

**SOLANA BEACH CITY COUNCIL  
REDEVELOPMENT AGENCY AND PUBLIC FINANCING AUTHORITY**

JOINT **REGULAR** MEETING

**MINUTES**

**WEDNESDAY, FEBRUARY 14, 2007  
6:00 P.M.**

CITY COUNCIL CHAMBERS  
635 S. HIGHWAY 101,  
SOLANA BEACH, CALIFORNIA

The City Council acts as the City of Solana Beach Redevelopment Agency and the Public Financing Authority.

**CALL TO ORDER AND ROLL CALL**

**Present:** Heebner, Kellejian, Roberts, Nichols, and Campbell.

**Absent:** None.

**Also Present:**

Mayor Heebner called the meeting to order at 6:00 p.m.

**FLAG SALUTE:**

Pat Smart led the flag salute.

David Ott, City Manager, introduced the new Police Chief, Don Fowler, assigned to the Encinitas station.

**APPROVAL OF AGENDA**

**MOTION:** Moved by Roberts and seconded by Kellejian to approve removing Items #7 and #9. **Motion carried unanimously.**

**PROCLAMATIONS**

**Employee Recognition**

Mayor Heebner presented Darlene McKim with a proclamation honoring her retirement from the City having served since 1989 in the Parks & Recreation department as well as the City Clerk, Planning and Fire departments.

**PRESENTATIONS:**

**City Hall Plaque**

This item was not heard.

**ORAL COMMUNICATIONS:**

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip to the City Clerk (located on the back table). Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Items can be referred to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES as per SBMC . (Be aware of the timer lights on the speaker podium.)

Mary Jane Boyd, member of the Friends of the Library, spoke about the upcoming annual Essay Contest and the Irish Musical Event.

Geri Rhetman spoke about the Parks and Recreation Commission's Paws in the Park free event at La Colonia.

Eric Terrell spoke about the special commercial zone ordinance and the need to extend the restrictions to N. Cedros.

**COMMUNITY ANNOUNCEMENTS:**

Council reported on the Cliff St. Bridge Master Plan survey extension, the Paws in the Park event, the Mayors morning meeting with the community, the Bocci Ball tournament, the NCTD Trainstation EIR hearings, the storypoles on the Gateway/Magellan property, Congressman Billbray's open house, the Casa de Amistad event, the Community Resource Center annual fundraiser, the City's Egg Hunt event, Betsy Schultz' plaque purchase program for the Fletcher Cove project, and the official city song "Solana Beach City Proud" available on CD.

**ORAL COMMUNICATIONS: reopened by consensus of Council to hear speakers regarding Propostiion A that are not related to the City Mailer Item #12.5.**

Susan Murphin stated that incorrect information had been circulating in the City and that voters should become educated about the issue before making a decision. She said that she supported the item on the agenda to send a citywide mailer regarding Proposition A, going to a vote on March 6, 2007, to provide the facts.

Dennis Higgins said that his home was legal non-conforming when he bought it in 1984 and had it refinanced more than once and that non-confirming is a non-issue.

### **COMMENTARY:**

Councilmember Roberts stated that there was a sidewalk safety issue at Lomas Santa Fe that is being assessed by the City, that the Civic & Historical Society recognized the historical beginnings of the Eden Garden area and pioneer Ramona Rincon, that the forcemain pipe was pulled under the San Elijo Lagoon to the Wastewater Treatment Facility, that the community was encouraged to join the Transit Alliance for a Better North County to be involved in public transit, that the View and Vegetation Ad Hoc committee was working on a View and Vegetation ordinance, and that he was working with the City on the possibility of a school bus pickup/drop off on Highland to relieve some congestion on Lomas Santa Fe.

Councilmember Kellejian stated that the construction of the auxiliary lanes on I-5 had begun and that the new completion time would be 1/2 than first expected, that he spoke with Congressman Billbray about a meeting that the Congressman would be having with the Army Corps of Engineers (ACOE) regarding the Solana Beach / Encinitas project, that he and City staff would be meeting with the western division of the ACOE regarding the project, that he would attend the annual conference for attend American Beach and Shoreline Association to call on Congressional and Senate delegation to talk about beach issues and that he would also be meeting with Feinstein's office in May regarding the same issue.

