

**MINUTES**  
**SPECIAL JOINT WORKSESSION/ROUNDTABLE**  
CITY COUNCIL OF THE CITY OF YUMA, ARIZONA  
CITY OF YUMA PLANNING AND ZONING COMMISSION  
YUMA CITY HALL  
CONFERENCE ROOM 190  
ONE CITY PLAZA, YUMA, ARIZONA  
**April 12, 2011**  
**5:00 p.m.**

**CALL TO ORDER**

**Mayor Krieger** called the City Council meeting to order.

Councilmembers Present: Mendoza, Beeson, McClendon, Brooks, Johnson and Mayor Krieger  
Councilmembers Absent: Stuart  
Commission members  
Present: Cave, Koopman, Conde, Carter and Underhill  
Commission member  
Absent: Sorenson and Brockington

Staffmembers Present: City Administrator, Greg Wilkinson  
Director of Community Development, Laurie Lineberry  
City Attorney, Steven W. Moore  
Principal Planner, Jennifer Albers  
Associate Planner, Joy Everett  
Senior Planner, Noah Cullis  
Assistant Planner, Nate Broadhead  
Various department heads or their representatives  
City Clerk, Lynda Bushong

**I. CITY OF YUMA 2012 GENERAL PLAN**

**Albers** explained that tonight's discussion will review the Land Use, Housing, Transportation, and Redevelopment and Conservation elements of the proposed 2012 General Plan, Planning and Zoning Commission draft; the remaining elements, Parks, Public Services, Safety, Cost of Development and Growth Areas, will be reviewed at another Special Joint Worksession scheduled for April 26, 2011. She presented the following information:

**Preparatory Activities:**

- Winter 2009: Staff presented an overview to City Council and briefed the Planning and Zoning Commission
- Spring 2010: 1<sup>st</sup> Public Open House followed by staff-prepared draft
- Winter 2010: 2<sup>nd</sup> Public Open House; four Planning and Zoning Worksessions reviewing the material
- Spring 2011: Staff prepared draft based on Planning and Zoning Commission discussions; 3<sup>rd</sup> Public Open House

Up to this point, the review has been technical in nature, updating demographic information, adding previously-approved land use amendments and Council directives, and compliance with new state requirements. Two new elements have been added to the requirements, bringing the total to 17 for a

community of Yuma's size. New Council directives include specific changes to street alignments and designations in the Major Roadways Plan. Approved major amendments include the Laurel and Estancia developments.

#### Land Use Element – Major Changes

- Revisions to the plan area
  - The 1996 Joint (City of Yuma and Yuma County) Land Use Plan (JLUP) focused on protecting Marine Corps Air Station – Yuma (MCAS) and, therefore, included MCAS runway noise contours.
  - The 2002 General Plan included the annexation of the Goldwater Range, with established boundaries being Avenue D, Avenue 10E, County 7<sup>th</sup> Street and County 17<sup>th</sup> Street
  - The proposed 2012 planning area includes:
    - Revisions to the city limits of Somerton (now within ¾ of a mile of Yuma's city limits) and San Luis (now within 50 feet of Yuma's city limits)
      - Edge matching with Somerton at County 14<sup>th</sup> Street and with San Luis at County 24<sup>th</sup> Street
      - An overlap of San Luis' planning area still exists in the area at County 19<sup>th</sup> Street. The area is included in both Yuma's and San Luis' plan, however, it should only be in one plan. The Yuma Planning and Zoning Commission felt the area should remain in Yuma's plan, so, the issue has not been resolved. The San Luis City Council has approved its General Plan, which is pending voter approval at an election in August.
    - Addition of new major mixed-use developments
      - Laurel development: South of 24<sup>th</sup> Street and north of Interstate 8 (I-8) in the vicinity of Ave 5E; 240 acres; 1,169 housing units; estimated to add 3,300 to population; zoning: Smart Growth Overlay
      - Estancia development: Located to the south of Yuma; 3,741 acres; 20,466 housing units; estimated to add 57,300 to population
      - Both Laurel and Estancia have gone through the General Plan Major Amendment process; the developers have delayed rezoning, pending improvements in the market. Both are isolated and when even one house is built, it will need a fire station, police station, water and sewer. Thus, each development needs to develop comprehensively, rather than piecemeal.
- Updates to demographic information and population projections
  - Based on current land uses, the estimated total population at build out will be 276,000
  - The Planning and Zoning Commission draft includes information from:
    - 2008 American Community Survey: estimates Yuma's population at 106,822 and includes ethnicity and socio-economic statistics
    - 2009 Arizona Department of Commerce: estimates the population at 94,361
    - 2010 Census: estimates Yuma's population at 93,064
      - Staff is awaiting 2010 Census data details, which will be included when available.
  - Moved Historical Development into Land Use Chapter
- Removal of non-conformity designation

**Mayor Krieger** asked about a different build out projection, in the 400,000 range. **Albers** explained that estimating build out at different residential densities results in different projection figures. At maximum residential density build out, the figure would be higher. The 276,000 figure is at anticipated densities.

