

City of Northville
CITY COUNCIL REGULAR MEETING MINUTES
April 5, 2010

Mayor Johnson called the meeting to order with the Pledge of Allegiance at 7:30 p.m. in the City of Northville Municipal Building, City Council Chambers, 215 W. Main Street, Northville, Michigan, 48167.

ROLL CALL

Present: Mayor Christopher Johnson, Councilmembers Douglas Bingham, Nancy Darga, Michele Fecht

Absent: Mayor Pro Tem James Allen (excused)

Also Present: City Manager Patrick Sullivan, Assistant City Manager/Finance Director Nicolette Bateson, Director of Public Works James Gallogly, DDA Executive Director Lori Ward, City Clerk Dianne Massa, Planning Commission Chairperson Jay Wendt, Planning Commissioners Chris Gazlay and Charles Jerzycke, DDA Chairperson Greg Presley, Gary Cooper of Cooper Design, reporter from the Northville Record, and approximately 29 citizens

PRESENTATIONS

A. Citizen Comments

Tyrone Baharozian of the Michigan Parkinson Foundation expressed gratitude to the City Council in recognizing Parkinson's Awareness Month. He spoke of the work done by the Michigan Parkinson Foundation to educate and raise awareness for Parkinson's disease.

B. Pedestrian Walk Through Project Presentation

For several years, the City and the Downtown Development Authority (DDA) have discussed the possibility of providing a pedestrian cut-through from the Marquis Parking Lot (Parking Lot #3) to Main Street. At its October 19, 2009 meeting, City Council approved the selection of Cooper Design to provide architectural services for the East Main Street Cut-Through Project. On October 29, 2009, City Council appointed a Steering Committee to provide guidance and input on the project. At its January 19, 2010 meeting, Cooper Design presented four design options for City Council review and input. The four design options included:

- **Concept One** - first floor cut-through, with a full building restoration with the office space remaining above
- **Concept Two** – full two-story walkway (similar to Nickles arcade in Ann Arbor)
- **Concept Three** – hybrid concept where the walkway is one story that opens up into a two story space with light wells. The second floor would be partially utilized at the front and back for office space.
- **Concept Four** - open air or alley walkway (similar to those located on Center Street)

Based on input from various committees as well as the Historic District Commission, Downtown Development Authority, City Council, and subsequent meetings with Comerica, two of the concepts were eliminated from further consideration. The remaining concepts, Concepts One and Two, were further refined and presented to the project Steering Committee on March 19, 2010. The Steering Committee discussed the pros and cons of each design concept and voted to support Concept Two. The Committee felt that the two-story concept, while more expensive, was the better long-term solution for providing a downtown pedestrian connection. Concept Two would provide more light and air into the space, which in turn would produce a space which felt more open and safe. The Committee also preferred natural light over artificial light to illuminate the space. In addition, the Northville Area Development Corporation has pledged approximately \$125,000 to help fund Concept Two. The contribution of the additional \$125,000 helps to bridge the gap between the cost of Concept One and Concept Two.

Preliminary Budget Estimates are as follows:

		<u>Low Cost</u>	<u>High Cost</u>	<u>Average Cost</u>
Concept One	One-story pass-thru option	\$401,000	\$481,200	\$441,100
Concept Two	Full, Two-story option	\$601,000	\$721,200	\$661,100

The Steering Committee’s recommendation was presented to the DDA Board of Directors at a Special Meeting held on March 30, 2010. The architect presented the two design concepts to the DDA Board and reviewed estimated construction costs and maintenance costs of the project. The DDA Board voted 6-1 to approve the two story walkway concept. The DDA agreed with many of the Steering Committee comments, and in addition felt that the maintenance costs for heating and cooling the two story concept would be lower over the life of the project than the one story concept that would have to be artificially cooled.

