

**Harbor Springs City Council Minutes
March 17, 2008**

Mayor Jardine called the ninth meeting of the Harbor Springs City Council to order at 7:00 pm, in the City Council Chambers at 160 Zoll Street, Harbor Springs, Michigan.

1. Roll Call and Verification of Quorum

Present: Jean Jardine, Michael Heinz, Laura Kors and Pringle Pfeifer

Absent: None

There is one vacancy on City Council.

Also Present: City Attorney James T. Ramer, City Manager Frederick W. Geuder, Police Chief Daniel J. Branson and City Clerk Ronald B. McRae

2. City Clerk / Comptroller / Treasurer

A. Approval of Minutes

The following changes were requested to be made to the March 3, 2008 regular meeting minutes:

1. Page 2, Item 2B, the last paragraph reads, "...in the amount of \$600,710.95..." It should read, "...in the amount of \$2,036,408.09..."
2. Page 3, Item 4, twice in the first paragraph and the in the motion, the name used was "the Petoskey-Harbor Community Foundation". It should be "the Petoskey-Harbor Springs Area Community Foundation".
3. Page 7, Item 11, the Motion reads, "...at least twenty (25) years..." It should read, "...at least twenty-five (25) years..."
4. Page 8, Item 11, the first paragraph begins with a quote ("), it should end with quote.

#7419 – Motion by Pfeifer, second by Heinz, to approve the March 3, 2008 regular City Council meeting minutes as amended.

Ayes – 4
Nays – 0

B. Approval of Bills

I have examined the bills appearing on the vouchers below and recommend they be allowed and payment be made from the following funds:

Voucher Number	Description	Fund Name	Amount
7448	Payroll Ending 3/2/08	General Fund	\$31,713.95
		Major St. Fund	1,897.58
		Local St. Fund	1,102.43
		Historical Fund	432.80
		Electric Fund	9,552.45
		Water & Sewer Fund	4,544.14
		Waterfront Fund	110.07
		Equipment Fund	4,724.48

7449	Sales Taxes Feb 08 And State Withholding	General Fund Electric Fund	\$4,113.66 12,804.51
7450	Accounts Payable - No Council 2/18/08	General Fund Major Street Fund Local Street Fund Historical Fund Electric Fund Water & Sewer Fund West Traverse Water Waterfront Fund Equipment Fund	\$19,114.86 0.00 0.00 151.52 36,405.41 1,347.47 4,183.25 1,297.21 17,132.42

#7420 – Motion by Heinz, second by Pfeifer, to approve the bills in the amount of \$150,628.21.

Ayes – 4
 Nays – 0

THEREFORE, BE IT RESOLVED that claims on voucher numbers #7449, #7450, and #7451, checked by the Finance Committee, in the amount of \$150,628.21 be allowed for payment, and the City Manager and the Mayor are hereby authorized to execute warrants to be drawn on the following funds:

General Fund	\$54,942.47
Major Streets Fund	1,897.58
Local Streets Fund	1,102.43
Police Reserve	0.00
Historical Fund	584.32
Electric Fund	58,762.37
Water & Sewer Fund	5,891.61
West Traverse Water Fund	4,183.25
Waterfront Fund	1,407.28
Equipment Fund	21,856.90
Trust Fund	0.00

Total	\$150,628.21
	=====

3. Citizen Comments

None

4. Public Hearing on the Proposed Amended Conditional Zoning Approval and the Proposed Amendment of Planned Development Permit for the Harbor Springs Hotel, 266 East Main Street

Mayor Jardine called the Public Hearing to order at 7:03 p.m.

Mayor Jardine asked if there were any comments concerning the Proposed Amended Conditional Zoning Approval and the Proposed Amendment of Planned Development Permit for the Harbor Springs Hotel.

Pete Wallin, representing Richard and Millie Wallin, 307 East Bay Street, and Dr. Bruce Ohmart, 302 East Main Street, stated that Gardner Street should be one-way due to the narrow street width and the short sight distance at the intersection of Gardner and East Main Street. Wallin stated that Fire Chief Schiller and Police Chief Branson also believe that Gardner Street would be safer if it is one-way. Wallin also asked when the construction will start and the estimated time to complete the project.

With no further comments, Mayor Jardine closed the public hearing at 7:06 p.m.

5. Consideration of the Harbor Springs Hotel Amended Plan

A. Consideration of Ordinance No. 370

City Manager Geuder stated that the Planning Commission held a public hearing on the proposed Hotel amended site plan dated January 25, 2008. The Planning Commission approved the amended site plan and recommended City Council do the same.

