

**TOWN OF YUCCA VALLEY
TOWN COUNCIL MEETING MINUTES
APRIL 12, 2007**

Mayor Neeb called the regular meeting of the Town of Yucca Valley Council to order at 6:00 p.m.

Council Members Present: Herbel, Leone Luckino, Mayes, and Mayor Neeb.

Staff Present: Town Manager Takata, Deputy Town Manager Stueckle, Town Attorney Silvergleid, Community Services Director Schooler, Administrative Services Director Yakimow, Community Development Director Best, Public Works Director Glowitz, Lt. Boswell, and Deputy Town Clerk Lindberg

PLEDGE OF ALLEGIANCE

Led by Council Member Herbel

INVOCATION

Led by Pastor Jerel Hagerman, Joshua Springs Calvary Chapel

PRESENTATIONS, RECOGNITIONS, INTRODUCTIONS

1. Employee of the first Quarter, 2007.

Deputy Town Manager Stueckle introduced Employee of the Quarter Bill Pierce of the Code Enforcement Division. Mayor Neeb presented a plaque to Mr. Pierce.

2. Seniority Pins

Town Manager Takata congratulated Deputy Town Manager Stueckle for 15 years of service to the Town. Mayor Neeb presented the 15 year pin to Deputy Town Manager Stueckle.

3. Introduction of New Employees

Town Manager Takata introduced Jeffrey Doten, Maintenance Worker I – Parks, and Jerry McPheeters, Facilities Maintenance Specialist.

APPROVAL OF AGENDA

Council Member Leone moved to approve the agenda. Council Member Luckino seconded. Motion carried 5-0 on a voice vote.

CONSENT AGENDA

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- 4. **Approve**, Minutes of Regular Town Council Meeting of March 8, 2007 as presented.
- 5. **Waive**, further reading of all ordinances and read by title only.
- 7. **Approve and Adopt**, Resolution No. 07-12, appointing Joseph A. Glowitz as Town Engineer, and Noel R. Owsley as Town Surveyor.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, APPOINTING A TOWN ENGINEER AND TOWN SURVEYOR

- 8. **Receive and file**, AB 1234 Reporting Requirement Schedule for the month of February, 2007.
- 9. **Approve and adopt**, Resolution No. 07-13, an amendment to the JPA by which Governing Board members may be compensated for attendance at MBTA Board meetings.

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, APPROVING AN AMENDMENT TO THE MORONGO BASIN TRANSPORTATION AUTHORITY JOINT POWERS AGREEMENT SO AS TO AUTHORIZE COMPENSATION FOR MEMBERS OF ITS GOVERNING BOARD

- 10. **Ratify**, Warrant Register in the amount of \$1,109,624.84 for expenses dated March 2, 2007 through March 30, 2007.

Council Member Herbel requested to pull Item 6.

Council Member Leone moved to adopt Consent Agenda Items 4, 5 and 7 through 10. Council Member Mayes seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Member Herbel, Leone, Luckino, Mayes, and Mayor Neeb
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

6. Bicycle Lockers, Town Project No. 8704, Award of Construction Contract.

Council Member Herbel noted that the budgeted amount for the lockers was approximately \$40,000. Currently construction plus administrative expenses are \$26,176. She questioned where the rest of the money will go.

Deputy Town Manager Stueckle replied the grant is a 50/50 split between the Town and SANBAG; that half of the unused grant funds remain with SANBAG for expenditure on eligible programs. Assuming there are no change orders due to increased costs, the

\$13,000 will be returned to the Local Transportation Fund for future allocation by the Town Council. The funds, however, must be expended for gas tax purposes. Staff recommends the award of the contract.

Council Member Mayes moved that the Town Council Award the construction contract to T.J. Janca Construction Inc., the lowest submitted base bid in the amount of \$21,976; establish \$2,200 contingency and \$2,000 administrative costs and authorize the Town Manager, Town Attorney and the Mayor to sign all necessary documents; and authorize the Town Manager to expend the contingency if necessary to complete the project. Council Member Herbel seconded. Motion carried 5-0 on a roll call vote.