The project budget for the East Main Street Cut-Through Project is \$800,000, which is inclusive of all architectural and engineering fees. The DDA has budgeted \$550,000 (370-861-803.58) and the City has contributed \$250,000 from the City’s Public Improvement Fund. The Northville Area Development Corporation has recently pledged approximately \$125,000 to help fund Concept Two.

Gary Cooper of Cooper Design reviewed the concept designs with City Council.

Council Comments and Discussion: Lengthy discussion ensued pertaining to the Pedestrian Walk Through concept designs. Comments and questions included:

- Comments noted that the concept designs kept the historical and architectural integrity of the buildings intact.
- As this is an 18th century building, there was concern whether the walls were structurally sound, and how the additional supports might increase the project cost. It was responded that some structural components are included in the cost estimate.
- Comerica is amenable to a lease agreement for the second floor, which relieves the City of the need to add the fire wall required for separate building ownership. The City would lease the space from Comerica for a significant period of time (i.e. 99-year lease) and for a nominal amount (i.e. \$1.00).
- It was noted that both the City and Comerica would have liability and those details are being worked out.

- Discussion ensued pertaining to the operating costs for each design concept, which are currently unknown. The need for more information pertaining to the maintenance costs and potential maintenance savings for each concept, which are currently unknown.
- A comment voiced concern that the \$125,000 being donated to the project by the Northville Area Development Corporation appears to be specifically tied to the selection of Concept Two.
- Discussion ensued pertaining to use of or leasing the second floor space. It was noted that the current Comerica Bank owners are not willing to be a landlord and will not lease the space to another tenant. As such, connecting the upper spaces could be achieved with the installation of an elevator and an exterior covered walkway at the back of the building. This could be done with either design concept.
- Discussion over which design concept would provide the most future economic opportunity by making the second floor viable to generate revenue to offset operating and maintenance costs.
- The need to find the most cost effective, low maintenance, and secure design concept.
- The need to select a design concept that takes a 99-year lease and future generations into account.

Cooper Design noted that the next step is to perform some spot demolition and gather some structural investigation to determine the condition of the building. While Cooper Design is not concerned with the building and does not expect to find any significant structural problems, it was noted that there is some additional figures built into the estimated project cost to reinforce the structural walls if needed. Cooper Design has outlined a scope of services to go in and do some investigating.

Before making a final decision on a design concept, City Council requested that further structural examination and spot demolition be done to assure that the second floor does not need significant structural retro-fits in order to handle a second floor concept. It was noted that the City will need Comerica's permission as this will cause some damage to the property. Cooper Design will report back to City Council with its findings.

APPROVAL OF AGENDA AND CONSENT AGENDA

Motion Fecht, seconded by Darga to approve the agenda and consent agenda as presented.

Approve City Council Minutes of:

-Special Meeting of March 15, 2010

-Regular Meeting of March 15, 2010

Receive Bills List: Checks #69345 to #69412, Checks #69413 to #69506 / EFT's #500014

Receive Board and Commission Minutes: None

Receive Departmental Reports:

-Fire Department: 11/09

-Police Department: 01/10, 2/10

Board and Commission Appointments:

- Northville Building Authority: Reappoint Patrick Sullivan to a six year term
expiring 3/26/16

- Northville Senior Advisory Commission: Reappoint Jackie Bousha to a three year term
expiring 3/31/13

Special Event Request / Independence Day Parade / July 3, 2010

Special Event Request / Flower Sale / May 28-29, 2010

Proclamation / Arbor Day / Tree City USA Recertification

Special Event Request / Tunes on Tuesday / Children's Summer Concert Series
Proclamation / April as Month of the Young Child
Proclamation / April as Parkinson's Awareness Month
Request to Canvass / Clean Water Action
Request to Dispose of Assets / Office Chairs / Police Department

Motion carried unanimously.