City Attorney Ramer stated that City Council should approve Ordinance No. 370, which amends the Conditional Zoning Approval for the Harbor Springs Hotel based on the agreement by the parties in the David and Mary Woods vs the City of Harbor Springs and the City of Harbor Springs Planning Commission lawsuit. Attorney Ramer reviewed the changes that were agreed to by the parties and the amendments that are being made to the Amended Site Plan dated January 25, 2008.

#7421 – Motion by Kors, second by Pfeifer, to approve Ordinance No. 370, as follows

An ordinance to amend the conditions of the conditional rezoning of Parcel 24-51-15-13-176-123 from the TR (Transitional Residential) District to the CBD (Central Business District) District, by amending subsection (26) of Section 401 of Article 4 of Chapter 50 of Title V of the Code of the City of Harbor Springs.

WHEREAS, on March 5, 2007, the City Council rezoned Parcel 24-51-15-13-176-123 (the "Subject Property") from TR to CBD, subject to conditions; and,

WHEREAS, Harbor Springs Hotel ("the Applicant") has submitted an amended site plan dated January 25, 2008 (the "Amended Site Plan") for development of the Subject Property, and such Amended Site Plan has been conditionally approved by the Planning Commission, subject to the City Council's acceptance of the Applicant's offer dated February 19, 2008, to amend the conditions of the conditional rezoning of the Subject Property so that use of the Subject Property shall be limited to the uses and structures as located in the Amended Site Plan, and further subject to the City Council's approval of the Project as a Planned Development under the City Zoning Code; and; and,

WHEREAS, the City Council finds that the offer of conditional rezoning dated February 19, 2008, was voluntarily presented to the City, in accord with Section 405, Public Act 110 of 2006, of the Michigan Zoning Enabling Act, as amended; and,

WHEREAS, on March 17, 2008 at 7:00 p.m., the City Council held a public hearing on the Applicant's application for amending the conditions of the conditional rezoning approval of the Subject Property and accepted comments from the public that the Council has duly considered, and acted upon, in this Ordinance; and,

WHEREAS, the City Council finds that if the offer of rezoning is accepted, the rezoning would serve the public interest for the same reasons as set forth in Sections 1

through 9 of the 12th Whereas Clause of Ordinance No. 366, which Sections are incorporated herein by reference; and,
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WHEREAS, the City Council finds that amending the conditional rezoning of the Subject Property will not cause the interests of adjacent property owners to be damaged or injured, because the changes proposed increase the west set back of the building in the Bay Street Parcel, and eliminate the roof deck use; and,

WHEREAS, the Council finds that any action it takes to rezone the Subject Property should be conditioned upon the Applicant beginning construction of the Project in a timely fashion, and that if the Offer of Conditional Rezoning is to be accepted, it should be subject to the conditions herein added;

WHEREAS, the City Council finds that the adoption of the within Ordinance is necessary for the health, safety and welfare of the City of Harbor Springs,

NOW, THEREFORE, THE CITY OF HARBOR SPRINGS ORDAINS:

Section 1

Section 50.401(26) of Article 4, Chapter 50 of Title V of the Code of the City of Harbor Springs shall be amended to read as follows:

(26) Parcel 24-51-15-13-176-123 (the "Subject Property") shall be rezoned from TR (Transitional Residential) District to the CBD (Central Business District) District, provided that the use of the Subject Property shall be limited to that of a Condo-Hotel, and the Condo-Hotel shall be constructed, located and used on the Subject Property only in accordance with the site plan package dated January 25, 2008, and applicable provisions of the City Zoning Code.

Section 2

That a zoning permit shall not be issued for the Project unless and until the terms and conditions of the Offer of Conditional Rezoning dated February 19, 2008 shall be incorporated into an amendment to the Planned Development and Conditional Rezoning Agreement dated June 21, 2007, in form and content satisfactory to the Council, specifying the terms and conditions of this Ordinance, and the scope and details of the Project, and such Agreement, as amended, must be signed by the owner of the Subject Property, which Agreement, as amended, must be binding upon the owner of the Subject Property and all persons having an ownership or security interest or other legal interest or right in the Site, as determined by a title commitment to be obtained by the City Attorney for the benefit of the City, who shall join in, consent to, or otherwise subordinate their interest in the said Agreement, which Agreement shall be recorded in the Emmet County Register of Deeds, to run with the land of the Subject Property for the benefit of the City of Harbor Springs, and that shall bind successors in interest in the Subject Property and the Project, in perpetuity.

