

TOWN OF HAYMARKET, VIRGINIA
Chartered 1799
County of Prince William

JOINT PUBLIC HEARING
HAYMARKET TOWN COUNCIL AND PLANNING COMMISSION
APRIL 1, 1996

**Subject: Rezoning R-1 to B-2 15101 Washington Street
Able Properties, Applicant**

MAYOR
John R. Kapp

ATTORNEY
Kristina Keech Spidler

STAFF PLANNER
Elizabeth Weller

CHAIRMAN
Lyssa Whitfield

COUNCIL
Steve Bean, Vice Mayor
Mary Lou Scarbrough
Nancy Bailey
Debbie Johnson
James Shepard

COMMISSIONERS
John Duckett, Vice Chairman
Bob Seffinga
Mark Branca

The Public Hearing was opened by Mayor Kapp at 7:04 p.m. at St. Paul's Episcopal Church Parish Hall. Roll call found all members present.

1. Rezoning of 15101 Washington Street from R-1 to B-2

Mayor Kapp states there is an amendment to the proffers dated April 2, 1996 in regard to screening of the southern border of the property the Planning Commission has not received. The proffer is for a wood board on board fence 4' graduating to 8'.

Mayor Kapp turned the meeting over to the Planning Commission to review and discuss this additional proffer. Mr. Contrucci states the proffer is subject to Planning Commission and Town authority at the time of construction and does not have to be voted on before the hearing or vote.

Ms. Santangelo responded to the proffer that on the advice of her attorney she will not sign the buffer proffer. Commissioner Branca asked Ms. Santangelo if she felt this was a more desirable fence than the opaque fence.

Chairwoman Whitfield asked Ms. Santangelo if this fence proffer answered all her concerns. She states no.

Mayor Kapp asked if the Planning Commission approved of the proffer. Commissioner Branca asked if the additional proffer remained unsigned by Ms. Santangelo would it still be a part of the proffer package. Mr. Contrucci states it is still valid unsigned by Ms. Santangelo. Attorney

Spitler asked Mr. Contrucci to confirm again that the proffer stands even unsigned. He answered yes. Attorney Spitler indicated there is no reason not to accept this proffer. Commissioner Seffinga moved to accept the April 1, 1996 amendment regarding the buffer (fence) to proffer, seconded by Commissioner Branca. Motion carried by unanimous vote of the Planning Commission.

The meeting was turned back over to the Council.

Mayor Kapp asked for anyone who wished to speak in favor of the rezoning to please make their statement.

For

1. Creston Owen, 16211 Thoroughfare Road, speaks as a business owner in the County. From a business prospective he is for the rezoning, as a friend he states Mr. Costello has improved the property and this is a wonderful opportunity for the citizens of the western end of the county.
2. Sharon Tomachek, 16211 Thoroughfare Road, states the Payne Property is looking so much better now. She is in favor of the rezoning.
3. Don Briand, 6691 Fayette Street, business owner also (Matthew's Restaurant), the proceeding of the project will increase traffic through town, increase the tax base, will improve other businesses. If the project dies the only thing that would keep him here is his lease. All the house needs is paint and a little work. The property looks much improved, he believes Mr. Costello will do what the Council wants, he has said that at the recent meetings.
4. Adrienne Crafton-Masterson, 7600 Rogues Road, Nokesville, real estate business owner in Haymarket, she just showed the Beck house which has been restored to its beauty. She is totally in favor of this project - now the property looks different she feels sure Mr. Costello will do something wonderful with the property. The Occoquan historic preservation fellow who spoke at the Haymarket/Gainesville Business & Professional Assn meeting recently stated it was the Planning Commission and Town Council who control the growth of the town.
5. Terry Olsen, 15948 Warburton Drive, states Mr. Costello has proven himself here in town and she is in favor of the rezoning.
6. Dave Schauss, 6654 Hunting Path Road, states since 1984 he has worked for Don. He truly believes Don believes in his employees and the town. Mr. Schauss states this is a nice project that would employ quite a few people. He looks forward to the day when we can enjoy a dinner at the Payne house, like the Inn at Little Washington. He is proud to be a friend of and employee of Don Costello.
7. Jim Nichols, 4301 Waterfall Road, states he supports the project. He develops visioning plans for the Army. He states when you have a vision it is a risk - preservation is a concern you don't let the termites eat it up - he would like to see this place have class. Don's investment in this community is proven. He states lets have two nice restaurants in town.