PETITIONS, REQUESTS, AND COMMUNICATIONS

A. Petition from Clement Road Residents for Street Improvements

The City received a petition from the residents of Clement Road requesting that the planned 2012 (FY2013) street reconstruction project for Clement Road (S. Lexington Boulevard to Woodhill) be moved up to the 2010 (FY2011) construction season. Eighty-three percent of the residents along this street believe that Clement Road is in poor condition and it is a major artery from Eight Mile Road to the south side of the City.

City Staff recognizes that Clement Road is in poor condition, and has proposed that it be reconstructed in FY2013 with Clement Court being improved the following year. Clement Road is a concrete road which was constructed in the late 1960's. It is proposed that the street be completely reconstructed, and it is estimated that the cost for this project is \$300,000. For FY2011, City Staff proposed that Springfield Court be reconstructed along with resurfacing improvements to S. Griswold Street, Church Street and Main Street. As the budget process is just starting for FY2011, City Council may wish to consider the following options:

- Add Clement Road to the proposed list of FY2011 street improvement projects reducing an \$800,000 fund balance of the Street, Drainage, and Sidewalk Improvement Fund by \$300,000.
- Add Clement Road to the proposed list of FY2011 street improvement projects and remove Springfield Road from this list, resulting in no change to the fund balance of the Street, Drainage & Sidewalk Improvement Fund.
- Leave the proposed street improvements requested by Staff as presented for FY2011, and add the Clement Road project to the FY2012 improvements.
- Leave the proposed street improvements requested by City Staff as presented, and undertake the Clement Road project in FY2013 as proposed by Staff.

In 1997, after voters approved a dedicated millage for streets sidewalks, and drainage improvements, the City began making approximately \$500,000 worth of street improvements each year. The original street improvement plan, which was presented at the time the dedicated millage was approved by voters, has been used to schedule the City's annual street improvements. City Staff has tried to follow the plan proposed in 1997, with the understanding that City Council would have the ability to modify the street improvement program priorities if City Council believed it to be in the best interest of the City to do so. Over the years, City Council has made minor plan modifications, and the plan was last updated in 2005. The plan is scheduled to be updated again in 2010.

City Staff agrees that Clement Road is in need of complete reconstruction, and there are sufficient funds in the Street, Drainage, and Sidewalk Improvement Fund to move this project forward without negatively impacting this fund or the projects already proposed for FY2011. Staff recommended that City Council

accept the resident petition and add Clement Road to the proposed list of FY2011 projects for consideration during the City's annual budget process.

Motion Fecht, seconded by Darga to direct Staff to add Clement Road (Lexington Boulevard to Woodhill Road) to the FY2011 list of street improvement projects for consideration during the City annual budget process. **Motion carried unanimously.**

RESOLUTIONS AND ORDINANCES

A. Ordinance Amendment / Temporary Structures / Second Reading

At the March 15, 2010 regular meeting, City Council introduced for first reading proposed amendments to the Zoning Ordinance pertaining to temporary structures. The proposed ordinance would amend the Zoning Ordinance for the purpose of establishing regulations and definitions for temporary structures. For clarity, City Council requested that Section 18.22a(2) be further amended by moving "Time extensions may also be granted by the Board of Zoning Appeals" to the end of subsection 2.

Motion Darga, seconded by Fecht to waive second reading and adopt the proposed amendments to Chapter 58-1 of the City of Northville Code of Ordinances, Zoning Ordinance, Articles 18, 25, and 26, as presented. **Motion carried unanimously.**

B. Ordinance Amendment / Chapter 70 Special Assessments / Second Reading

At the March 15, 2010 regular meeting, City Council introduced for first reading proposed amendments to Chapter 70 Special Assessments in the Northville Code of Ordinances. The proposed amendments pertain to the annual payments required for the parking credit special assessments. Sections 70-18 and 70-19 would be modified to allow an interested property owner to request an amendment to the contract in lieu of special assessment to extend the payment terms from ten to fifteen years and would assist in providing relief for commercial property owners during this unique economic climate. As such, the standard special assessment agreement is proposed to continue to be ten years.