Section 3

That this Ordinance is contingent upon the City Council amending zoning approval of the Project as a Planned Development under the PD (CBD) provisions of Section 50.2301(4) of the Zoning Code, subject to all the conditions of the Special Land Use Approval as contained in the Resolution of Approval adopted by the Planning Commission at its meeting of February 21, 2008, and further subject to such conditions as may be established by the City Council in its approval of such Planned Development, and if such approval is not granted, this Ordinance shall be void, and not effective.

Section 4

That if construction of the Project, as such term will be defined in the Agreement to be signed as referred to in Section 2 of this Ordinance, has not commenced prior to City Council Meeting Minutes
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365 days after the entry of a dismissal with prejudice in the case of Woods v. City of Harbor Springs, File No. 07-9786-CE, or October 31, 2009, whichever last occurs, the zoning of the Subject Property shall be restored to TR; provided, such deadline date may be extended, but only upon application of the landowner, and by resolution of the City Council.

Section 5

That a zoning permit shall not be issued for the Project unless and until the case of *Woods v. City of Harbor Springs*, File No. 07-9786-CE has been dismissed with prejudice, and the other conditions of the Letter of Understanding – Settlement entered into between the City and the Applicant and David and Mary Wood dated February 8, 2008, have been otherwise complied with.

Section 6

The provisions of this Ordinance are hereby declared to be severable, and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by a court of competent jurisdiction, the remaining portions of said ordinance shall remain in force.

Section 7

This Ordinance shall take effect ten days after the date of adoption and publication of this Ordinance, and after the conditions of Section 3 of this Ordinance has been satisfied.

Section 8

A copy of this Ordinance may be purchased or inspected during normal business hours at City Hall, 160 Zoll Street, Harbor Springs, Michigan.

Ayes – Heinz, Kors, Pfeifer and Jardine
Nays – None

Ordinance No. 370 is declared adopted, 4-0.

B. Consideration of the “Resolution to Approve a Project as a Planned Development”

City Attorney Ramer stated that City Council should approve the “Resolution to Approve a Project as a Planned Development” (hereinafter referred to as the “Resolution”). The adoption of the Resolution amends the approval of the Harbor Springs Hotel Project as a Planned Development under the PD (CBD) provisions of Section 50.2301 (4) of the Zoning Code, subject to all of the conditions of the Special Land Use Approval as contained in the Resolution of Approval adopted by the Planning Commission and all of the conditions of Ordinance No. 370, approved by City Council this evening. Further, the Resolution approves the First Amendment to and Restatement of the Planned Development Agreement and Conditional Rezoning Agreement (hereinafter referred to as the “Agreement”) and authorizes the Mayor and City Clerk to sign the same.

#7422 – Motion by Heinz, second by Pfeifer, to approve the “Resolution to Approve a Project as a Planned Development (CBD)”, as follows:

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WHEREAS, on March 5, 2007, the Council approved the application of Harbor Springs Hotel (“the Applicant”) for zoning approval of a Condo-Hotel project (the “Project”) as a Planned Development under Section 50.2301 of the Harbor Springs Zoning Code to be located on parcels 24-51-15-13-165-001 and 24-51-15-13-176-123, commonly known as 266 East Main Street (the “Site”); and,

WHEREAS, the Applicant has requested that the City Council amend its approval of the Project as a Planned Development under Section 50.2301 of the Harbor Springs Zoning Code to conform to an amendment to the Site Plan dated January 25, 2008 (the “Amended Site Plan”), and subject to all of the conditions of the amendment to the Special Land Use Approval as contained in the Resolution of Approval adopted by the Planning Commission at its meeting of February 21, 2008, and further subject to all of the conditions of Ordinance No. 370 of this Council dated March 17, 2008, approving an amendment to the conditional rezoning of Parcel 24-51-15-13-176-123 from TR to CBD; and,

WHEREAS, the City Council finds that the Site is located within the area specified in Section 50.2301 of the Zoning Code; and,

WHEREAS, the City Council finds that Site is greater than one-half an acre in land area; and,

WHEREAS, the City Council finds that Harbor Springs Hotel, LLC (the “Company”) is the owner of the Site and the Applicant, and that the Project will be developed and administered as an integral unit; and,