### **CONSENT CALENDAR:**

Items listed on the Consent Calendar are considered routine; however, any member of the public may address the City Council on an item of concern by submitting to the City Clerk a request to speak form before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while all other Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

## **1. WAIVE TEXT READING OF ORDINANCES**

- A. Approve waiving the text reading of ordinances on this agenda pursuant to Solana Beach Municipal Code Section 2.04.460.

## **2. MINUTES OF CITY COUNCIL MEETING**

- A. Approve the Minutes of the Regular and Special (Closed Session) City Council meetings held December 12, 2006.

## **3. LIST OF DEMANDS (File No. 0300-30)**

- A. Ratify the List of Demands dated December 23, 2006 - January 5, 2007 and January 6, 2007 - January 19, 2007.

## **4. ACCEPT THE COUNCIL DAIS RECONSTRUCTION PROJECT AND AUTHORIZE THE CITY CLERK TO FILE A NOTICE OF COMPLETION (File No. 0400-10)**

- A. Adopt Resolution 2007-015:

## **5. AUTHORIZE THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE CALIFORNIA INTEGRATED MANAGEMENT PROGRAM ON BEHALF OF THE CITY FOR THE FISCAL YEAR 2006/2007 RUBBERIZED ASPHALT CONCRETE USE GRANT PROGRAM (File No. 0390-30)**

- A. Adopt Resolution 2006-016 authorizing the City Manager to submit an application to the California Integrated Waste Management Board for grant funding for the Northbound Highway 101 Rubberized Asphalt Concrete Overlay Project.
- B. Authorize the City Manager or his/her designee to execute in the name of the City of Solana Beach all necessary applications, contracts, agreements, amendments, and payment requests hereto for the purposes of securing grant funds and to implement and carry out the purposes specified in the grant application.

**MOTION:** Moved by Roberts and seconded by Campbell to approve the consent calendar items. **Motion carried unanimously.**

### **PUBLIC HEARINGS:**

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a

speaker slip to the City Clerk (located on the back table). After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each. Please be aware of the three-minute timer light on the podium.

**6. A REQUEST FOR A MINOR SUBDIVISION (CONDOMINIUM TENTATIVE PARCEL (AP), DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A COMMON INTEREST DEVELOPMENT CONTAINING FOUR INDIVIDUAL/DETACHED MULTIPLE-FAMILY DWELLING UNITS ON PROPERTY AT 140 NORTH RIOS AVENUE (CASE 17-06-08 SUB/DRP/SDP; APPLICANT: RIOS GRANDE, LLC (File No. 0600-40)**

- A. Find the project exempt from the California Environmental Quality Act pursuant to Section 15332 of the State CEQA Guidelines; and
- B. Adopt Resolution 2007-002 conditionally approving a Minor Subdivision (tentative parcel map), Development Review Permit and Structure Development Permit for a common interest development containing four individual/detached multiple-family dwelling units on property at 140 North Rios Avenue.

David Ott, City Manager, introduced the item.

Lori Naylor, Interim Community Development Dir., presented a powerpoint presentation of the project.

Council discussion ensued regarding trees obstructing significant views from neighboring properties and that this conversion would not result in any loss of low income housing to the City.

Howard Schachat, partner in Rios Grande LLC and owner of property, introduced John Pyjar, architect.

John Pyjar, architect, stated that the owners proposed a development well below the development standards, is compatible with the code, that the owners were sensitive to that neighbors and the community. He said that they had signed a view easement with the neighbors for landscaping height.

Ron Johnson said that he lives behind the project, that it would be good for the neighborhood, that he did have concerns about the bulk and mass of the project which would contain 3000 sq. ft. units, that the applicant was receptive to neighbor's height concerns but was not receptive to any design input from the neighbors, that there would be a vegetation restriction which had not been drawn up yet, and that he did have concerns about what is going to be planted which may include plants that can not be contained.

Sharon Harvey said that the applicant addressed all the issues, that they have an agreement with the applicant, that the only main concern was that it takes up a lot of space, that this project takes an additional 1000 sq. ft. per building than a nearby project, and that she is still worried about vegetation and view loss, and that she had an agreement to sign an agreement.

