period with an option to renew for two additional one year periods at the unit prices listed below for an annual amount not to exceed \$209,450.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Boccomino.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
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Councilman Boccomino	Yes
Councilman Green	Yes
Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes
Councilman St. Pierre	Yes

- p) Request of the Department of Public Works to award the purchase of Rock salt for a one year period, through a cooperative purchasing effort with the City of Farmington Hills, to Detroit Salt Company for a total annual estimated amount not to exceed \$752,972.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Boccomino.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Green	Yes
Councilman St. Pierre	Yes

- q) Request of the City Controller's Office to sell City of Warren Downtown Development Limited Tax Refunding Bonds, Series 2014 for a bond issue not to exceed \$33,000,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Boccomino.

Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

Councilman Green	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes

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Councilwoman Colegio	No
Councilman Stevens	Yes
Councilman St. Pierre	Yes

- r) Request of the City Attorney to adopt an emergency ordinance enabling the district court to impose court costs on defendants found guilty of misdemeanor ordinance violations. CONSIDERATION AND ADOPTION OF A RESOLUTION to amend the General Provisions, Chapter 1, amending Sections 1-2, 1-8 and 1-10 for a First and Second Reading.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Green	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Boccomino	Yes
Councilman St. Pierre	Yes

10 MISCELLANEOUS CORRESPONDENCE:

- a) Request of Shamrock Taxi Cab for increase in taxi meter rates.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Stevens	Yes
Councilman Green	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Boccomino	Yes
Councilman St. Pierre	Yes

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b) Quarterly Water Report

Motion:

A motion to receive and file was made by Councilman Stevens and supported by Councilman Green.

Voice Vote

A voice vote was taken on the motion and all "Ayes" were recorded. The motion carried (7-0).

12 AUDIENCE-AN OPPORTUNITY FOR CITIZEN PARTICIPATION

Members of the audience who would like to address the City Council this evening may do so under the Audience portion by filling out the designated form. You will have three minutes to speak.

13 COUNCIL-CALENDAR OF PENDING MATTERS

14 COUNCIL BUSINESS:

No Council business was discussed.

15 ADJOURNMENT

Motion:

A motion to adjourn was made by Councilman Sadowski and supported by Councilman Warner.

Voice Vote

A voice vote was taken on the motion and all "Ayes" were recorded. The motion carried (7-0). The meeting adjourned at 9:05 p.m.

**Scott C. Stevens
Secretary of the Council
Mayor Pro Tem**