

## **Minutes of August 19, 2021 Council**

Regular Meeting of the Clayton, Ohio City Council  
Clayton Government Center  
August 19, 2021

### **CALL TO ORDER**

The meeting was called to order by Mayor Stevens at 7:33 PM. Present were Mayor Stevens and Councilmembers Bachman, Henning, Gorman, Merkle, Kelly, and Lieberman.

### **PUBLIC HEARINGS**

Mayor Stevens announced the procedures for the public hearings and administered the Oath to residents who wished to speak on any of the cases this evening.

Motion by Henning to un-table the DDC Management, LLC Public Hearing and Ordinance O-ZC-21-04 from our August 5, 2021 meeting, motion was second by Kelly. All yeas, motion passed.

Stevens asked for a motion to open the floor for public comment. Motion by Henning, second by Gorman to open the floor for public comment. All yeas, motion passed.

Jack Kuntz, Director of Development, presented the first case, O-ZC-21-04: Zoning District Change and Preliminary Subdivision Plan - Northwest Corner of Westbrook and Union Roads (Hunter's Path), DDC Management, LLC. This is a zoning district change from RSD to PDD and it's a preliminary subdivision plan. The applicant proposes to construct 125 single-family homes on 39 acres. There is a 30' buffer proposed for the entire east property boundary for the two privately owned acres. The primary access will come from a new access point on Westbrook Road and a connection to Fallgold at the Bayberry Trail subdivision. Utilities are at or near the site. New infrastructure will include streets, sidewalks, and a multi-use path along Westbrook Road. Neighborhood amenities will include a neighborhood park, and four stormwater retention ponds that have passive open space around them. The Planning Commission voted 4-0 to recommend approval of the rezoning application and preliminary plans as submitted with the following condition: the tree line between the project site and the residential community to the north be maintained as much as possible and the 23 items included with the staff report be addressed by the applicant in the Final Subdivision Plan be included as a condition of the approval. After evaluating the applicant's request, Staff recommends City Council approve the Zoning District Change and the Preliminary Subdivision Plan as recommended to include the tree line between the project site and the residential community to the north be maintained as much as possible and the 23 items included with the staff report be addressed by the applicant in the Final Subdivision Plan be included as a condition of the approval.

Gorman asked when you come in off Westbrook the cul-de-sacs are pretty far away for the fire department. I know a lot of places have a limit that you can only be so far away from the closest access point.

Kuntz advised Chief Garver has looked at this plan and he feels comfortable with it. Once we get all the final studies in place, he will look at it again and he's going to make sure that it meets all the regulations.

Ryan Reed of DDC advised they're excited to bring this to the city, we think it will add some much needed housing for young professionals and families.

Mayor Stevens asked if there were any Proponents who wished to speak on this case. None heard. Stevens then asked if there were any Opponents who wished to speak, none heard. Stevens then asked for a motion to close the floor for public comment. Motion by Henning to close the floor for public comment, motion was second by Gorman. All yeas, motion passed.

Kuntz then presented the case for O-ZC-21-03: Rezoning and Preliminary Development Plan – Northwest Corner of National and Haber Roads – Redwood USA, LLC. This request is for a rezoning from RSD to PDD and a Preliminary Development Plan. This submittal was before City Council on February 18, 2021, there was a motion to reject the Planning Commission's recommendation. By code, a motion in opposition of the Planning Commission's recommendation requires a super majority of council members which is five votes, conversely a motion in support of the recommendation requires a standard majority which is four votes. Council was unable to pass the motion in opposition of the Planning Commission's recommendation. The Law Director advised council they did not have the required votes to approve a motion in opposition of the recommendation, but it appeared that they did not have a standard majority to approve a motion in support of the Planning Commission's recommendation. The Law Director advised Council that the original rezoning application expired at the point where council was unable to pass a motion to approve or disapprove. So through the course of three public hearings consistent opposition was received from the public on issues such as traffic, access, and safety which the applicant addressed with a new application. Redwood's new application is a proposed rezoning at the northwest corner of National and Haber Roads from RSD to PDD. The proposed Preliminary Development Plan is for an apartment home community on the back 22 acres and a future mixed-use development on the front 11 acres along National Road, the property is 33.73 acres. This community will be privately funded and will contain 120 market rate apartments. The primary access is from Haber Road only. A traffic signal is proposed at the intersection of National and Haber Roads. The proposed community will tie into public utilities which are at or near the site. There will be numerous resident and community amenities. There is a 30' building setback around the neighborhood. The apartment homes are designed in a traditional single-family attached residential style. The applicant is setting aside the front 11 acres for a future mixed-use development that will be deeded to the City so they can control how the land will be developed. The Planning Commission voted 3-1 to recommend approval of the Rezoning Application and Preliminary Plans as submitted. Staff's recommendation, given the revisions that the applicant has made to the comments and concerns that were voiced by the public, we recommend the approval of the Planning's Commission's recommendation of approval of the rezoning the property from RSD to PDD and the Preliminary Development Plan as submitted.