WHEREAS, the City Council finds that the Project was permitted as a special land use by the Harbor Springs Planning Commission within the CBD regulations as provided in Article 12 of the Zoning Code, subject to the City Council’s rezoning of the TR parcel to CBD and further subject to the City Council’s adoption of this Resolution; and,

WHEREAS, the City Council finds that the Applicant is proposing to construct a Condo-Hotel which is 39 feet and 3 stories in height;

WHEREAS, the City Council finds that on February 21, 2008, the Planning Commission recommended that the height and story limitations of Section 50.1203 of the Zoning Code be modified to allow the construction of the Project which is proposed to extend 39 feet and 3 stories in height as depicted in the application; and,

WHEREAS, on March 17, 2008 at 7:00 p.m., the City Council held a public hearing on the Applicant’s application for zoning approval of the Project as a Planned Development; and accepted comments from the public that the Council has duly considered, and acted upon, in this Resolution.

WHEREAS, the City Council finds that the Project as submitted by the Applicant achieves integration of the Project with the characteristics of the Central Business District through innovation in land use, design, layout and type of structure to be constructed, through the use of underground parking, preservation of a substantial area of lawn space on the southeast corner of the Site, and a concerted effort to reduce the impact of the Project on neighboring properties; and,

WHEREAS, the City Council finds that the Project as submitted by the Applicant achieves economy and efficiency in the use of land, natural resources and energy, by

placing parking underground, and preserving a substantial area of lawn space on the southeast corner of the Site; and,

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WHEREAS, the City Council finds that the Project will provide better employment and economic development and shopping opportunities particularly suited to the needs of the community and the Central Business District, by constructing a quality facility that will be aesthetically pleasing and that will have a façade similar to structures historically located on the Site; and, that by being a facility where the public can find lodging, the Project will attract hotel guests that will shop and use the restaurants, retail and service establishments in the Downtown District, thereby promoting and enhancing economic activity in the Downtown District; and,

WHEREAS, the City Council finds that facilities benefiting the public at large, or the general Downtown District are to be provided within the Project, such that a variation from the strict application of the height and story limitations is appropriate under the circumstances, since the public at large will have the opportunity to stay at the Condo-Hotel under the restrictions imposed thereon by the Planning Commission in its Special Land Use approval, and as provided in the Condo-Hotel regulations in the Zoning Code, and that such hotel guests will shop and use the restaurants, retail and service establishments in the Downtown District, thereby promoting and enhancing economic activity in the Downtown District; and,

WHEREAS, the City Council finds that there are areas of open space within the Project that make a better site development than if the strict application of the height and story limitations were adhered to, because the green space planned for the southeast corner of the property is aesthetically pleasing, and promotes an environmentally preferable use of the Site as compared to a building or above ground parking lot at such location, and will provide a respite area for guests and visitors and provide limited restricted opportunity for social functions, that will benefit the community; and,

WHEREAS, the City Council finds that the Project as a whole promotes desirable economic development in the Central Business District to such an extent, and the economics of the project are such that a variation from a strict application of the height and story limitations is appropriate under the circumstances because it does not appear likely that a condo-hotel at this Site will be economically feasible without approving the Project as a Planned Development, and the Council finds that additional retail and service space will be added to the downtown inventory, and an increased tax base for the City will result, and the Council finds that hotel guests staying at the hotel will shop and use the restaurants and retail and service establishments in the Downtown District, thereby promoting and enhancing economic activity in the Downtown District, resulting in new jobs; and,

WHEREAS, the City Council finds that the Project as a whole promotes the health, safety and welfare of the City of Harbor Springs because of the significant aesthetic improvement, additional green space, indoor parking, and internal trash and recycling containers, and enhanced economic activity and an enhanced tax base; and,

WHEREAS, City Council finds that Project will not cause the interests of adjacent property owners to be damaged or injured, because the changes proposed increase the west set back of the building on the Bay Street Parcel, and eliminate the roof deck use;

WHEREAS, the Council has reviewed the form and content of a First Amendment to and Restatement of the Planned Development and Conditional Rezoning Agreement, as prepared by the City Attorney, and is satisfied with the form and content thereof;

NOW, THEREFORE, in consideration of the foregoing findings, the City Council resolves as follows:

RESOLVED, that the Project, but only to the extent as provided in the Amended Site Plan, is granted zoning approval as a Planned Development under the PD (CBD) provisions of Section 50.2301(4) of the Zoning Code, subject to all of the conditions of the Special Land Use Approval as contained in the Resolution of Approval adopted by the Planning Commission at its meeting of February 21, 2008, and further subject to all of the conditions of the Ordinance of this Council dated March 17, 2008, approving an amendment to the conditions of the conditional rezoning of Parcel 24-51-15-13-176-123 from TR to CBD; and,

FURTHER RESOLVED, subject to the conditions set out in Resolving Paragraph 3 hereof, that the First Amendment to and Restatement of Planned Development Agreement and Conditional Rezoning Agreement (the "Agreement") is approved, and the Mayor and City Clerk are authorized to sign same; and,

FURTHER RESOLVED, that this Resolution is subject to the following conditions:

All persons having an ownership or security interest or other legal interest or right in the Site, as determined by a title commitment to be obtained by the City Attorney for the benefit of the City, shall join in, consent to, or otherwise subordinate their interest in the said Agreement, so that the Agreement shall not be subject to divestiture upon foreclosure or other transfer of any such interest or right in the Site, the form of such consent or subordination being first approved by the City Attorney; and,

The Agreement shall be recorded in the Office of the Register of Deeds of Emmet County; and,

A title insurance policy shall be issued to the City from the title company issuing the title commitment referred to in subparagraph (a) of this Resolving Paragraph 3, insuring the interest of the City in the Agreement as being prior and paramount to any lien, mortgage or other interest.

FURTHER RESOLVED, that a zoning permit shall not be issued by the City for the Project unless and until all of the conditions of Resolving Paragraph 3 of this Resolution have been satisfied, and the case of *Woods v. City of Harbor Springs*, File No. 07-9786-CE has been dismissed with prejudice, and the other conditions of the Letter of Understanding – Settlement entered into between the City and the Applicant and David and Mary Wood dated February 8, 2008, have been otherwise complied with.

Ayes – Kors, Pfeifer, Jardine and Heinz
Nays – None

Resolution is declared adopted, 4-0.

City Manager Geuder stated that he would like to know what Mossburg's schedule is for demolition and construction. Mossburg stated that his rough estimate was to begin demolition in May or June and complete construction in one year to sixteen months from the beginning of the demolition of the existing building.

City Manager Geuder stated that the 2008 Calendar of Events is a list of events that are held annually on City property or rights-of-way or that otherwise require City approval. Manager Geuder stated that he added the Star Class Regatta for September 8-13, City Council Meeting Minutes
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2008, a one-time event which Council approved at an earlier meeting. However, Manager Geuder stated that he would like to add the Michigan Shoreline Bike Tour for August 8-9, 2008, to the calendar

Manager Geuder also noted a change for the date of the sidewalk sales. Usually the sidewalk sales are held on Labor Day, but with the shorter peak season, the Chamber of Commerce Downtown Business Committee is looking at changing the sidewalk sales to Saturday, August 23, 2008. The event started as an end of summer “welcome back” to locals shopping downtown and as an end of season sale. He believes the business community’s standpoint is to have the sidewalk sales a little earlier while more people are here to move more merchandise at the end of the season.

#7423 – Motion by Kors, second by Heinz, to approve the 2008 Calendar of Events, as presented by the City Manager.

Ayes – 4
Nays – 0

7. Right-of-Way Policy

City Manager Geuder stated that he is often asked by residents and property owners why they don’t have a curb and gutter by their houses. The simple answer is that curbs and gutters are placed only where we have storm sewers to drain the storm water runoff.

The City is fortunate that we have generally very porous soils, and when water does go off the pavement and onto the adjacent lawns, it usually soaks away rather quickly. Manager Geuder further stated that the City should not put in curbs and gutters everywhere, especially if they are not needed everywhere.

The curb and gutter issue was questioned by Bob Burskey, 374 Glenn Drive. This property is located directly across the street from the Washington Street access. Manager Geuder did state that some water may accumulate a little in this area. However, he believes that the bigger issue is that this is where Glenn Drive narrows down before turning into the wood, and trucks and other vehicles tend to cut it a little short and people drive over the edge of the road. The landscaping or lawn gets chewed up a little at the edge of the road. Workers also may park off the pavement.

Manager Geuder stated that he does not believe that the problem warrants the City putting in curb and gutter at that location. There is a storm sewer across Glenn Drive on Washington. Manager Geuder stated that the homeowner, Bob Burskey, had Benchmark Engineering, Inc. draw up a plan. Manager Geuder stated that he had Benchmark Engineering, Inc. look at a couple of issues to be in line with what he thought could be included in a potential “curb and gutter policy” for the City.