**Mayor Krieger:** Is Estancia a Planned Unit Development (PUD). **Albers:** PUD is a zoning designation and does not apply at this point; Estancia will be using an overall development plan, that is, a Smart Growth Overlay, as Laurel has chosen to do.

**Albers** explained that in the 1996 JLUP, certain parcels were designated as non-conforming because their land use differed from the land uses around them – generally, these were residential areas surrounded by agricultural land. All of these parcels lie within Yuma County’s jurisdiction. Yuma County has removed the non-conforming designation, choosing to change their designation to Agriculture, and the City is following suit, since the designation assigned by Yuma County will be the dominating designation.

#### Public Comments Received To Date:

- Estancia will have a negative impact on MCAS
  - MCAS was involved in Estancia’s Major Amendment process and indicated no objections; MCAS considered its concerns mitigated.
- Estancia and Laurel will have negative impacts on agriculture
  - The Planning and Zoning Commission did not feel either of these developments would significantly impact agriculture.
- Continued development in and around Yuma Palms, northeast of I-8, could cause problems, especially give the industrial nature of some of the existing uses in that area.
- The plan should include more housing variety and densities, such as condos/lofts.
  - Laurel and Estancia will offer a variety of housing choices.
- Arizona Game and Fish expressed concerns about the area’s natural environment and urged that the plan:
  - Continue the coordination of identifying appropriate hunting locations in the City
  - Encourage appropriately designed open space areas for wildlife habitat and ecological connectivity, especially with regard to protecting desert washes and floodways
  - Emphasize conservation, enhancement and restoration of natural resources

The overall goals of the Land Use Element remain basically unchanged from those listed in the 2002 General Plan. These goals were thoroughly reviewed at the time the 2002 General Plan was developed and they still reflect what is important to the community and what the City Council has identified as priorities.

#### Discussion

**Johnson** objected to designating the non-conforming areas as Agriculture. In reality, none of these parcels will ever be used for agriculture again; no one is going to demolish a \$250,000 home to plant cotton. To color them green on the map like their surrounding agricultural parcels would be misleading. **Albers:** Anyone looking specifically for the development of these properties would look at their zoning and their zoning is established by Yuma County. Yuma County has designated these properties as Agriculture in their Land Use Element.

**Everett** presented information on the Housing Element, as follows:

- State Statutes establish the purpose of the Housing Element
  - A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis

of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level. [ARS 9-461.05(E)(6)]

#### Housing Element - Major Changes

- Updates to demographics
  - Current information obtained from the 2008 American Community Survey will be updated with 2010 Census data when available
  - From 1990 to 2010: Yuma's population increased by 20%
  - Yuma has a low proportion of working age residents (ages 20 to 65): 52% working age; 48% children and elderly (2008 data)
    - As baby boomers retire and their housing needs change in the next 10 to 15 years, the percentage of working age residents will shrink further.
- Revisions to housing types and conditions
  - Between 2000 and 2008, housing units increased by 25%, primarily in single-family homes and mobile homes; this trend has been the standard in Yuma for the past 30+ years.
  - Homeownership decreased by 5% to 1990 levels.
  - Updated census figures will change these figures.
- Revisions to projected housing needs
  - Homes over 30 years of age have reached the point where they need major repairs, such a roof replacement and major plumbing and electrical repairs.
    - 43% of Yuma's housing stock is 30 years old or older (2008 data)
    - An additional 17% will reach that threshold in the next 10 years.
  - Projections estimate Yuma's population will increase by 20% in the next decade, with a 37% increase in housing units and an emphasis on more multi-family units.
  - The Planning and Zoning Commission draft plan designates 48% of the residential land as medium or higher density, indicative of demographic shifts toward smaller households, increased senior and military populations and more affordable homes.
  - Based on the proposed draft plan, Yuma can accommodate the building of 38,000 more units, nearly doubling its current housing unit total.
- Major revisions to housing finance and market constraints
  - Between 2000 and 2008, Arizona housing values increased 71%, however, median family income increased only 22%.
  - Constraints to development in Yuma are related to federal policies and bank lending practices.
  - Home owners can no longer depend on home ownership as a safe investment. The housing market has become as volatile as the stock market – a situation that will remain unchanged for a number of years.
- Revisions to affordable housing
  - Housing affordability is commonly defined by the percentage of household income spent on housing costs, with a "household cost burden" occurring when more than 30% is spent on housing costs.
    - In 2008, one out of three households in Yuma were cost burdened.
    - Many nonprofit organizations and community groups offer housing assistance and support.
      - The Housing Authority of the City of Yuma provides over 1,000 families with Section 8 housing vouchers; however, they have a 2,000+ waiting list.
      - During the past decade, over 700 units have been built using low income housing tax credits.