Mayor Kapp asked for any who wishes to speak against the rezoning.

Against

1. Mike Kyle, 6611 Brave Court, he has heard some good things about Don and a few misrepresentations, i.e., fear of 15 houses if not approved. Mr. Kyle states the lot will not physically hold them. The town ordinance will not allow that many houses. The preservation of the house they say they can't guarantee. The house has been inspected and engineers state it is solid. There is no reason that saving the house can not be guaranteed. He states the method of approach of the applicant has been frightful with the no trespassing signs posted on every tree, the threat of lawsuit if not rezoned, proffer gives no assurance, the GDP of office/retail space is not part of the proffer, the possible negative effect of traffic of construction. The fact that it is only a misdemeanor if the applicant tears down the house. The preservation committee will put forth a suit to prevent demolition. Mr. Kyle states the house does look nice now he just wonders what is really in store for that house.

2. Bobbie McManus, 7614 Linton Hall Road, Gainesville, states her qualifications are just as well as some of the other who have spoken, as she has nothing to gain but hopes to see Haymarket become a small quaint village. She would like to see the Payne house preserved. She states he hints for a great restaurant - he could have a show place - it bothers her when he cleared the area some of the shrubbery dumped were very historical, over 100 year box woods which are very valuable. She asks what are the shops he intends. Ms. McManus states it is in the Councils hands and suggests they ask the right questions and don't blanket rezone. Don Costello needs the Councils guidance.

3. Mark Moorstein, 10500 Battlefield Parkway, Gainesville, represents himself. He been asked by a number of people to make comments. He states he represents developers 80% of the time. He does not think this issue centers around anything other than the Payne house. The issue identity of the Payne house affects the identity of the town and the assurance of its preservation is the concern of the preservation folks. Looking through the ordinance there is room for doubt of the house. The issue is not only for Haymarket but for the county. Development can be in a very smart way but it is necessary to have assurances to preserve in the proffers.

4. Betty Jo Santangelo, 6740 Fayette Street, states her northern boundary is the Payne property bordering 115'. She states she is not against this project. She met Mr. Costello at the public hearing on March 25th. She has been impressed with the testimony of the many people who have spoken for him. She bought her property based on the comprehensive plan stating R-1, the Vice Mayor, the first week of February stated to her there would be no way a project like this would be approved because Fayette Street is the historic core area and in all cases this would be preserved. She asks that the Council vote from their heart. There is nothing in the proffers that says it will be restored or preserved and will be there next week. It has been offered to the town for \$1.00 if not feasible - does the town have the money to move the house?

May Kapp asked for a second time for anyone who wishes to speak for the rezoning.

For

1. Fred Price, Jefferson Street, states this is probably the best chance the town has of preserving the house - the proffers are as close as we'll get. To comment on what Mike Kyle said, the lot is a little over 3 acres he could get 9 or 10 building lots in there. He asks the Council to approve the rezoning.

Creston Owen in follow up (1) In question of what types of business it looks to him like small shops in the majority of the area. (2)He went to the Red Rooster last weekend and thought it a beautiful little shop. (3)Ms. Santangelo has stated four times she supports the project. (4)In regard to the intimidation question, he doesn't think anyone has tried to strong arm anyone.

Mayor Kapp asked for a second time for anyone who wishes to speak against the rezoning.

Against

1. Mrs. Turner, 6790 Fayette Street, states on behalf of the Historical Commission that in 1991 the town commissioned the Historical Commission for the bicentennial with a museum in mind. The historical overlay was adopted and the ARB formed and ordinance adopted and the historical overlay included in the comprehensive plan. All this property was planned, the Payne house was kept residential because there was so much commercial in town already. Mr. Amireh (former owner of Payne property) came to the Council wanting a demolition permit and B-2 zoning, he was told no way.

Mrs. Turner introduced Mr. Shield map maker by professions, who made the historic map for Prince William County. Mr. Shield gave some history and background of the house and its former owners.

Mrs. Turner states she has been approached by many residents with concerns for the house. The Town Council should take their concerns into consideration.

Mayor Kapp asked a third time for anyone wishing to speak in favor of the rezoning.

For

No one spoke

Mayor Kapp asked a third time for anyone wishing to speak against the rezoning.