Although the cash flow is lower in the first four years, the cash flow is higher in subsequent years. The total interest earnings are higher because of the extended payment period. The property owner would still have the option to pay off the special assessment at any time thereby reducing their interest cost. The five year capital improvement plan for parking expansion and/or improvement will not be impacted unless a new, unforeseeable project is identified. The Parking Fund will have adequate reserves for the next major project scheduled.

Motion Darga, seconded by Fecht to waive second reading and adopt the amendments to Chapter 70 Special Assessments, Sections 70-18 and 70-19 of the Code of Ordinances as presented. **Motion carried unanimously.**

C. Platform Dining Ordinance / First Reading

The City's 2006 Strategic Plan for Downtown Northville specifically identifies Outdoor Dining as a high priority for the downtown. The Strategic Plan notes that outdoor dining can create a European-style

atmosphere and make the streets appear more active resulting in a magnetic appeal to downtown. Due to the economic decline in Michigan, downtown restaurants continue to compete with perimeter development along Haggerty Road and new restaurants at 5 Mile and Sheldon Road that provide outdoor dining opportunities.

To address this need, and taking into account the narrow downtown sidewalks, DDA staff looked to surrounding communities for creative ideas to provide expanded outdoor dining options. DDA staff found that the city of Birmingham allows for dining platforms, which allow restaurants to utilize the curbside parking space as an expansion area to increase their outdoor dining footprint. DDA staff contacted restaurant owners and city officials in Birmingham to learn more about outdoor dining platforms and visited Birmingham to view the platforms in place. The DDA felt that platform dining was a viable way to add seasonal dining without incurring the significant cost of altering the streetscape. The platforms can be removed prior to the holiday season, when downtown parking is at a premium. In addition, the platforms are temporary and can be easily removed should a use change from restaurant back to retail or service where the expanded sidewalk or seating area is no longer required.

DDA staff prepared a draft amendment to the Sidewalk Cafes and Outdoor Seating Ordinance and permit process and presented the same to the DDA Volunteer Design Committee, DDA Parking Committee, Planning Commission, and Historic District Commission. Input received during these presentations was incorporated in the proposed revisions to the Sidewalk Café and Outdoor Seating Ordinance. Planning Commission meeting notes were taken by the Council Liaison and were provided for City Council review.

In addition, the DDA staff drafted a Commercial Design Standard for Platform Dining document that was presented to the HDC on February 24, 2010 and March 17, 2010. Revisions, based on input from the HDC, were made to the Platform Dining Standards and the revised document was presented to the HDC at a special meeting on March 31, 2010. It was proposed that any approved Platform Dining Standards be added to the Historic District Design Standards dated September 20, 1999.

DDA staff also contacted downtown merchants and property owners to inform them that City Council would be reviewing proposed revisions to the Outdoor Dining Ordinance at their April 5th meeting, and if approved, the changes would provide the opportunity for Platform Dining in downtown Northville.

The proposed changes to the Sidewalk Cafes and Outdoor Seating Ordinance were sent to the City Attorney for review and comment and approval was received. The draft Ordinance was also sent to Michigan Municipal Risk Management Authority (MMRMA) for review. The City's Regional Risk Manager expressed concern with people sitting in areas usually designated as parking spots, where the potential for a car accident is much greater, despite the lower speeds in the downtown. MMRMA recommended requiring some form of barricade on each of the sides, such as a cement barrier used in road construction as this would minimize the potential of cars actually hitting the patrons. DDA staff noted that the outdoor dining platforms in Birmingham do not have cement barriers at either end of their platforms.