- The City of Yuma, Neighborhood Services Division distributes Community Development Block Grant (CDBG) funds to rehabilitate rental and owner-occupied homes and to redevelop neighborhoods.

#### Public Comments Received to Date

- Designate more land for higher densities and mixed uses
- Provide more housing options
  - Acreage for mixed-use and high density residential development has increased
  - Estancia and Laurel developments will offer such options.
  - The Housing Element Action Plan includes the development of granny flats.

In response to Mayor Krieger, **Everett** explained that granny flats are ancillary dwellings in the rear of single-family homes, intended to be used by senior members of a family, which would allow those individuals to maintain a level of independence in affordable housing.

In summary, **Everett** stated that the one goal of the Housing Element is to encourage the provision of safe, decent, sanitary, and affordable housing for all residents.

#### Discussion

**Mayor Krieger** asked if staff's presentation confirms the need for the rebuilding in the City's core to replace its aging housing. **Everett**: Yes.

**Johnson** asked whether granny flats would be required to be attached. **Everett**: The Planning and Zoning Commission and the City Council will ultimately have to decide the stipulations required of a granny flat. Staff would research the issue before presenting it to the commission and council for a decision. **Johnson** cautioned that allowing detached flats would open the door to an uncontrollable situation. A granny flat could easily migrate into an apartment for non-family members at a high rate of occupancy, without the City being aware of it. His neighbor serves as a prime example; he converted his workshop into a small apartment and there are now eight people living there. **Everett**: City staff relies on citizens to report such situations. Such occupancy levels are not permitted in low density residential districts. **Johnson**: The problem will be inevitable if granny flats are allowed. **Mayor Krieger** agreed; such a situation would be challenging to monitor. What happens when "granny" is no longer around and the family who built the flat or converted the garage moves on? **Everett**: All of these issues would need further discussion prior to implementing granny flats.

**Mendoza** noted that the economy is forcing some to take care of aging parents, rather than putting them in a home of some kind. It is also forcing some young people who are having trouble finding jobs to return home. Granny flats could accommodate such situations. On another note, the number of older homes is surprising. CDBG funds help in such situations; they help the homeowner and local contractors. In some instances, new homes may not be needed, but remodeling and updating of existing structures.

**Albers** presented the following information:

- Transportation Element – Major Changes
  - Addition of newly-required Circulation and Bicycles sub-elements
  - Updates to accommodate previous City Council directives

- The City Council reviewed a number of streets, making decisions about minimum rights-of-way needs, alignments and designations.
- Updates to the Bicycle Facilities Plan: revised map; added crossing and stations; added specific Bicycle Facility goals; and, incorporated values indentified by the community through public outreach regarding safety, convenience and accessibility, connectivity and safety information.
- Addition of information from the 2010 Statewide Rail Framework Study
  - Identified existing rail lines in the plan for the first time
  - Identified potential projects that could impact Yuma
  - Added the goal of developing “alternate modes plan”
- Addition of components of the “complete street” concept, which involves:
  - Safe access for all modes of transportation – auto, pedestrian, bicycle, transit and truck, where relevant
  - Balances safety with convenience
  - Calls for “complete street” planning to be incorporated in projects at the initial design stage to avoid expensive retrofitting.
  - Calls for an inventory of roadways to determine current conditions and identify those that need sidewalk/pedestrian retrofits.