- AYES:** Council Member Herbel, Leone, Luckino, Mayes, and Mayor Neeb
- NOES:** None
- ABSTAIN:** None
- ABSENT:** None

PUBLIC HEARING

- 11. Conditional Use Permit, CUP -07-06, Resolution**
A request by Verizon Wireless for approval of an 80 foot high telecommunications antenna (monopole) adjacent to an existing County antenna at 58399 Serin Drive (Paxton Hill)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 07-06 FOR ASSESSOR PARCEL NUMBER 598-011-17

Contract Planner Criste stated the request is to relocate equipment from the adjacent existing County operated lattice tower to the new monopole which is required due to changes in technology. The site is isolated with no immediately surrounding development. The equipment will be located in an existing equipment room. Construction of a cement pad for future placement of a generator is also requested. Due to the location on Paxton Hill with other towers and its design, the new tower will be difficult to see and therefore fairly unobtrusive. The Planning Commission considered the project and recommends approval of the Resolution approving CUP 07-06 to the Town Council based upon the findings and Conditions of Approval.

Mayor Neeb opened the Public Hearing.

Ramon Mendoza, Yucca Valley, spoke in favor of the project.

Larry Burge, Yucca Valley, questioned if only Verizon would be using the tower or would it also serve other cell phone companies.

There being no one else wishing to speak, Mayor Neeb closed the Public Hearing.

Contract Planner Criste stated that only usage by Verizon is proposed at this time.

Council Member Leone stated Paxton Hill is an identified site for these kinds of services.

Council Member Luckino moved to adopt Resolution No. 07-14, approving Conditional Use Permit 07-06 based upon the findings and Conditions of Approval. Council Member Leone seconded. Motion carried 5-0 on a voice vote.

12. Public Facilities Development Impact Fees, Consideration of Fee Level Modifications.

Deputy Town Manager Stueckle commented the item is a request for direction to staff regarding possible adjustments to Development Impact Fees. Should the Town Council decide to adjust the fees, staff would return with a Resolution at the next Town Council meeting. The Council determined in 2004 that Impact Fees may be necessary for the fiscal stability of the Town. A Public Facilities Impact Fee Study was prepared based on input from a Blue Ribbon Committee and Consultant recommendations. In October of 2005 the Council considered and approved the Study which established 5 categories: general facilities, park facilities, trails, storm drains and street and traffic and determined legally defensible maximum fees. Development Impact Fees of \$5,200 per unit for single and \$3,600 per unit for multi family residential development were implemented. According to Resolution 05-59, the Town Council reviews the fees annually and makes any adjustment deemed necessary. This is the annual public review.

Mayor Neeb opened the Public Hearing.

Bill Souder, Yucca Valley, stated the potential maximum of \$15,615 for single family homes is not a problem to him. The Blue Ribbon Panel recommended the fees be scaled to the size of the home based on the number of bedrooms. The only way the Town can get ahead on infrastructure is to implement the maximums. The maximum commercial fee is approximately 10% of typical construction costs. He suggested starting at 5% of construction cost per square foot for fees on commercial and industrial building.

Charles McHenry, Yucca Valley, stated the residential fees should be raised a little to offset the cost of infrastructure. The fees are not supposed to be a revenue source but rather an offset to expenses. He liked that the Town worked with Home Depot by not imposing impact fees but by requiring off-site infrastructure improvements. Commercial development may go to other communities if impact fees are too high and the Town will lose sales tax revenue.

Warren Lavender, Yucca Valley stated he served on the Blue Ribbon panel and the impact fee structure should be changed. Commercial and business enterprises should be charged at rates as high as or higher than residential builders.

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Jerel Hagerman, Yucca Valley, spoke in opposition to raising the fees, noting that the new sanctuary at his church would have cost nearly a million dollars if the impact fee was set at the maximum.

Larry Burge, Yucca Valley, spoke in opposition to raising fees for multi family homes.

Ramon Mendoza, Yucca Valley, spoke in favor of maximum impact fees, suggesting they be lowered for those who live on dirt roads.

Howard Parrett, Joshua Tree, spoke in opposition to maximum fees for commercial noting he is developing 21,000 square feet of commercial/industrial space and the fees on his building could be \$150,000 to \$200,000. If the fees are that high he may not be able to build.