Following further review with potential dining platform owners, DDA staff recommended changing the outdoor dining permit to allow for dining platforms, and apply the current per square footage use charges to the new platform areas. Restaurant owners would pay the expense to design, fabricate, maintain, and provide off-season storage. The current charge for sidewalk dining is \$.45/square foot for outdoor dining where no liquor is served and \$.65/square foot for outdoor dining where liquor is served, with an application/annual renewal fee of \$43. There has been discussion to consider adding an additional charge for the loss of the parking space. Current parking credits fees value the space at \$3,850 for an existing

building renovation and \$5,350 for new construction. The space would be utilized approximately 7 months of the year or 58% of the time. This fee could be amortized over a ten-year period similar to that of a parking credit at 6% interest applied to the unpaid balance.

Council Comments and Discussion: Lengthy discussion ensued pertaining to the dining platform concept. Comments and questions included:

- Comments voicing concern that the reduction in parking spaces might be economically detrimental to another merchant.
- Unknown level of merchant support for platform dining and whether the loss of parking spaces to accommodate platform dining will be outweighed by gaining more foot traffic in the downtown.
- Concern with the impact on existing parking spaces and bus drop-off areas.
- Concern that using the current outdoor seating/sidewalk café fees for platform dining is an inequitable fee structure in light of the cost of parking credits.
- Comments supporting dining platforms, with the belief that dining platforms will increase outdoor dining opportunities, which in return will bring more people to the downtown, which should benefit the merchants.
- Comments supporting the HDC design standards for dining platforms as adopted by the HDC.
- Suggestion that dining platforms be open to the public during parades. The platforms could be used as an “open area” to allow people to watch the parade.

Planning Commission Chairperson Jay Wendt: Noted that the concept was presented to the Planning Commission, and the Planning Commission did not have positive comments. The Planning Commission would like more facts and requested that the dining platform concept come back to the Planning Commission for further review before City Council introduces the ordinance amendment for first reading. He requested City Council table the item.

Planning Commissioner Charles Jerzycke: Echoed the comments of the Planning Commission Chairperson. Jerzycke also spoke to possible safety concerns with unsupervised children being injured while playing on the railings. It was also voiced that while dining platforms might work in Birmingham, the City should do its due diligence to determine if dining platforms are safe and appropriate for Northville. Jerzycke suggested the City consult with an expert to determine if the concept and design is safe.

Planning Commissioner Chris Gazlay: Noted that the Planning Commission meeting comments regarding dining platforms were not positive, and commended the Council for its positive comments. Spoke of the importance of encouraging business in the downtown. However, the new Town Square resulted in the loss of all Main Street handicapped parking and overall reduced parking on Main Street. Comments voiced the need for user fees to recover the parking space cost. It was suggested that the existing patios and decks located at the back of certain businesses be used in lieu of a dining platform. Residents enjoy using the parking and sidewalks in the community. He believed the use of public space for private revenue is inappropriate when it comes at a cost to the residents.

Michele Aniol: Noted that while dining platforms were great in concept, concerns should be addressed. It was suggested that City Council introduce the ordinance for first reading, with conditions, and not move further until the concerns are addressed. She believed the downtown has image problems that need to be addressed before the downtown can move forward. Final comments suggested the DDA consider

modifying its façade grant program to provide the restaurant owner some financial relief in the cost of constructing their dining platform.

Mary Starring, Starring the Gallery owner and resident: Voiced her belief that dining platforms would be good for the merchants. Starring believed that her business greatly benefitted from the outdoor seating offered at the former NOMI Restaurant, which was located across the street. She had a captive audience looking at her store while outdoor dining at NOMI.

Margene Buckhave, DDA Board Member and business owner: Voiced concern with the half-spaces and full spaces in the front of Table 5 that end up placing the dining platform in front of Le George. It was responded that the streetscape project will eliminate the half-spaces so that the parking spaces will be directly in front of the businesses. She questioned what would happen if three restaurants were in this area, which could potentially result in three dining platforms and a reduction of parking in this area. She believed this potential issue should be addressed.