**Albers** explained that the current plan does not address two specific streets that the final draft will include. These are an Avenue 5E/I-8 interchange and Avenue 4E. The Arizona Department of Transportation (ADOT) has indicated Avenue 5E is too close to Araby Road to allow for an I-8 interchange; unless the City of Yuma wants to pay for it, ADOT will not be building it. Given that, the roadway can be reduced from a Prime Arterial to a Minor Arterial, both north and south of I-8. Also, it is unlikely that Avenue 4E will cross the railroad and, therefore, probably does not need to be designated as a Major Arterial from Gila Ridge Road to 28<sup>th</sup> Street; it could be a Local Industrial roadway north and south of the railroad, which would reduce the needed right-of-way considerably, from 100 feet to 58 feet.

#### Public Comments Received to Date

- How will the crossing of the East Main Canal by 12<sup>th</sup> Street impact the surrounding neighborhoods from Avenue A to 4<sup>th</sup> Avenue?
  - 12<sup>th</sup> Street is an Arterial with a 60-foot right-of-way width.
  - All of the avenues connect to 12<sup>th</sup> Street, sometimes via a straight alignment and sometimes offset.
  - Related Collector streets and Local roads vary in width from 60-80 feet.
  - Many of the avenues are larger than the current local standard, which might invite greater traffic once 12<sup>th</sup> Street carries more traffic.
  - This may be something the City should consider in the upcoming review of the Major Roadways Plan (MRP).
- Could the Avenue 7½ E crossing of the canal be removed from the plan?
  - This crossing occurs at 36<sup>th</sup> Street and constitutes a mid-section line roadway.
  - The nearby properties are somewhat isolated by the canal and, therefore, to maintain connectivity the crossing should not be removed.
- Consider the design of Yuma’s roadways for wildlife habitat and ecological connectivity, where appropriate, and in consultation with Arizona Game and Fish Department.

The numerous goals outlined in the plan of the Transportation Element speak to complete, safe and efficient transportation of persons, goods and hazardous materials. They include bicycle facilities and touch on the development of an alternate modes plan.

**Mayor Krieger** opined that the plan seems to lean heavily toward bicycles. Connecting Avenue 5E from 32<sup>nd</sup> Street to Gila Ridge Road would release a lot of pressure currently borne by Avenue 3E and Araby Road. Avenue 3E and Araby Road are the only access points for traffic coming from the Mesa and the Yuma Valley to get to Gila Ridge Road. Gila Ridge Road's intersection with Araby Road is complicated. Related commercial areas continue to develop and it would make good sense to keep this interchange in the plan to establish a good route for traffic from 32<sup>nd</sup> Street to Highway 95 (16<sup>th</sup> Street), if and when money is available. Avenue 5E is the better choice for an interchange when compared with Avenue 4E because much of the land needed for Avenue 5E is undeveloped.

**Cave** asked what impact an Avenue 5E interchange would have on the Laurel development. **Albers:** The Laurel development designates Avenue 5E as a Minor Arterial without an interchange.

**Johnson** agreed with Mayor Krieger. If the railroad crossing at Avenue 4E is eliminated, traffic will have to go someplace else – Avenue 3E and Araby Road. The whole area is going to develop industrial and new industrial will need access. What's more critical, however, is that he, personally, has no recollection of the downgrade of Avenue 5E ever coming before the City Council. Building an Avenue 5E interchange will be an expensive project, but it will be less costly than waiting until development occurs and the City has to tear down homes and factories to put it in. By Fiscal Year 2016, the state will have a mere \$40,900 per county per year for state highway projects; ADOT will not be putting in that interchange. Right now Gila Ridge Road is a traffic jam. Nothing can be done easily to improve its intersection with Araby Road and its intersection with Avenue 3E has been improved as much as possible. Once the area develops, even more traffic will be pumped into the area, with no planned relief. Regardless of whether ADOT has the money to finance the interchange, the City should acquire the right-of-way and, if and when traffic becomes bad enough, the citizens can decide if they want to pay for it. Avenue 5E as a Prime Arterial with I-8 Interchange should remain in the plan.

**Mayor Krieger** pointed out that if the diagonal connection from Avenue 3E going to Avenue 3 ½ E were continued to Avenue 4E, it would greatly reduced traffic on 32<sup>nd</sup> Street and the intersection of Avenue 3E for the industrial development occurring on Avenue 4E. That connection should be included in the plan. **Albers** noted that a Collector road has been identified in the plan that connects Avenue 5E, Avenue 4E and Avenue 3 ½ E.