Lieberman stated, Jack at the beginning of your presentation you refer to it as an apartment complex. Is this an apartment complex or are they apartment homes.

Kuntz stated apartments are something that's for rent. These are single-family attached housing units.

Gorman asked, are we rezoning the 11 acres also?

Kuntz, yes it will be, and to clarify there is no entrance off 40 for the 11 acres at this time. That would need to be determined afterwards and would have to come before the Planning Commission and City Council for the Preliminary and Final Development Plan on where that access point would be.

Stevens asked, studies are going to be done before any digging, correct.

Kuntz, yes, this is just the first step of the process.

Greg Thurman, Vice President of Acquisitions for Redwood USA. I just want to cover a couple of the major changes that we made at the recommendation of your planning department and Planning Commission. We have reduced the dwellings to 120 versus 147 units; the mixed use parcel will be 11.3 acres versus the previous 6 acres and will be deeded to the city; we eliminated the access to Fox Road; we added a traffic signal at National and Haber; and, green space has been increased to 43% versus 36%.

Henning asked why this part of Clayton again when last time we had so much resident opposition.

Thurman replied it's not about resident opposition, it's about the demographics that are outstanding in this part of Clayton. Our apartment rents we need folks with medium incomes of \$65,000 or so per household and our rents represent 28 percent of their household income. It's a simple equation we use and we're successful, plus this part of Clayton is in the comprehensive plan as an opportunity to develop this type of community and it fits nearly exactly with what the comprehensive plan suggests be done in that area.

Henning stated in Fairborn where the two Redwood developments are, would you say that's in a rural area or not.

Thurman stated I'm not going to comment on that.

Henning stated okay, what about Vandalia.

Thurman stated there's no reason to comment on that. I don't understand what you're driving at.

Henning, okay then can you comment on why Hamilton denied.

Thurman stated yes. We went into there at the request of a familiar developer. We were not recommended for approval at staff level, at planning commission level or obviously at township level. We didn't believe in the thoroughfare plan and felt it was antiquated so we tried to make a point to that effect to our demise. I did meet with Tom Farrell within a week of that denial and did come up with a plan that they would support. I couldn't get the seller to get on board with me to go through that again, but we turned that around.

Gorman asked, you didn't like the thoroughfare plan. Do you think the one up here is adequate with, I don't know how many students are at Northmont high school and middle school right now. Do you think Route 40 is adequate to handle more traffic.

Thurman stated every transportation engineer would tell you yes.

Henning, okay but what about residents.

Gorman stated we almost lost a Police officer there a few years ago.

Thurman replied, a fully signalized intersection can only help that scenario

Lieberman stated obviously there are people that are very concerned about this going into their neighborhood. Do you have plans and could you articulate a little bit more about a buffer between this development and some of the neighbors on Fox and Haber Roads.

Thurman stated they worked with staff on this and the buffer plan we have shown is exactly what they requested us to do. This is above and beyond a standard buffer plan.

Henning asked who pays for the traffic light.

Thurman advised the traffic light will be paid by us initially so we will fund that until a TIF district is established and some of those funds are paid back through our property taxes.

Kelly stated, what about the traffic study.

Thurman advised I pay for everything initially, it'll take years. It's the same option we had previously except we lessened what will be coming out of the Redwood community by 27 homes. We have a pretty good idea of what to expect and what the report will say.

Lieberman stated there were a lot of letters we received about people not wanting this development there because it's always been a rural area. Are you talking about everything that's going to be planted so that it's not as obtrusive.

Thurman, yes, the setbacks from the right-of-way also add to that buffering capability and the fact that we're single-story dwellings greatly enhances what the plantings in those buffering will do.