John Lussier, Table 5 Restaurant: Noted that the back deck located at Table 5 is not structurally sound for dining use and needs further renovation before it could be used. Outdoor dining on the deck would not be of benefit to the downtown merchants as the deck overlooks Mary Alexander Court, which does not have merchants. He urged the City Council to introduce the ordinance for first reading in order to save the 2010 outdoor dining season. There are over 2000 parking spaces in the downtown and the dining platforms proposed would reduce parking by two spaces. Final comments stated the belief that at this time, only two businesses would qualify for dining platforms, which would only decrease downtown parking by two parking spaces.

Lou Mascolo, Gardenviews: Stated that restaurants and dining platforms are good for the downtown and would like to see more restaurants in the downtown. He voiced concern with the possible parking loss and suggested that parking be further reviewed and monitored using a “meter maid.” He also suggested limiting the number of dining platforms using a method similar to how liquor licenses are limited in a community.

Mark Cassel, resident: Suggested the City get merchant feedback from Birmingham and other communities that have platform dining to see how it has impacted their business.

Additional Council Comments and Discussion:

- The Downtown Strategic Plan was clear that the residents would like additional outdoor dining opportunities. The trade-off for allowing platform dining is the loss of a parking space.
- The ongoing problem of merchant and office space employees continuing to use prime parking spaces. This reduces the prime spaces available for downtown patrons. Further parking space monitoring is needed.
- The need to increase foot traffic in the downtown and the need for businesses to be open in the evening and on the weekends so that people frequenting the downtown have places to eat and shop.
- The many activities offered that help bring people in the downtown.
- The need to address safety either in the ordinance or by adopted standards.
- The need for DDA staff to have a meeting with the merchants to better explain the platform dining concept.

- Per the proposed ordinance, with the existing businesses, only two would qualify for a dining platform. It is unknown how many more businesses would qualify if there is a change of use from retail to restaurant use.
- The need to allow time to have any Planning Commission concerns addressed.

Following further discussion, City Council identified the following concerns that need further review:

1. Further communication with the merchants to determine if the merchants are aware of the proposed platform dining ordinance and are the merchants buying into the outdoor dining and dining platform concept.
2. The need for standard railings for design and safety.
3. The need to identify a dedicated bus parking/loading area.
4. Further analysis of the fee structure.
5. Identify the insurance requirements for platform dining.
6. Whether or not there should be a limit on the number of dining platforms and how the limit would be determined.
7. How platform dining will affect parking and will the loss of parking impact businesses.
8. The need to survey a few of the merchants in Birmingham immediately adjacent to dining platforms to determine what impact platform dining has had on their business.
9. Standards to make platform dining accessible to the public when not in use.

Motion Darga, seconded by Fecht to table the proposed platform dining ordinance in order to accommodate the concerns noted above. **Motion carried unanimously.**

It was noted that the proposed platform dining ordinance would be on the April 19, 2010 meeting agenda.

NEW BUSINESS

A. Temporary Handicapped Ramp / City Right of Way / Buck Ministers, 102 E. Main Street

The change of use from a retail establishment to a restaurant use at 102 East Main Street requires that the front entryway be brought up to current handicapped accessibility standards under the Building Code. After exploring different alternatives to gain accessibility over the existing grade differential of approximately seven inches, it was proposed that the City work to raise the permanent grade of the new sidewalk three inches, which would be installed sometime next year, and the business owner would ramp the remaining difference inside the building. The business owner has already moved the front door back into the building to accomplish the internal ramping.

The original concept for this alternative was that the business owner would cut out the existing sidewalk and install a “warp pour” concrete section of sidewalk that would gradually smooth out the three inch difference in the sidewalk. This warp pour section would be removed when the City replaced the sidewalk next year.

On March 31, 2010, the property owner appeared before the Historic District Commission to propose that the warp pour be replaced with a temporary wood ramp with railings extending out 24 to 36 inches from the front step in order to reduce cost. The HDC approved the concept of the temporary wood ramp with railings and pointed out the City Council approval would be required to install a ramp in the right-of-way. As such, the property owner is requesting permission to install a temporary wood ramp in the City

right-of-way extending out 24 to 36 inches from the front step. This temporary ramp would be removed when the Streetscape project commences.