**Albers** explained that the City Council approved the reduction of Avenue 5E from a Prime Arterial to a Minor Arterial by its adoption of the Laurel Pattern Book.

**Mayor Krieger** asked whether the City's current policy is to reduce the number of marked pedestrian crossings. If that is the case, it conflicts with the plan's pedestrian strategies. **Albers** stated she would review the matter with the City Engineer and have an answer at the next General Plan meeting.

The City Council took a short break at 5:50 p.m., reconvening at 6:01 p.m.

**Cullis** presented the following information:

- Redevelopment Element – Major Changes
  - Addition of new sub-element: Neighborhood Preservation and Revitalization Element (ARS 9-461.05 E.11)
    - Identifies municipal programs that promote home ownership, provide assistance to neighborhoods and promote maintenance of both commercial and residential building

- Identifies municipal programs that provide for safety and security of neighborhoods.
  - City programs complying with the requirement: Anti-Ugly Ordinance; Graffiti Busters Program and hotline; Yuma Neighborhood Development Organization that assists first time homebuyers with qualifying incomes; Emergency Housing Repair Program; Neighborhood Watch Program; and, the Yuma Crime-Free Multi-Housing Program.
- Revisions to the identified redevelopment areas as shown on the related map
  - The number of redevelopment areas has been reduced from 19 to 15. The Hacienda Estates and Redondo Center projects have been completed and Yuma High, Third Street and First Street Redevelopment areas have been consolidated into the Yuma High area.
- Updates to the Historic North End Plan are pending.
  - When completed the plan will serve as a guide for appropriate land use designs and development decisions to preserve the historical integrity of the area and promote appropriate projects through the use of economic incentives.

**Cullis** outlined several notable projects that serve as examples of recent redevelopment improvements. These included: Yuma Art Center and Theater; the opening of Main Street and installation of lighting; Pivot Point Hotel and Conference on the Riverfront; West Wetlands playground; and, Yuma Palms Parkway regional shopping center. No public comments have been received to date relating to this element. The goal of the element is simple: To encourage residential neighborhoods, commercial, and industrial sites in older areas of the community to thrive and attract a mix of residents and businesses.

#### Discussion

**Cave** asked how long the Anti-Ugly Ordinance has been in effect. **Cullis:** The legislation has been in effect for at least ten years, but he will research the specific date and report back to the Council and Commission. **Mayor Krieger** noted that the ordinance is designed to respond to complaints and address nuisances. **Wilkinson** reminded the City Council that, although enforcement is not generally the highest priority, staff does proactively address problems on an infrequent basis. Operation Rust Bucket targeted cars. Code Enforcement officers assigned to Neighborhood Services make field inspections.

**Beeson** asked what the name the North End/MainStreet/Downtown/Riverfront area should be know as. **Wilkinson:** This has been the focus of an ongoing discussion of late. When the area being referred to involves Main Street and the Downtown, the name should be *Historic Downtown*. If the entire area is being referred to, the name should be *Historic North End*. Using the word “historic” for both areas is important.

**Mayor Krieger** encouraged staff to consider opening up redevelopment areas to include more deteriorating housing stock. In reality, the need exists in areas along 24<sup>th</sup> Street and from the Colorado River to 16<sup>th</sup> Street and Arizona Avenue to Avenue A – a wide swath. There are pockets of nice neighborhoods and pockets where work is needed. Now is the time to plan for assistance to these areas; in 40 years, it will be too late. The City needs to come up with new ideas. A good approach would be to develop incentives for infill development – perhaps requiring a percentage of infill development for every acre developed in outlying areas.

**Broadhead** explained that the Conservation, Environmental and Energy Element is a combination of three elements, combined because of the interdependencies.

- Conservation Element: identifies natural and manmade resources impacted by future growth of the City

- Environmental Element: anticipates the impacts of growth on quality of life
- Energy Element: a newly-mandated element [ARS 9-4605(E)(10)] required to:
  - Identify policies that encourage and provide incentives for the efficient use of energy
  - Assess policies and practices that provide for greater use of renewable energy sources.