Council discussion ensued regarding the view assessment applicants withdrawing their application once they signed a private view agreement with the applicant.

Howard Schachat said that they have two different agreements regarding specific issues and then they will sign a final all inclusive agreement signed by all the parties and will be included in CC&Rs which will restrict height of the buildings on the east side and incorporate provisions that the deed restricts the vegetation on the property that can not be any higher than any structure on the property.

Eric Terrill said that subdivisions are a serious issue, that it is an improvement to some of the present structures, that the size is out of character with others in neighborhood and would affect the values of local homes, and that the tree set for removal should be left until the street widening approaches rather than immediate removal.

John Pyjar, architect, addressed issues of slopes and the affect on design.

Howard Schachat said that he thinks that they will bring a fine looking project to Solana Beach, that their intention was to bring a quality development to the area.

Council disclosures included living near the area of the project, visited or drove by the project.

Councilmember Nichols did disclosed that he had worked with the architectural firm in the past but that it was not designated as a formal conflict of interest.

**MOTION:** Moved by Roberts and seconded by Nichols to close the public hearing . **Motion carried unanimously.**

Council and staff discussion ensued regarding view and vegetation issues being enforced by deed restrictions between private parties and not enforced by the City, that medium high residential zoning ends at Cliff St., adding more specific restriction language in the approvals naming specific plant restrictions as well as specific heights, that not all types of vegetation could be addressed, that naming specific types of plants for each project would potentially treat every project alike, and that placing a reference to the private party agreements in the whereas statements of the resolution to only memorialize it but that it would still not be enforceable by the City but rather between the private parties.

**MOTION:** Moved by Heebner and seconded by Nichols to approve with an added condition that all the chimney flutes on the project will be kept to the minimum height permitted by the Uniform Building Code of 2 ft. high to any roofline within 10 ft. and an additional Whereas statement "Whereas the project is subject to private deed restrictions, which are part of the CC&Rs for the project, that restrict vegetation in certain respects pursuant to those agreements between the private parties" . **Motion carried unanimously.**

**STAFF REPORTS:**

Submit speaker slips to the City Clerk.

**7. ARMY CORPS OF ENGINEER BEACH SAND/COASTAL BLUFF  
FEASIBILITY STUDY UPDATE (File No. 0740-80)**

- A. Accept update and authorize Mayor to sign letter to the ACOE;  
and
- B. Confirm appropriateness of staff and consultants to continue to encourage the State to continue beach sand funding.

This item was removed from the agenda.

**8. COMMUNITY WORKSHOP FACILITATED BY FRED KENT TO  
DISCUSS SOLANA BEACH LIVABILITY (File No. 0640-80)**

- A. Discuss the potential dates to host the Workshop and then select a date.

Mayor Heebner said that the workshop would be facilitated by Fred Kent to learn about "great places" with an intent of viewing sites around the City and then discuss input in order to create lists of "to do's" to make sure that places in Solana Beach are the best they can be and that UCSD would be creating a

documentary. She asked Council to establish an Ad Hoc Committee to select places around Solana Beach and that four places had been identified which included Train Station public places of the project, the gap on S. Cedros, Plaza Street, and the intersection of Lomas Santa Fe and Cedros. She said that additional ideas included Highway 101 on the south side of the bridge, the village consignment area, the 101 side of Cliff St. bridge, as well as a couple of other locations that are open for consideration. She suggested that Council invite 8 positive solution oriented people as participants and that the meeting is open to any member of the community as observers.

Council discussion ensued regarding that participants would visit the sites with a facilitator, that facilitators were selected by Mr. Kent at the initial meeting getting to know the City, that the facilitators would be note takers, that the participants will be the ones involved in it, that the resulting input will be collected, that other sites should be considered eventually including the Library, La Colonia, public parking lots and the east side of the City, that an Ad Hoc Committee be established to formulate any final details, that the process of meeting prior to coming to Council was not the ideal initiation of this effort but that extenuating circumstance may have been present, that the opportunity had a window and concessions in order to obtain this expertise at a fraction of the cost, and that the workshop was scheduled for May 17, 2007 from 9:00 a.m. to 1:00 p.m.