Bob Thacher, Yucca Valley, requested that the Town consider a transfer tax on the sale of real property of 1% noting the funds could go to the general fund for any project the Town sees fit, and not just the limited purposes of the impact fees ordinance.

Mike Reynolds, Yucca Valley, stated he is the President of the BIA and they oppose the raising of impact fees.

Fritz Koenig, Yucca Valley, questioned the rationale for impact fees.

Bart Pederson, Yucca Valley, advised he worked on the Blue Ribbon committee but did not agree with all of the recommendations, and strongly recommended that the fees remain the same.

Sabrina Peukert, Yucca Valley, spoke in opposition to charging commercial fees to encourage businesses to come here to increase the tax base and revenues.

Mark Vikdal, Yucca Valley, spoke in opposition to the increase in fees.

Carols Rodriguez, Rancho Cucamonga, Deputy Executive Officer of BIA, requested that the Town Council either lower the fees or keep it where it is.

David Scholar, Yucca Valley, spoke in opposition to an increase in the existing fee structure.

Larry Bruley, Yucca Valley, spoke in favor of a square foot percentage formula being implemented for housing so that fees could be collected on smaller projects like additions. He also likes the transfer tax idea.

Patrick Donnelly, Yucca Valley, spoke in favor of the maximum fees for all development.

Art Miller, Yucca Valley, spoke in favor of the idea of the transfer tax, noting that until that is looked at, he supports the current fee structure.

Jerry Campbell, Yucca Valley, spoke in opposition to raising fees.

Mike Poland, Yucca Valley, stated he opposes commercial fees but favors residential fees; however, they should be more equitably applied according to square footage. He asked that the fees stay where they are.

Jerry Sue Reynolds, Joshua Tree, spoke in favor of a possible transfer tax that would go on and on and provide a revenue base that would be there to repair and expand infrastructure in all of Yucca Valley.

The following people did not wish to speak but requested that their opposition to an increase in fees be registered: Paula Reynolds and Cynthia Kraemer of Yucca Valley.

There being no one else wishing to speak, Mayor Neeb closed the public hearing.

Council Member Leone questioned if the transfer tax is possible. Town Attorney Silvergleid advised that, since we are not a Charter City, the existing documentary transfer tax goes entirely to the County. Council Member Leone commented regarding a square footage formula for residential building, noting that he has always been a proponent of fairness and that may be something to look at. Regarding commercial and industrial development, our dirt here is relatively cheap and big box stores are not paying the high prices for property. In fairness, they should be paying to become part of the community. He suggested a minimum of at least \$1 per square foot for commercial and industrial development, noting that Home Depot indicated last year that they did not have a problem with a small impact fee, and other developers in Town have said they did not have a problem with \$1 per square foot. He noted he does not feel there should be an increase to residential fees.

Council Member Luckino questioned the need for the annual review of impact fees and asked if it is a requirement of AB 1600. Deputy Town Manager Stueckle replied not in terms of adjustment of fees, noting that State law requires an annual report, but that is separate from Council annual review of the fee level. When the fees were adopted in 2005, the concept was that the fees needed to be looked at diligently before increases were made. Council Member Luckino asked if alternative revenue options would be considered during the Strategic Plan discussions at the next meeting. Deputy Town Manager Stueckle advised that is one of the strategies to be looked at. Council Member Luckino questioned if the Building Permit figures discussed by some of the speakers were accurate, and if there is a component in the RDA plan to waive fees to keep low to moderate housing more affordable. Deputy Town Manager Stueckle responded the ordinance is very specific in providing a reduction or waiver of fees for all properties, not just those in the RDA, which is common in communities throughout the state. In fiscal