#### Conservation, Environmental and Energy Element – Major Changes

- Focus on sustainability and Smart Growth by encouraging the following activities:
  - Reduce of energy consumption by municipal facilities and operations
  - Promote efficient energy use and alternative resources in the private sector through the judicious use of incentives, regulations and demonstration projects
    - Yuma’s average annual residential electrical use growth rate: 3.7%
    - Yuma’s average annual natural gas use growth rate: .8%
    - Gasoline and diesel (fossil) fuel use is current in a downturn due to the economy and gas prices.
    - Solar resources: to date 750kW are connected into the system
  - Shape local land use and development patterns to reduce per capita energy use and minimum impacts to the natural environment
- Addition of information on the climate and the Urban Heat Island effect
- Addition of new Energy element – policies to incentivize better energy practices
- Addition of information re: the conservation of prime farm land included
  - Survey of best practices: conservation easements; purchase of agricultural conservation easements (PACE), a state program that unfortunately is unfunded to date; transfer of development rights; and, permaculture, that is, permanent agriculture zoning.
- Addition of information re: water conservation
  - Possible use of reclaimed water produced by Desert Dunes Wastewater Facility
  - Possible use of grey water systems that result in the reduced water consumption
- Addition of information re: low impact/cluster development
  - Encourages the development residences in clusters to:
    - Preserve open space areas and minimize land disturbances
    - Protect sensitive natural features and processes
    - Identify and link on- and off-site “green infrastructure,” such as walking trails and bicycle paths
    - Incorporate natural features into site design
    - Customize site design according to site analysis

#### Public Comments Received to Date

- Many comments showing community interest
- Clearly identify kilowatt usage
  - Installed photovoltaic kilowatts graph
- Add more detail and specific goals
  - Sustainability and Energy Conservation information goals were added
- More information on the heat effect
  - Heat island related goals and policies were included
- Add specific air quality measures
  - Air quality related goals and policies were included
- Update the listing of species of concern
- Minimize encroachment on natural habitats

- Coordinate with Arizona Game and Fish Department for development of renewable energy projects to insure the protection of animal habitat

The goals of the Conservation, Environmental and Energy Element focus on utilizing and sustaining natural spaces and resources to improve the community's quality of life, increase local energy independence through various strategies, sustain and protect the area's natural resources, and, minimize residential and commercial/industrial conflict.

Discussion

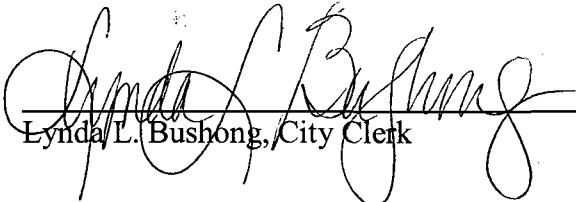
**Mayor Krieger:** How is prime farmland determined? Who gets to make that decision? **Broadhead** The type of soil, access to water/irrigation, and the cost of development would be defining factors. **Krieger:** The plan should not ignore the right of the owner to do with his property as he sees fit; that is a high priority. **Broadhead** agreed that is a valid point. **Mayor Krieger** expressed concern that the goals might constitute a top-down, mandated control of how people use energy. **Broadhead:** The intent is to work to educate the community on better energy use through information and example. The rising cost of energy will work to make people more energy conscious. The City can incentivize conservation, but the plan does not force specific choices or reduce choices.

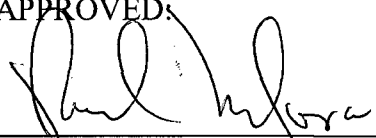
**Johnson** asked whether the City has any type of energy efficiency code for buildings. **Mayor Krieger** explained such a code exists, but the City of Yuma has not adopted it. **Johnson:** An energy efficient code is a good way to help people save money. Concerning grey water, the City's contract with the U.S. Bureau of Reclamation is consumptive, not a diversion, contract. The City receives flow credits for any water it returns to the Colorado River from the Figueroa Water Treatment Plant. It would not be practical to connect Desert Dunes to the Colorado River; based on alignment, it would have to connect to the Gila River, not the Colorado. Las Vegas businesses use grey water for landscaping; does such usage require a second system – one for regular drinking water and one for grey water? **Broadhead:** That is correct. **Wilkinson:** Staff is working on something in this regard; look for a project in six months.

**Albers** thanked all for their participation; the remaining elements will be addressed on April 26, 2011,

II. ADJOURNMENT/EXECUTIVE SESSION

There being no further business, **Mayor Krieger** adjourned the meeting at 6:32 p.m. No Executive Session was held.

  
Lynda L. Bushong, City Clerk

APPROVED:  
  
Alan L. Krieger, Mayor

Approved at the City Council Meeting of:  
July 16, 2011  
City Clerk: Janet L. Herson