**MOTION:** Moved by Heebner and seconded by Roberts the workshop to be held on March 17, 2007 at 9:00 a.m. - 1:00 p.m. and to appoint Mayor Heebner and Councilmember Nichols to an ad hoc that will be very short term. **Motion carried unanimously.**

**9. APPROVE PROP 12 SIGN AND LOCATION FOR THE COASTAL RAIL TRAIL AND AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE FABRICATION AND INSTALLATION OF THE SIGN (File No. 0400-10)**

- A. Adopt Resolution 2007-017 authorizing the City Manager to execute a service agreement with Astra Coatings, Inc. not to exceed \$6,500 for the production and installation of a sign for the Coastal Rail Trail; and
- B. Directing the City Treasurer to amend the budget by increasing appropriations to account number 001-7000-7110-6530 by \$6,500 and to use Park Fees for this expenditure.

David Ott, City Manager, introduced the item.

Council and staff discussion ensued regarding the the comparison of the cost of



this plaque at \$6,500 to the Rosa St. bridge dedication which was \$2,000, that the only minimum requirements are that the logo is 2 ft. by 2 ft., that more information would be helpful in order to proceed, and that the plaque had to be complete by June 30th to qualify for the funds.

This item was postponed to the March 28, 2007 Council Meeting.

**10. PARKING STANDARDS FOR OUTDOOR DINING (File No. 0610-10)**

- A. Discuss this issue and potentially direct adding this to the 2007-2008 Work Plan.

**ACTION:** Council directed staff to place on the Workplan for further review.

**11. VIEW ASSESSMENT COMMITTEE APPOINTMENT (File No. 0120-90)**

- A. Appoint one member to the View Assessment Committee 1 vacancy nominated/appointed by Heebner for a two year term until 2009.

**MOTION:** Moved by Heebner and seconded by Campbell to appoint Pat Smart .  
**Motion carried unanimously.**

**12. RE-ESTABLISHING LOCAL COASTAL PLAN AD HOC COMMITTEE (File No. 0190-90)**

- A. Adopt Resolution 2007-021 re-establishing the Local Coastal Plan Ad Hoc Committee.
- B. Appoint two Councilmembers to the committee.

**MOTION:** Moved by Roberts and seconded by Heebner re-establishing the Local Coastal Plan Ad Hoc Committee re-appointing Councilmembers Roberts and Campbell. **Motion carried unanimously.**

**12.5 PROPOSITION "A" INFORMATIONAL & FREQUENTLY ASKED QUESTIONS & ANSWERS CITYWIDE COMMUNITY MAILER**

- A. Discuss the item and provide direction.

David Ott, City Manager, introduced the item.

Council discussion ensued regarding informing the public of the facts to prepare them for the vote, that the ordinance had not been mailed out to the public which is not a requirement, the cost of the mailer with or without the ordinance, and that the City Attorney did review the mailer carefully before approving it since the City can not advocate or oppose a proposition in its jurisdiction but that it can send out neutral materials.

Gerri Retman (3 additional minutes donated by Ira Opper) said that the public should know that a group of realtors had formed an official PAAC (Political Action Committee) and that the public should not be misled by outside groups.

Dan Chambers said that the expenditure of City money to mail information out to residents again was not appropriate and that it is still an opinion.

Marion Dodson stated that what the ordinance is proposing is not included in the ballot, that people had not been informed properly, and that the fiscal impact of this ordinance to the City was unknown and had not yet been reviewed.

Council and staff discussion ensued regarding the fact that the ballot does not have to include the ordinance and that it is not a requirement.

**MOTION:** Moved by Kellejian to send the ordinance to property owners of Solana Beach. Motion failed due to lack of a second.

**MOTION:** Moved by Roberts and seconded by Heebner to send out a City wide mailer including the ordinance, question and answers, and clarification language of the ordinance . **Motion carried 4/0/1** ( Abstain: Kellejian.)