year 04/05 permits were issued for 384 single family homes and 4 multi-family homes. In 05-06, permits were issued for 244 single family homes and 13 multi-family homes. Through the end of February 07, 7 single family permits were issued. Yucca Valley's trends are very similar to communities in our region. Twentynine Palms has also experienced a significant decline as have cities in the low desert. Council Member Luckino questioned the concept of charging fees based on the square footage of a home. Deputy Town Manager Stueckle advised that some very large cities assess multi-family residences on that basis but not single family residences. The Council can re-evaluate the issue; however, much of the structure of the Development Impact Fee report would need to be revised and up-dated by Muni Financial. The estimated expense would be \$30,000 to \$40,000. Council Member Luckino commented Impact Fees are voluntary, meaning if nothing is built the Town does not receive any funds. The Town has to operate like a business and evaluate what the market will bear in fees. Impact Fees won't solve the \$200 million dollar problem we have with streets and flood control. We need to look at many solutions. Commercial is a vital component of our economy. The \$1 per square foot fee won't hurt Home Depot and Wal-Mart. They will simply deduct that fee from what they would spend for off-site improvements. It's the local residents and builders who will be hurt. There is an emotional connection to residential construction because you want to live here. That market can bear the \$5,200 fee. Commercial doesn't have that connection, looks at the bottom line and can just move down the road.

Council Member Herbel commented regarding an Interim Report from the San Bernardino County Grand Jury dated May 18, 2006 advising the County that impact fees are untapped resources for public facilities. The mitigation fee structure is designed to address only the infrastructure needs not the impact that development has as a whole. She noted the Director of Land Use Services for the County and Supervisor Hansberger have both indicated the County is looking at development fees but the fees must be consistent with the fees of surrounding municipalities. Commercial development leaving the Town because of impact fees won't be an issue when the County implements fees. In all fairness commercial should be charged an impact fee. In the report, Muni Financial recommended that commercial contribute to storm drains, streets and traffic. People are going to come from all over to go to Home Depot and other future stores and that impacts roads, pedestrian safety and traffic flow. Also, the General Plan calls for 5 acres of developed parkland for every 1,000 residents which means the Town needs 105 acres for 21,000 residents, but only has approximately 45 acres of parks. She noted she supports Council Member Leone's suggestion of \$1 per square foot.

Mayor Neeb questioned the rationale for commercial not contributing to parklands. Deputy Town Manager Stueckle advised that impacts on park and recreational facilities from commercial/industrial development can be identified and, on a relative basis, they are extremely minimal. It would have taken significantly more study by Muni Financial to estimate that minimal impact in comparison to residential properties. Mayor Neeb requested that staff respond to the questions asked by the public.

Deputy Town Manager Stueckle advised that the impact fee study is limited to the two

state highways and major arterials in the community. Residential roads are not included in the study and the fees cannot be expended on dirt or other local roads. Regarding the cost and necessity of the infrastructure, the determination of necessary infrastructure begins with the General Plan. Before the General Plan was adopted the Council went through a visioning process to confirm the direction of the Plan with the community. All the other Town Plans come from the General Plan. The infrastructure costs are based on the best science available to us today. Regarding a reduction of fees for homes on dirt roads, people who live on dirt roads benefit from improvements to the state highways and major arterials supported by the fees. The Town is responsible for the expense of adding the third lane to the State highways within the Town boundaries. Regarding impact fees for expansion and remodeling of existing structures, under AB 1600 impact fees can not be charged when the square footage does not change. An expansion of one residential unit does not change the usage of the unit or its impact on the community.

Mayor Neeb requested a recap of the development fees charged by other communities. Deputy Town Manager Stueckle advised that comparing communities is difficult because we don't know what they included for infrastructure in their study. A national study found a wide range of fees. Fees in southern California for smaller cities range from a high in Santa Clara of \$67,000 to those of Highland and Yucca Valley of approximately \$5,200. It is important for current and future policy makers to have information on the maximum that can be charged. We also now have maintenance assessment districts being formed for streets, landscaping and lighting in new developments. A Public Safety assessment district process is being prepared to apply to new projects. As part of the strategic planning process the Council will continue the aggressive financial management program which began several years ago.

Council Member Mayes moved that the impact fees for single family and multi family residential residences remain at the current level. Council Member Leone seconded. Motion carried 5-0 on a voice vote.

Council Member Mayes stated he has a difficult time with impact fees this time. Commercial development pays enormous costs that residential does not bear. Commercial does not increase the population and for that reason he does not believe commercial impact fees are appropriate. Commercial buildings are infrastructure. . There will be a need for commercial impact fees someday but not today.

Council Member Leone stated there should be a waiver of impact fees for which local commercial developers, medical facilities and other services could apply. Big Box stores don't care about our fees because our dirt is cheap. \$1 per square foot is low and what's fair is fair.