Henning asked the Law Director, you can confirm that they can pay for the traffic light. I think that's what you were saying if I was understanding you correctly. That it is legit for a private entity to pay for a traffic light.

Dillon stated yes, as far as I've seen, I haven't seen anything contrary to that.

Henning asked what conversations the city has had in regards to a TIF with developer.

Zimmerlin stated the city has had preliminary conversations with the developer about the TIF, we haven't brought that to council yet because if this doesn't go through there's no point in bringing up the conversation.

Henning asked what was the conversation.

Zimmerlin stated basically what the increment would be should this development go through.

Henning asked how much is the increment.

Kuntz advised I don't remember the exact increment but one of the things that we explained to Redwood was that it needed to be the same framework as what the Village of North Clayton

claims with the school district in terms of making the school whole up to 50% which was something that the school district liked with the Village of North Clayton. We've introduced this to the school district and they were amenable to do that at a preliminary level. At the last City Council meeting we asked for authorization to engage with Price Finley for TIF counsel on these types of conversations.

Stevens advised Council received e-mails from residents in opposition to this project and read each e-mail into the record. Copies of those e-mails are on file with the Clerk of Council.

Stevens asked if there were any proponents who wished to speak on this case. None heard.

Stevens then asked if there were any opponents who wished to speak on this case.

Dana York stated I have mixed emotions, emotions from disappointment to excitement, disappointment in some representatives. When Redwood first proposed their development to the Planning Commission they had a typical presentation, but when presented to City Council Redwood had changed their presentation, also the development department's presentation had changed. The presentations appeared to be custom tailored to review almost every point that was made in the presentation from a small group of citizens. My excitement was the fact that our presentation caused a multi-million dollar company to change their presentation. I understand that communities grow and change with time. All we ask is that it is the right growth at the right time and in the right area. There is currently Redwood, Quiet Creek and eventually the North Clayton developments that have informed us they want to build apartments. All of these projects if approved will result in more than 400 apartments within a mile. Why can't we wait until the properly zoned areas are complete before we shoehorn another project into an area that was not meant to be an apartment complex.

Leanne Bustos advised she just purchased her property across the street from the proposed entrance of the development and have encountered multiple issues with the current traffic. I hope you vote against this. Also, the fact that Redwood is giving the city 11 acres if this passes seems unethical. If the city wanted those 11 acres they could buy it from the seller.

Jeremy Blanford stated we heard all this seven months ago and tonight we get a new proposal. A traffic light everybody knows by itself is a band aide on compound fracture. If I understood correctly Redwood would be paying for the traffic signal but they would end up getting their money back, but taxpayers are still going to be on the hook for the continuous operation as well as maintenance on the 11 acres that would be deeded to the city.

Nancy Mercer advised she has lived on Fox Road for over 30 years and her property has flooded every time there is a heavy rain. The school traffic is appalling but we have to deal with it.

Warren Wysong, Jr. stated he was here tonight in opposition of the Redwood development. We could go over the reviews of this company to put their integrity in question. They say they take care of their property, the reviews state otherwise. Clayton is not alone in denying Redwood, they've been denied in four other communities. The residents had the same concerns, property values, traffic, just the degrading of our community. Growth should include young families with children. Redwood has stated their neighborhoods are not conducive to children, and that all children under the age of 16 while playing outside must be supervised at all times. I believe Clayton is about welcoming young families.

Hearing no other opponents Stevens asked for a motion to close the public hearing. Motion by Gorman to close the floor for public comment. Motion was second by Merkle. All yeas, motion passed.

Thurman responded the storm water would be addressed in the Final Development Plan. We are not allowed to put one more drop off our property, if anything we will help lessen the amount of water that goes off our property. I have to meet the engineers storm water recommendations. As far as Redwood's reputation we have 25,000 home renters living there at their own will in over 200 communities. I have a handful of Better Business Bureau complaints out of 25,000 residents in any given year. I get hundreds of letters every month of people that rate us four or five stars out of five stars, and our goggle rating is 4.8. We do plan our communities to target empty nesters and seniors. That's the underserved market for the next 30 years.