**13. SOLANA BEACH MUNICIPAL CODE REVISIONS TO CHAPTER 2.04 - DEFINING GROUPS AND SPEAKER LIMITS (File No. 0480-10)**

- A. Introduce Ordinance No. 361 amending sections, 2.04.050, 2.04.190, 2.04.200(B), 2.04.220(C) and (D), 2.04.290(B) and adding section 2.04.200(F) of the Solana Beach Municipal Code.

David Ott, City Manager, introduced the item.

Council discussion ensued regarding the removal of requiring speakers to provide their names, that legally it was first amendment right, that someone refusing to provide their name could convey less credibility, that the approval of additional time to speakers should be granted by the majority vote of the Council

and not the presiding officer, what defined a group, whether to separate the applicant and appellant procedural rules for hearings for more clarity, and whether the applicant or the appellant should be heard first in an appeal in order to get the overview of the original project or to begin with the appellants case.

Dan Chambers said that there could be a circumstance when there could be various respondents and whether the appellant would have only 15 minutes to respond to all respondents.

**ACTION:** Council directed staff to return the item with new input from the discussion regarding issues of removing the presiding officer's ability to solely allow a speaker more time and to separate out the public hearing procedural rules for the appellant and the applicant for more clarity.

**14. REPORT ON CONDO-HOTEL ISSUE AND REQUEST TO EXTEND THE INTERIM ORDINANCE TO PROHIBIT MAPS OF PERMITS FOR CONDOMINIUM MAPS OR PERMITS FOR CONDO-HOTELS DURING AN EXTENDED STUDY PERIOD FOR 120 DAYS (File No. 0610-10)**

- A. Approve the proposed course of action included in this staff report and give appropriate direction to Staff as to other areas of study required for the impacts associated with condo-hotel financing.
- B. Adopt Ordinance 360 extending prohibiting condominium hotel maps during a 45-day special study period for an additional 120 days to allow further study.

James Lough, City Attorney, stated that the Council wanted a review and study of the issue and that at this time staff would need additional time to review the issue due to the Coastal Commission and its reference to Local Coastal Plans (LCP) and condotels. He said that there are not any current official applicants. He stated that the extension of the moratorium would allow more time to review the findings and the inclusion of the issue in the LCP.

**MOTION:** Moved by Roberts and seconded by Campbell to adopt Ordinance 360 extending the 45 day study period prohibiting condominium hotel maps for an additional 120 days. **Motion carried unanimously.**

**WORKPLAN COMMENTS:**

Council discussed potential changes to the Workplan.

**MOTION:** Moved by Heebner and seconded by Roberts to amend the Workplan

removing a bullet point under Land Use Issues - Phase 2 referencing conducting a comprehensive study of Development Review Board Committee options and draft an ordinance to implement a review board. **Motion carried unanimously.**

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

All Councilmembers disclosed reimbursements by the City.

**COUNCIL COMMITTEE REPORTS:**

Please state the committee you are speaking to before making each report.

\* California Cities Contract Association - Roberts, Heebner (alternate).

Councilmember Roberts stated that the City of Coronado and Del Mar are considering membership at this time. The CCCA is going to be attending a future meeting to address the Council.

\* City Selection Committee - Kellejian (meets twice a year)

\* County Service Area 17 - Campbell, Nichols (alternate).

\* Escondido Creek Watershed Authority - Nichols, Roberts (alternate).

Councilmmber Nichols stated that they discussd the Watershed Managment Plan as well as prioritizing projects to benefit the watershed.

\* League of Calif. Cities SD County Executive Committee - Roberts, Kellejian (alternate).

Councilmember Roberts said that the League was setting up an environmental quality committee which will be served by Councilmember Houlihan, that the Transportation Bond funding and Prop 172 funding came up regarding regaining the funding due from the state budget and that Solana Beach is due over \$400,000.

\* North County Dispatch JPA - Nichols, Campbell (alternate).

Councilmember Nichols said they discussed the bid received for Emergency Preparedness Plan, a new administrator, and a tour of the new facility.

\* North County Transit District - Roberts, Heebner (alternate).

Councilmember Roberts said that they discussed a coaster feeder bus service. He said that member of the City of Del Mar are working on a private type

of bus service from Torrey Pines through 101 and has asked Solana Beach and Encinitas. He said that they are working with private funds at this time.