In exploring option for ramps, both temporary and permanent, in the right of way, the City Attorney was consulted to investigate the proper procedure for approving a private ramp in the public right-of-way. The City Attorney determined that the City Manager can allow the ramp to be built in the right of way in accordance with rules adopted by Council. The City Attorney recommended appropriate rules and recommended that any such project be covered by a legal agreement approved by the City Attorney. At this time, JJR, the City's engineers for the Streetscape Project, believe that the sidewalk can be raised three inches, although there are several challenging grade issues at that intersection to overcome. It is not known what additional expense the City may incur to raise the grade at this location. It is recommended that the building owner cover any additional cost to raise the grade of the sidewalk to accomplish handicapped accessibility.

Council Comments and Discussion: There was concern with any liability to the City in allowing the private ramp placement in the City right-of-way. Discussion ensued pertaining to the feasibility to re-grade the sidewalk during the streetscape project to address other potential entrance problems and whether these changes are allowed using the MDOT grant funds.

Motion Bingham, seconded by Fecht to adopt the rules for Ramps in City Right of Way as outlined by the City Attorney in his March 18, 2010 Legal Opinion and to grant the request of Buck Ministers to install a temporary ramp, to extend 24 to 36 inches from the front door into the City right of way, contingent upon the execution of a legal agreement with the building owner, approved by the City Attorney. Further, that the agreement commit the building owner to cover any additional expense incurred by the City to raise the sidewalk three inches. **Motion carried unanimously.**

B. Proposed Fiscal Year 2010-2011 Budget and Five Year Plan (2010 – 2014)

In accordance with the City Charter, the City Manager must submit a proposed fiscal year budget at the first meeting in April. The proposed fiscal year 2010-2011 budget and five year plan was submitted for Council consideration. The proposed budget is part of a five year plan which projects the current year budget and forecasts future revenues and expenditures three years beyond the proposed fiscal year.

The Northville City Council is being presented with a balanced budget that proposes no change in the General Operating Millage rate. However, FY 2011 will be the second most challenging budget year since 1991 when the City faced multi-year deficits. Due to the decline in property values and the challenging national economy, this budget is based upon many difficult decisions. The proposed budget and five year plan encompass participation by everyone to be able to continue to provide the same level of services. In addition, to continue to maintain those services, some deviations from existing policy have been applied. A memo outlining the budget development process and the decisions made to balance the budget was provided to City Council for its review.

The City Charter requires that the City Budget be adopted at the second regular meeting in May. City Council budget review sessions have been scheduled for April 15, 20, and 22nd. At the April 15, 2010 budget session, the City Manager will review the annual budget message which begins at page I-1 of the budget notebook. At the meeting on Thursday, April 22, 2010, the City Council will be asked for additional direction and/or revisions to the budget before publication of the budget on Thursday, May 6, 2010.

C. Closed Session: Strategy Connected to Collective Bargaining Agreement

Motion Fecht, seconded by Darga to recess to the regular meeting to go into closed session for the purpose of discussing strategy connected to the collective bargaining agreements. **Roll Call Vote. Yes: Bingham, Darga, Fecht, Johnson. No: None. Motion Carried.**

Meeting recessed at 10:04 p.m. Meeting reconvened at 10:47 p.m.

COMMUNICATIONS

A. Mayor and Council Communications

Darga spoke of recent Arts Commission recognition pertaining to its appraisal workshop and receiving an outstanding exhibit award.

B. Staff Communications None

There being no further business to come before Council, the meeting was adjourned.

Adjournment: 10:47 p.m.

Respectfully submitted,

Dianne Massa, CMC
City Clerk

Approved as submitted: 5/3/10

Christopher J. Johnson
Mayor