Council Member Luckino questioned the projected annual sales tax revenue from Home Depot. Town Manager Takata responded the first year is estimated to be between \$200,000 and \$250,000. Council Member Luckino commented commercial development

is essential to support services in the community.

Council Member Luckino moved that no impact fee be implemented for commercial development. Council Member Mayes seconded. Motion failed 2-3 on a voice vote with Council Member Herbel, Leone and Mayor Neeb voting no.

Council Member Leone moved to instruct staff to return with a Resolution implementing a \$1 per square foot development impact fee on commercial, office and industrial development with waivers for non-profit organizations, medical and other services.

Town Attorney Silvergleid advised that waivers and reductions must meet the findings in Section 3.40.130 WAIVERS OR REDUCTIONS of the Municipal code. Each project would have to meet the criteria on its own merits no matter what commercial service is being offered. Deputy Town Manager Stueckle commented that equity and consistency must be applied to all stores whether 1,000 square feet or 20,000 square feet. The Council can look at a separate fee for medical type business but then the impact of those businesses must be evaluated and our fee study did not break it down by business type.

Mayor Neeb commented that the Big Box stores will come when the roof tops merit it even with impact fees in place, and seconded the motion to implement a \$1 per square foot development impact fee revised as recommended above. Council Member Leone agreed to the revision.

Council Member Luckino stated he is passionate about impact fees and the need for sales tax revenue and jobs. \$1 per square foot doesn't sound like much but does change the bottom line.

Council Member Mayes called the question.

The motion carried 3-2 on a voice vote with Council Member Luckino and Mayes voting no.

PUBLIC COMMENT

Charles McHenry, Yucca Valley, encouraged people to attend the "Relay for Life" being sponsored by the Cancer Society on April 28, 2007.

Ramon Mendoza, Yucca Valley, commented regarding the need for sustainable development and advised that areas graded for development should be re-vegetated.

Howard Parret, Joshua Tree, stated the meeting was very professional and he appreciates the action tonight. He asked if he is correct in thinking these impact fees cannot be used for the sewer system.

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Paul Hoffman, Yucca Valley, spoke as the Chair of the Yucca Valley Relay for Life, noting they raised over \$98,000 last year and the goal this year is \$100,000. 41 teams have signed up and over 150 cancer survivors will be attending the breakfast. He noted that support from the Town has been overwhelming and thanked the Town for the use of the stage.

Bart Pedersen, Yucca Valley, questioned why an impact fee can't be assessed on housing on a square foot basis.

Sarann Graham, Yucca Valley, invited the community to attend the Chamber's home and garden show, advised that applications are being accepted for the Grubstakes Days parade, and expressed her disappointment that a fee on commercial and industrial was passed.

Harry Bowkley, Yucca Valley, commented regarding package sewage treatment plants noting the state only certifies them once a year, maintenance is a problem and they can pump nitrates into the ground water. He also questioned "courtesy" approvals of grading permits that allow the removal of Joshua Trees and other native plants.

Bill Souder, Yucca Valley, invited everyone to attend the Hi-Desert Nature Museum sponsored Earth Day celebration on April 21, 2007 and advised that new exhibits are planned for the museum. Recommended that the Council set a sustainable growth goal.

Town Manager Takata advised that waste water is not included in the impact fees because that is under the purview of the Hi-Desert Water District.

Deputy Town Manager Stueckle stated residential impact fees can be done on a square foot basis if you have a nexus study that links the fee to square feet or the number of bedrooms. Our study was not prepared in that manner. We don't know if it even can be but staff can look at if the Council so directs. He asked anyone aware of ordinances that are not being enforced to contact Community Development Director Best. Regarding a courtesy permit for the Mesquite 55 project, it met all of the Town's requirements and had all approvals. The question was if the Town should withhold grading permits until the project was approved by the CA Regional Water Quality Control Board. Staff received a call from Board staff stating that, due to illness, the Board had not had a quorum for several months and requesting that construction permits for the projects not be withheld. Board staff further stated that the project would be approved by the Board. Grading has nothing to do with waste water discharge. The Town did not cut any corners for Mesquite 55.

STAFF REPORTS AND COMMENTS

Community Services Director Schooler reported that the "Great Race" will be in Yucca Valley for a lunch stop at the Community Center on Friday, July 13th.