- \* Regional Solid Waste Association - Nichols, Kellejian (alternate).
- \* SANDAG - Heebner (Primary), Roberts (1st alternate), Nichols (2nd alternate).

Mayor Heebner said that she attended a retreat and discussed underfunded infrastructure needs, moving the airport authority to Sandag, and that sand on the beach affected a minority of the group.

- \* SANDAG Shoreline Preservation Committee - Kellejian, Roberts (alternate).
- \* San Dieguito River Valley JPA - Roberts, Nichols (alternate).

Councilmember Roberts said that he was nominated for the Chair.

- \* San Elijo JPA - Campbell, Roberts (both primary members) (no alternates).

Councilmember Campbell said they discussed the feasibility of Del Mar joining the JPA, that Director presented a broad based analysis and the funding issues, that they are currently in the middle of the master plan and added a line item to assess true excess capacity of the plant.

- \* 22nd Agricultural District Association Community Relations Committee - Roberts, Campbell (alternate).

Councilmember Roberts said that a project being proposed is the Street Scene, and the bus feeder service

**Standing Committees: (All Primary Members) (Permanent Committees)**

- \* Business Liaison Committee - Roberts, Campbell.
- \* Community/School Relations Committee - Roberts, Campbell.
- \* Public Arts Subcommittee - Roberts, Nichols.
- \* Traffic Transportation - Heebner, Kellejian.

**Ad Hoc Committees: (All Primary Members) (Temporary Committees)**

- \* Local Coastal Plan Ad-Hoc Committee - Roberts, Campbell.  
Expires February 22, 2007 or at the California Coastal Commission adoption.
- \* Sand Replenishment Alternative Review - Kellejian, Campbell.  
Expires November 8, 2007.
- \* Views and Vegetation Subcommittee - Roberts, Nichols  
Expires November 8, 2007.
- \* User Fee Ad-Hoc Committee - Roberts, Campbell. Expires June 30, 2007.
- \* Development Review - Heebner, Roberts. Expires November 29, 2007.

- \* Highway 101 Improvement Ad-Hoc Committee - Heebner, Nichols. Expires June 13, 2007.
- \* La Colonia Park Master Plan Committee - Heebner, Roberts. Expires June 30, 2007.

Councilmember Heebner reported that a master plan is in the works, and the community has been submitting ideas.

Councilmember Roberts said that the La Colonia Master plan is working on a master plan and would like to see a timeline for this project, and would like this topic to be on a future agenda. He said that there is some confusion about how to collect the list of community input from the surveys and prioritize them, and there were some comments by the public that lighting in the park can be done now, as well as the restriping of Stevens Ave. with diagonal parking.

- \* Condohotel - Heebner, Campbell. Expires October 24, 2007.

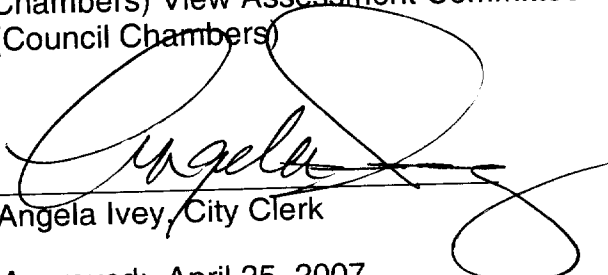
**ADJOURN:**

Mayor Heebner adjourned the meeting at 10:14 p.m. to the next regular meeting of February 28th.

**UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

Regularly Scheduled or Special Meetings that have been announced as of this Agenda Posting.

- Budget & Finance Committee Thursday, February 15, 2007, 6:00 p.m. (Council Chambers)
- Public Arts Advisory Commission Tuesday, March 13, 2007, 3:30 p.m. (Council Chambers)
- Parks & Recreation Commission Thursday, March 8, 2007, 5:30 p.m. (La Colonia Park)
- Public Safety Commission Tuesday, March 13, 2007, 6:30 p.m. (Council Chambers)
- View Assessment Committee Tuesday, February 20, 2007, 6:00 p.m. (Council Chambers)



Angela Ivey, City Clerk

Approved: April 25, 2007