Against

Mr. Kyle summarized Mr. Costello has asked you to throw out the comprehensive plan and historic overlay. This is a very important decision as it sets a precedent. If you give in it will put all the historic treasure properties in jeopardy. The town does need commercial development but not on this lot. Let Mr. Costello divide the property and keep the house for his fathers use.

Hearing closed.

2. Comprehensive Plan

Mayor Kapp asked for those in favor of the comprehensive plan to speak.

For

1. Mr. Kyle states the comprehensive plan protects the historic treasures. He is for it. Second and third asking for - no one spoke.

Mayor Kapp asked for anyone who wishes to speak against adoption of the comprehensive.

Against

After three askings no one spoke against the adoption of the comprehensive plan.

Hearing closed.

3. Ordinance to amend rezoning/zoning map amendments

For

After three askings no one spoke for the amendment.

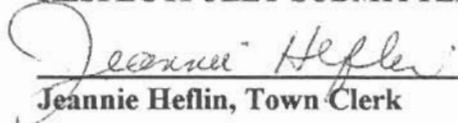
Against

After three askings no one spoke against the amendment.

Hearing closed.


Public hearing closed at 8:15.

RESPECTFULLY SUBMITTED:



Jeannie Heflin, Town Clerk

APPROVED:



John R. Kapp, Mayor

jph496

TOWN OF HAYMARKET, VIRGINIA
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County of Prince William

HAYMARKET TOWN COUNCIL MEETING APRIL 1, 1996

MAYOR
John R. Kapp

ATTORNEY
Kristina Keech Spittler

STAFF PLANNER
Liz Weller

COUNCIL
Steve Bean, Vice Mayor
Mary Lou Scarbrough
Nancy Bailey
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James Shepard

The regular April meeting of the Haymarket Town Council was called to order at 8:27 by Mayor Kapp. The Mayor led Council in the Pledge to the American Flag and Tom Simmons, Seminarian, St. Paul's Episcopal Church led the Council in prayer. Roll call found all members present.

Minutes

Councilman Shepard moved to dispense with the reading of the minutes and approve minutes with corrections noted, seconded by Councilwoman Johnson. Motion carried by unanimous vote.

Police Department

Sgt. Bockey states there were 110 traffic violations, 4 criminal, 16 reports filed and 40 complaints for the month of March. Sgt. Bockey states he met with the liaisons on March 29. In regard to the pursuit in which the police car was damaged, it is still under investigation with the state police out of Loudoun County. Sgt. Bockey reports the general orders are on computer disc at the attorneys office.

Treasurers' Report

The treasurers' report was read with an operating account balance of \$49,199.53.

Unpaid Bills

Councilwoman Bailey moved to approve unpaid bills of approximately \$70, seconded by Councilman Shepard. Motion carried by 5/0 roll call vote.

Request by Treasurer for \$20,000 monthly allocation, instead of \$15,000 monthly allocation, Vice Mayor Bean moved to approve, seconded by Councilman Shepard. Motion carried by 5/0 roll call vote.

Business License

Affordable Auto, Tk Equipment & Small Engine Repair, Doug Ryder and John Tedder, applicants, 14850 Jordan Lane, formerly Lansdowne Auto Repair. Vice Mayor Bean moved to approve, seconded by Councilwoman Bailey. Motion carried by unanimous vote.

D & J Excavating, Don George & Juleen Rothfolk, applicants, in Century Stair lot at 15175 Washington Street. Vice Mayor Bean moved to approve, seconded by Councilwoman Bailey. Motion carried by unanimous vote.

Motor Vehicle Dealer Board, Zoning Letter amendment - Vice Mayor Bean moved to adopt amended letter to "office for sale of motor vehicles" removing the word "display" since vehicles are not permitted to be displayed in the town limits. Motion seconded by Councilman Shepard. Motion carried by unanimous vote.

Selective Auto, 6707 Jefferson Street, #5, Vice Mayor Bean moved to approve, seconded by Councilwoman Bailey.

Sign Permit

Selective Auto, 6707 Jefferson Street, #5, 24" x 24" sign, Vice Mayor Bean moved to approve, seconded by Councilman Shepard. Motion carried by unanimous vote.

Building Permit

Phillip Harrover, 14740 Washington Street, upgrade electric. Vice Mayor Bean moved to approve contingent upon being sent to Gary Eddy, seconded by Councilwoman Bailey. Motion carried by unanimous vote.