R-PC-21-05: Final Development Plan – Grand Villas of Clayton – Grand Tradition, LLC

Kuntz advised this is a Final Development Plan. This is an apartment home community with access from Hoke Road, proposing up to 128 apartment homes spread across 22 buildings with a clubhouse for the residents. The community will be served by a private street ending in a cul-de-sac. Stormwater runoff would be handled primarily by two retention ponds. A traffic study was submitted that was reviewed by the city's consulting engineer. The city's engineer determined based on the projected number of residents that no road improvements would be required on Hoke Road or at the intersections of Wenger and Hoke or National and Hoke. The Planning Commission voted 3-0 to recommend approval of the final development plan with the following conditions recommended by staff. The construction plan submitted with the zoning certificate application should address and will provide a number of items outlined in the staff report, there is 26 items but a lot of those are administrative in nature. Chief Hamlin has asked that the apartment address sequencing be logical and that each unit will be easy to navigate for emergency services. After evaluating the applicant's request staff recommends city council make a motion to approve the Planning Commission's recommendation of approval of the final development plan with the following conditions, the construction plan submitted with the zoning certificate application should address and/or provide a number of items outline in the staff report and for apartment addressing coordinate with Chief Hamlin and the development department to make sure that address sequencing is logical and each unit will be easy to navigate for emergency services.

Brian Jimenez of Grand Traditions stated they have had a great experience working with the city. We believe we have a well-reviewed high quality plan that will provide a fresh new housing segment very much needed here in Clayton.

Stevens advised we received one letter from a resident opposing the proposed development and read the letter into the record. A copy of that letter is on file with the Clerk of Council.

Stevens asked if there were any proponents who wished to speak tonight. None heard. Stevens then asked if there were any opponents who wished to speak on this case tonight. None heard. Hearing no opponents Stevens asked for a motion to close the floor for public comments. Motion by Gorman to close the floor for public comments, motion was second by Bachman. All yeas, motion passed.

## **CLERK'S REPORT**

Clerk Seim presented the minutes of the August 5, 2021 Council workshop session. Motion by Henning, second by Merkle to approve the minutes as presented. Voting yea were Bachman, Henning, Merkle, Lieberman and Stevens. Gorman and Kelly abstained. Motion passed.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

Ordinance No. O – ZC – 21 – 04 An Ordinance Adopting, Rejecting, Modifying the Planning Commission’s Recommendation to Approve the Application of DDC Management, LLC for a Change in Zoning from Residential-Single Unit (RSD) (Formerly R-3 – Suburban Residential) to Planned Development (PDD) (Formerly PD-1 (Planned Development-Residential) and to Approve the Preliminary Subdivision Plan, with Specified Conditions, Submitted for Property Located at the Northwest Corner of Westbrook Road and Union Road and Bearing Parcel I.D. Number M60 03207 0022 Comprised of 39.47 Acres within the City of Clayton, Ohio. Motion by Gorman to Approve the Planning Commission’s Recommendation to Approve the Application of DDC Management, LLC, motion was second by Henning. Voting: Bachman-abstained, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-abstained, and Stevens-yes. Motion passed 5-2.

Ordinance No. O – ZC – 21 – 03 An Ordinance Adopting, Rejecting, Modifying the Planning Commission’s Recommendation to Approve the Application of Redwood USA, LLC for a Change in Zoning from Residential Single-Unit District (RSD) (Formerly R-1 Open Space Residential) to Planned Development District (PDD) (Formerly PD-3 Planned Development-Business) and to Approve the Preliminary Development Plan for Property Located at the Northwest Corner of National Road and Haber Road Consisting of a Specified Portion of Parcel I.D. Number M60 03012 0022, A Specified Portion of Parcel I.D. M60 03102 0002, and All of Parcel I.D. Number M60 03102 0105 and Containing 33.73 Acres within the City of Clayton, Ohio. Motion by Henning to Reject the Ordinance, motion was second by Kelly. Voting: Bachman-no, Henning-yes, Gorman-yes, Merkle-no, Kelly-yes, Lieberman-no, and Stevens-no. Motion failed 3-4. Motion was then made by Lieberman to Approve the Ordinance, second by Bachman. Voting: Bachman-yes, Henning-no, Gorman-no, Merkle-no, Kelly-no, Lieberman-yes, and Stevens-yes. Motion failed 3-4. Having received an insufficient number of votes to advance, this Ordinance has died.