Town Manager Takata reported the Home Depot site is being graded and concrete should be poured either this week or next.

Capt. Williams thanked the Council for attending the Footprinters dinner and announced that Detective Randy Warfield was selected as the Officer of the Year. He noted there has been a 31% increase in calls for service and people are beginning to expect an urban level of service instead of resolving the issue with their neighbors. This will be part of the strategic plan discussion when it is held.

Community Development Director Best congratulated Bill Pierce for being selected as Employee of the Quarter.

Public Works Director Glowitz reported regarding discussions with Caltrans about the final cost and cost sharing for the traffic signal at SR 62/SR 247, noting a final EIR and project report should be in by the end of the year and construction could begin next summer. The project includes extended left turn phasing on SR 62, left turn arrows from all directions and signage on poles aligned with traffic lanes.

Deputy Town Manager Stueckle commented that staff is also going to have to look at how the Outer Highways affects Joshua Lane, SR 247 and pedestrian safety. There will have to be more limitations on the turning movements and flow of traffic from those cross streets.

Town Manager Takata stated staff is still working with Caltrans on the Camino Del Cielo issue.

MAYOR AND COUNCIL MEMBER REPORTS AND COMMENTS

13. Council Member Herbel

Congratulated Bill Pierce and Stueckle for their achievements and welcomed the new employees.

Reported regarding attendance at the California Summit on Safe Communities in Sacramento where the problems of high risk sex offenders and sexually violent predators were discussed. She noted she is trying to get the DVD of the summit for airing on local cable TV.

Reported regarding attendance at the Change of Command Ceremony at the Marine Base.

Reported regarding attendance at the City/County Conference

Paid tribute to her grandmother who has terminal cancer.

14. Mayor Pro Tem Leone

Congratulated Deputy Town Manager Stueckle and Bill Pierce and welcomed the new employees.

Commended Pastor Hagerman who recently lost his wife to cancer.

15. Council Member Luckino

Congratulated Bill Pierce and Deputy Town Manager Stueckle and welcomed the new employees.

Offered his personal condolences to Pastor Hagerman and his family.

16. Council Member Mayes

Congratulated Bill Pierce and Deputy Town Manager Stueckle and welcomed the new employees.

Commented he appreciated the tone of all the comments made on the impact fees, noting it is not an easy topic and will have an enormous impact on the Town. Civility is good and we have agreed to disagree and move on together.

17. Mayor Neeb

Reported regarding attendance at the League of California Cities Environmental Policy Committee, noting there are 100 bills going through the state legislature on climate change and the committee will be working on some of those bills in future meetings.

COMMITTEE REPORTS

- A. Town of Yucca Valley (Leone, Luckino)/Hi Desert Water District.**
- B. Town of Yucca Valley (Luckino, Mayes)/Morongo Unified School District**
- C. Town of Yucca Valley (Mayes, Neeb)/Chamber of Commerce**
- D. Town of Yucca Valley (Mayes, Leone)/Caltrans**
- E. Town of Yucca Valley (Leone/Herbel)/Airport District**

Council Member Luckino reported that he and Council Member Leone attended the 2+2 meeting with the Water District where the main topic was moving the wastewater treatment plant forward. They will be meeting again late in May. Town Manager Takata advised that a Joint Powers Agreement with the Water District will probably be necessary. Council Member Herbel questioned if there would be another joint Town Council and Water Board meeting. Mayor Neeb replied no date was set but it will probably be when the 2+2 committee feels it would be productive.

CLOSED SESSION

- 18. CONFERENCE WITH LEGAL COUNSEL – LITIGATION**
Section 54956.9(a) Kevin Donaldsen #970 Misdemeanor Citation...

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19. Closed Session pursuant to Government Code Section 54957, Public Employee Performance Evaluation (Town Manager)

Mayor Neeb adjourned the meeting to Closed Session at 8:58 p.m. and reconvened to open session at 9:15 p.m. with no reportable action taken. There were no members of the public present.

ANNOUNCEMENTS

Next Town Council Meeting, Thursday, April 26, 2007, 6:00 p.m.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Jeannie Lindberg
Deputy Town Clerk