Old Business

Rezoning or Zoning Map Amendment Section 12-253, Code of Ordinances of the Town of Haymarket - read by Mayor Kapp to Council. Motion by Councilman Shepard to adopt, seconded by Vice Mayor Bean. Motion carried by unanimous vote.

Payne Property rezoning, 15101 Washington Street, R-1 to B-2 Mayor Kapp states the major concern is the preservation of the house. Mayor Kapp wants to see the house preserved, one question is what is best for the town. If Mr. Costello wanted to tear down the house he could demolish it by state code after due process. Mayor Kapp states Mr. Costello states and has proffered that he is going to fix up the house. By law Mr. Costello could put in 11 or so homes in the R-1 zoning.

Chairman Whitfield asked if the Planning Commission would have an opportunity to examine the new proffer (buffer fence on south of property) and make a recommendation. Attorney Spittler states the Planning Commission voted to accept the amendment to the proffers. In addition, the new proffer is not substantial and does not change the substance of the proffers. Chairman Whitfield then reported that the Planning Commission voted three to one to recommend approval of the rezoning application.

Councilman Shepard moved to accept the rezoning of R-1 to B-2, seconded by Councilwoman Bailey.

Vice Mayor Bean states, to Mrs. Santangelo, that when Don brought rezoning request, he was shocked, but since then he has reconsidered what is best for the town. He would like to see someone fix up the house and live in it. In response Mrs. Santangelo states they (Council) are to uphold their ordinances.

Councilwoman Bailey would like to say she has gone many nights sleepless about this subject. When elected to Council it was for representation of the town and what she feels is best. She states the town does not have the money to move the house, nor the property on which to put it. Ms. Bailey feels with these proffers it is the best we can hope for. She states, Mr. Costello says he wants to fix up the house and she hopes Mr. Costello's word is as good as it is written. Motion carried by four/one vote, with Councilwoman Johnson voting against.

Citizens Time - No one spoke.

Old Business

Water - Mayor Kapp held a meeting on March 5 with 10 business and Washington Street landowners. Another meeting is scheduled for April 2 to further discuss bringing water down through town. John Sloper provided water line prices for 8". PWCSA will pay the difference from 8"-18" line, businesses were favorable. Mayor Kapp would like authorization to be able to put in \$5-10,000 for water line from town funds. Vice Mayor Bean states he doesn't think it will help residents since they can not afford tap fees. He states PWCSA will take water to 15 and he thinks the Mayor should wait to see what the group comes up with at the April 2 meeting.

Haymarket/Gainesville Business & Professional Association - at their March meeting the Chairman of the ARB for the Town of Occoquan spoke to the group about the transformation of Occoquan stating the one thing that was important for success was a **strong ARB**.

Virginia Power & GTE meeting stating they are going into venture for economic marketing program for computer. They will fund one for Prince William County which we can access.

Valor Awards luncheon - for Police Officers and rescue workers in the County. Mayor Kapp attended.

Comprehensive Plan - Councilwoman Johnson asked now that we approved the rezoning of the Payne Property does that amendment need to be included in the plan. Chairwoman Whitfield states a comprehensive plan amendment must be filed. Ms. Weller states typically an amendment is filed before or after but does not invalidate the comprehensive plan. Attorney Spitler states the comprehensive plan will be amended to reflect what we just voted on (Payne rezoning). She states you should change to "main street center commercial" as part of the motion. Councilwoman Johnson moved to adopt comprehensive plan with stipulation that the Payne Property change to "main street center commercial," seconded by Vice Mayor Bean. In discussion Ms. Weller clarified that there is no letter designation for this. Motion carried by unanimous vote.

Wolfe Industrial Auction trailer - Attorney Spitler states we need to find out who owns the property and if the trailer is not on property by permission we could cite the abandoned vehicle statute which would allow it to be moved.

Forms and applications - Vice Mayor Bean moved to table, seconded by Councilman Shepard. Motion carried.

Noise Ordinance - Mayor Kapp states there was considerable discussion at the last meeting that we should go with the decibel standard. Several months ago Attorney Smith states we could go either of two ways, decibel or reasonable person standard. If we go with the decibel standard we would have to buy expensive equipment. Attorney Spitler says the question is how much of a problem it is. The decibel level make it clearer and is easier to prosecute but it is not required. The equipment is approximately \$1500 and must be calibrated (which is additional periodically). Mayor Kapp and Vice Mayor Bean state they have not had too many problems. The Council passed on to the Planning Commission for recommendation. The PC will review at the April 2 meeting. Tabled.