Ordinance No. O – ZC – 21 – 05 An Ordinance Adopting, Rejecting, Modifying the Planning Commission’s Recommendation to Approve the Final Development Plan of Grand Tradition, LLC with Specified Conditions for Property Bearing Parcel I.D. Number M60 03102 0016 and Containing 25.29 Acres within the City of Clayton, Ohio. Motion by Gorman to Approve the Ordinance, second by Bachman. Voting: Bachman-yes, Henning-yes, Gorman-yes, Merkle-yes, Kelly-yes, Lieberman-yes, and Stevens-yes. Motion passed 7-0.

Ordinance No. O – 08 – 21 – 14 An Ordinance to Impose Assessments Upon Owners of Real Property in Arrears for Payment of Fees for Waste Hauling and Disposal Services for 2021/2022. Kevin Schweitzer, Finance Director, advised these are trash assessments where residents have delinquent trash accounts, and residents had received quarterly notices in addition to letters advising them of the delinquencies. Motion by Gorman to approve the Ordinance, second by Henning. All yeas, motion passed.

Ordinance No. O – 08 – 21 – 15 An Ordinance to Maintain Lighting Assessment. Schweitzer advised these are our annual street light assessments. Motion by Henning to approve the Ordinance, second by Kelly. All yeas, motion passed.

Ordinance No. O – 08 – 21 – 16 An Ordinance Certifying Unpaid Charges for Nuisance Assessments for 2021/2022 to the Montgomery County Auditor for Collection with Real Estate Taxes. Schweitzer advised these are assessments for the city cleaning and hauling debris from properties, where the property owner has not paid the invoice. Motion by Merkle to approve the Ordinance, second by Gorman. All yeas, motion passed.

Ordinance No. O – 08 – 21 – 17 An Ordinance Certifying Unpaid Charges for Grass/Weed Cutting for 2021/2022 to the Montgomery County Auditor for Collection with Real Estate Taxes. Schweitzer advised these are grass mowing assessments not paid by the property owner. Motion by Henning to approve the Ordinance, second by Kelly. All yeas, motion passed.

Ordinance No. O – 08 – 21 – 18 An Ordinance Authorizing the Submission of the 2021/2022 North Clayton Community Authority Charge Assessments to the Montgomery County Auditor. Schweitzer advised these are North Clayton Community Authority Charges not paid by the property owners. Motion by Henning to approve the Ordinance, second by Merkle. All yeas, motion passed.

Resolution No. R – 08 – 21 – 47 A Resolution Approving Amendment of 2021 Appropriations and Estimated Resources. Schweitzer advised we received \$692,509.26 from the State for the American Rescue Plan Act, this was the first distribution, and will be appropriated for contractual services. The Fire department received reimbursement for Matt Maurer from FEMA for his Ohio Task Force 1 deployment. The amount will be put back into overtime for the fire department. The Fire department also received a donation from a memorial fund in the amount of \$1,111.18, this will be used to purchase equipment. The Police were reimbursed by Barrett Paving for security detail during the repaving of State Route 49, the amount will be put back into overtime for the police department. Motion by Gorman to approve the Resolution, second by Bachman. All yeas, motion passed.

Resolution No. R – 08 – 21 – 48 A Resolution to Appoint \_\_ as a Member of the Planning Commission. Stevens stated we should table this Resolution tonight. Motion by Gorman to table this Resolution until our September 2<sup>nd</sup> Council meeting, motion was second by Merkle. All yeas, motion passed.

#### **CITY MANAGER'S REPORT**

Amanda Zimmerlin, City Manager, advised our annual Labor Day Fireworks is scheduled for Sunday, September 5<sup>th</sup>. Our Police Department has gone through training for the body cameras this week and the cameras went live today. We have a tentative press conference scheduled for August 30<sup>th</sup> with a demonstration for the public and media. A reminder the offices will be closed Monday, September 6<sup>th</sup> for the Labor Day holiday. The Government Academy is starting September 8<sup>th</sup> and will run for six weeks, contact Jack if you are interested in attending. The USDA tornado cleanup on Westbrook Road has again been delayed until December 15<sup>th</sup>.

#### **VISITOR'S COMMENTS**

Mike Greer stated I just want to mention PLAN Clayton and the Land Use Plan. There is so much communication, it seems as if it's almost become a religion here. It's a plan, plans change, times change. Sometimes it's necessary to look at that plan and say you know what maybe it's just not right.