Manager Geuder stated that he did not have a problem with the homeowner paying for the project depicted on the plan presented to Council for their review and any repair of the blacktop road surface. However, the contractor selected to do this work should be approved by the City and the curb and gutter project inspected by Benchmark Engineering, Inc., at the homeowner’s expense. Further, the homeowner should be required to get approval from the Glen Woods Association because the property is in a Site Plan Condo Association.

Councilperson Heinz questioned if the policy should include a recommendation from the Planning Commission for this type of project to be able to make sure the neighbors are informed of the proposed project? Manager Geuder stated that could be one way of handling a request of this nature.

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However, Manager Geuder stated that he is also concerned with people asking for curb and gutters where there is no storm sewer. Also, would approval of this type of a project be setting a precedent?

Councilperson Pfeifer stated that she believes that this type of project request should go through a process similar to the process Council approved for underground electric line projects.

Council discussed this issue. It was a consensus from Council that Manager Geuder should develop a policy on this issue and bring it back to the Council for consideration.

8. Board and Commissions

A. Planning Commission (PC)

Mayor Jardine announced that the next scheduled PC meeting is scheduled for 6:00 p.m., Thursday, March 20, 2008 in the City Council Chambers.

B. Zoning Board of Appeals (ZBA)

Council reviewed the March 12, 2008 ZBA meeting minutes. Mayor Jardine announced that the ZBA meeting is scheduled for 5:30 p.m., Wednesday, April 9, 2008 in the City Council Chambers, if there is any agenda item

C. Harbor Commission Meeting (HC)

Mayor Jardine announced that the HC meeting is scheduled for 4:00 p.m. on Wednesday, March 19, 2008 and will be held in the City Council Chambers.

D. Appointments to Boards and Commissions

Mayor Jardine stated that she did not have an appointment to the PC Commission as yet. The vacancy was created by the resignation of Peter Sears.

E. Next City Council Meeting

Council considered the cancellation of the April 7, 2008 City Council meeting. It was their consensus to cancel the meeting. Mayor Jardine announced the next regular City Council meeting is then scheduled for 7:00 p.m., Monday, April 21, 2008 in the City Council Chambers.

9. Old and New Business

A. Appointment of a City Council Member

Councilperson Kors stated that she believed that with the upcoming issues, she would like to see an experienced person be appointed. She stated that former Mayor and former Councilperson Al Dika had the experience to be on Council and had knowledge

and background in the issues coming before Council. Then she offered the following motion.

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#7424 – Motion by Kors, second by Heinz, to appoint Al Dika to fill the vacancy on Council for the term ending November 4, 2008.

Ayes – Heinz and Kors
Nays – Pfeifer and Jardine

Motion failed.

Mayor Jardine if anyone else had a nomination. Councilperson Pfeifer offered the following motion:

#7425 – Motion by Pfeifer, second by Heinz, to appoint Alan Hegedus to fill the vacancy on Council for the term ending November 4, 2008.

Ayes – Jardine, Heinz and Pfeifer
Nays – Kors

Mayor Jardine asked City Clerk Ron McRae to administer the Oath of Office to Hegedus.

McRae administered the Oath of Office to Hegedus. Mayor Jardine and the Council offered their congratulations to Hegedus.

B. Open Flags

Council discussed the open flags downtown. Councilperson Pfeifer noted that the flags are not too big, look nice, but could be lower, and stated it was her understanding that they should be taken down on a daily basis when the merchants were not open. The City Manager Geuder was asked to review the conditions for approval and work with the merchants to follow them.

C. Moving Mates Signs

Council reviewed City Manager Geuder's memorandum on the Moving Mates signs. Manager Geuder noted that while the signs have worked for a number of years, he is being questioned by a number of other businesses as to whether they too can place signs in the right-of-way.

Council members discussed this issue briefly. The City Manager was directed to place the issue on the April 21st agenda and to notify the owner of Moving Mates that the issue was being discussed.

D. Electric Industry Memorandum

City Manager Geuder discussed some of the upcoming issues with Council on the electric industry issues. Obtaining more electric energy from "Green" sources was also discussed. No action was taken on this issue.

10. Adjournment

With no further business, Mayor Jardine adjourned the meeting at 8:07 p.m.

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Ronald B. McRae, City Clerk

Jean Jardine, Mayor

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Attachments