ISTEA grant - March 22 meeting in Fairfax for review, attended by Mayor Kapp and Mrs. Turner. A copy of the application was presented to each member of the Board. The panel will now review and rate 13-15 items and grade them. They will take the top 20 applications and make the decision in June.

Computer upgrade - Councilman Shepard would like to upgrade the old computer for the Historical Commission. He has \$750 left over from the appropriation to upgrade the Town Clerks computer. He only needs a monitor (\$150). Fred Price offered one to the town free. Councilman Shepard is working on getting the modem straightened out. He also informed Council there is a company providing Internet access that charges \$99.50 annual for phone line. He states Town Clerk could access state and county offices. Vice Mayor Bean moved to approve up to \$150 to finish upgrade and funds to get on the Internet, seconded by Councilwoman Bailey. Motion carried by 5/0 roll call vote.

Employee Handbook - Councilwoman Scarbrough and Johnson gave to the Town Clerk and the Police Dept the employee handbook to look at. Attorney Spitler will look at the handbook to determine if it can be considered a contract and will provide language for inclusion. Tabled.

BPOL - Attorney Spitler advised Mayor Kapp we should refund tax over the ceiling to Century Stair without interest.

BPOL ceiling - Scheduled for public hearing on May 6 to repeal the \$5,000 ceiling provision in the BPOL ordinance.

BOCA/CABO books - Mayor Kapp asked Chairwoman Whitfield if she purchased the books yet. She stated no.

D&J Business License and town tags - Town Clerk was instructed to call Mr. George and inform him they were ready for him to pick up.

Kruse Corner - Site plan approved, sidewalks are being fixed, not a permanent walk, just a temporary solution. Vice Mayor Bean states he spoke with VDOT about the storm sewer grate and they pay for its purchase.

Prince William Municipal League - Haymarket is hosting the April 23 meeting at 8:00.

Budget - meeting scheduled for April 11 at 7:00 p.m.

Historic Designation - Mayor Kapp read the ordinance last month. He realized the ARB has not looked at it. He will pass it on to the ARB.

Architectural Review Board

Chairman Seffinga states ARB pre-approved Ryan Homes model.

New Business

Comprehensive Plan Amendment - Tabled.

Appointment to vacant Council seat - Charter states shall fill seat. The Mayor states since we only have two meetings before the new council is seated he feels we should wait for election. Attorney Spitler states there is concern since the charter states shall replace then there becomes an issue of time. Vice Mayor Bean moved to table, seconded by Councilman Shepard. Motion carried by unanimous vote.

Zoning Map Update - Mayor Kapp states two properties on map zoned R-2 on the end of Jefferson Street and one at Bleight Drive he questions as to the R-2 zoning. Vice Mayor Bean states Bleight Drive was zoned bake in the 1970's. Ms. Weller says as long as the current zoning

map was adopted that land is R-2. Mrs. Leonard states both properties were rezoned at the same time.

Street scape - Tabled to May.

Personal Property Tax exception - Attorney Spitler states in her discussion with the Town Clerk she learned what the county sends for assessment is not what the Council wants to tax. She states she has already gotten some research so it wouldn't take too long to respond with the Council's authority.

She states also the treasurer has asked for input to confirm the gross receipts of a certain business. She states the treasurer can not get tax information that the county and state can. The treasurer can go to the county and get what they are reporting to them and have them (business) take an oath.

Liens on delinquent real estate tax property - Mayor Kapp states Attorney Smith says he has placed liens, Martin Crim stated to the Town Clerk he does not place them. Attorney Spitler will look into the matter.

Request for a wedding in the Town Hall council chamber - a request has come in for an October 12th wedding ceremony. Council approved by consensus.

Planning Commission

At the April meeting the Planning Commission will address the dust and mud issue, noise ordinance, etc.

Historical Commission

Mrs. Turner states she ordered name plates for the historic places in town. She has reserved the Parish Hall at St. Paul's for Lafayette Day. She would like to open the caboose by June 1 for a gift shop.

Architectural Review Board

Chairman Seffinga stated at their last meeting they passed recommendation on the sign permit for Ryan Homes and the Ryan Home model.

Citizens Time

Mr. Kyle asked Mayor Kapp when he was reading the state code to raze property why didn't he read the rest of the code stating the town has condemnation rights. Mayor Kapp states he meant to and probably should have. He reiterated he and Vice Mayor Bean worked hard last year trying to purchase the property.

Adrienne Crafton-Masterson notice a basketball net has been put up on the lot next to Dr. Weaver's building. There were 24 people there yesterday, adults were consuming beer and cans were left. She states this will require policing. She states further that there was a comment of a fence behind the net keeping the ball off the cars. Vice Mayor Bean says he is concerned about kids going out into the street after the ball.

Mr. Kyle asked about the dip in the road on Old Carolina Road (near Post Office), stating it needs work.

Mayor Kapp states VDOT is putting bigger speed limit signs on each end of town in response to

our request to reduce the speed limit.

Mrs. Leonard thanked Councilwoman Johnson for getting the handicap parking sign for her townhouse.

Mr. Duckett states dogs are running loose in the town houses. Mayor Kapp says there is a leash law and asked Mr. Duckett if he knew who the owners were. He advised Mr. Duckett to call the Police Dept.

Mrs. Seffinga in regard to the noise ordinance states PW Co sent out brochure as a reminder about their noise ordinance stating they use a reasonable level as a guide.

Mrs. Turner states town house people seldom come to meetings. The time she has been down there they are so close to the highway she feels the state should be forced to put up a noise barrier.

Mr. Kyle noticed on Fayette Street someone dug a ditch next to the Payne property on the edge of the asphalt (new ditch) right on the road. He feels it is a danger.

Police Dept

Vice Mayor Bean and Councilwoman Bailey would like to address Council concerning matters with the Police Dept. In regard to the wall that is to be extended to the ceiling Officer Roop states he will do the work, approximately 40 hours, which would be to cut a separate door entrance, tear the wall out, haul away the debris, dry wall and paint on the PD side for less than \$10 an hour. Councilwoman Bailey says he has not submitted a materials list. Vice Mayor Bean asked if he can go up to 84 Lumber for donations. Councilman Shepard moved to allocate up to \$700 labor and materials and/or comp time and materials, seconded by Councilwoman Scarbrough. Motion carried by 5/0 roll call vote.

Councilwoman Johnson says why do we have to have an RFP for the bathroom and not have one for this. Vice Mayor Bean cites our PD is in violation of Police Code not having a secure area for evidence, etc.

PD Insurance - Sgt Bockey wanted us to check civil liability insurance for the police department if they are carrying a prisoner in the vehicle. Councilwoman Johnson states she checked with the insurance company there is a \$1000 medical payment through the vehicle coverage, anything above that an employee would be covered under workers comp and a civilian would be covered under the liability.

New Police Vehicle - Vice Mayor Bean states the bids come out in June or July. He feels we ought to be thinking about it.

Life Insurance - Life Insurance was part of this medical insurance package prior to the new insurance plan (American Medical Security plan) but was not part of the employment package and not included in this medical insurance plan we have currently (Trigon).

Business License for Ryan Homes and US Home - Town Clerk to contact them and advise them they need to apply for a business license to sell homes, out of the model or trailer, in Haymarket.

Building Permit - Councilwoman Johnson asked about when people want to build a deck, etc. they have to wait a month or more to get through the boards, could we meet twice a month to do

permits, business licenses, etc.

Council agreed there was not enough money to have two meetings per month.


Newsletter - the Town Clerk would like articles.

Council compensation - Councilwoman Bailey asked if what Council is getting paid for meetings is an illegal amount according to our charter. Attorney Spitler does not know if we have to adopt each time the amount is raised. Councilwoman Bailey wants to know if there must be a charter amendment. Attorney Spitler states a charter amendment may be required for raises.

Greenhill Crossing grading plan for Section 1, lots 3 & 4, Ryan Homes - Mayor Kapp passed out BD&E letter recommending approval of Section 1, Lots 3 & 4 grading plans. Vice Mayor Bean moved to approve, seconded by Councilwoman Bailey. Motion carried by unanimous vote.


Meeting adjourned at 10:40 p.m.

RESPECTFULLY SUBMITTED:



Jeannie Heflin, Town Clerk

APPROVED:



John R. Kapp, Mayor

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