#### **COUNCIL MEMBER COMMENTS**

Bachman advised he and a few other councilmembers participated in the Englewood Fine Arts Parade last Saturday, it was nice to see so many from the community come out. We've had a lot of small business movement lately. Last week there was the ribbon cutting for a salon in the area behind UDF off SR49, and a few months ago the Lord of the Wings also opened up. We talked earlier about retention of businesses, and businesses wanting to grow. One of the locations in the Randolph Plaza is moving to another place so the businesses at each end decided they were going to expand. In regards to the National and Haber issue, I did further research on the company. I visited five of the facilities, one twice. I talked with residents and staff, walked around in some of them. To me they were satisfactory. That's me explaining my vote. One thing I will say, accusations of corruption aren't necessary. The only people in Clayton that Redwood was going to pay money to was the current property owners. Any of the accusations either in person or online, if there's speculation, they're unfounded. If it's just people throwing it out, that's not something to just throw out. That's a serious accusation that any of us would go to jail for. Mr. Kuntz pointed out earlier in his presentation, and I welcome anyone who wasn't here it will be posted to YouTube, it was a fantastic presentation about our future economic development. Areas where stuff is coming in, let's have a conversation. Let's have a civil conversation. Things are getting thrown around that are either unfounded or some serious allegations of people, but I'm very much in favor of let's sit down and have a civil conversation. Redwood didn't work out here again, they could reapply right now. They have that right. We'll go through this again because that's how the system is set up. I don't know what they'll do, if they do, we'll review it again. We have two, really three potential big things going on and any of them would be the largest residential developments in this area in multiple decades. That's a huge win.

Henning advised the Taste of Northmont is scheduled for September 16<sup>th</sup> from 5 :00 to 7:30 p.m. at Meadowbrook at Clayton. I did want to thank the development team, thank you to Jack and Seth for the presentation we received earlier You've done a great job since you've joined our staff and we're looking forward to continue to work with you. I have received so many compliments to the Police department in regards to the schools going back into session. Traffic outside of Northmoor and Northwood, they're very appreciative of how things are moving. It's slow but everyone's getting used to things, so everyone's been safe and thank you to the officers that are working those areas.

Merkle stated I just want to say Jack thank you for the presentation on development. As I have said before it's a shame that we had to wait six years to get something to actually start moving forward. On National there have been issues with speed for a long time and there was an issue six, seven years ago with people saying people were traveling too fast. We came forward to the council and basically made a presentation to lower the speed limit we had about the same number of people here in this room that were openly opposed to lowering the speed limit. I suggested a long time ago we reduce from the current speed of 50 mph. It doesn't slow down until you get down by the elementary school. Why do we have a 50 mph speed zone right along

in front of a high school. This needs to be reapproached, looked at in terms of what needs to be changed to make that area more presentable for the type of development you're talking about trying to bring in. Traffic light, yes, realignment of roadways so your sites for going left and right pulling out of Haber. These are all things discussed in the past but due to cost factors we were not able to do them and I think it's things like that that should be approached and not have to wait for a development to come in.

Kelly stated I would like to congratulate Jack too with all his hard work and I believe that in the past five years it had been stagnant until you got here. You've really put the ball in the court that it needs to go, I appreciate that. Also, the Movie in the Park, again great job, thank you, it was another success.

Lieberman welcomed back Tim and Tina, I hope you both are feeling better. I just want to follow-up on the PLAN Clayton issue, no it's not a bible. But it is a plan and it's a plan that we try to stick to so we don't have chaos and so that we figure out what we want to do in the city because we're such a new city. That's why we have PLAN Clayton and that's why we try to stick to it. Can it be amended, sure. Nothing says it can't be amended sometime in the future if things happen differently, but we've only had this since 2018 and we went through a very extensive process to get there. I know I didn't vote the way most people here tonight wanted me to vote and I know I represent your ward. I know I'll be up for election and it may hurt me, it doesn't matter. That's the way politics is. I want to do what's right and I try to base that on facts that I have in front of me, that's what I try to do. I also try to teach and you were very respectful. I also try to treat people with respect when we have disagreements, and most of the time tonight that happened. But I will tell you that over the past several months I was really disappointed in some of the people who let their emotions get the best of them and treated our staff inappropriately, interrupting others when they're talking. To me that's not how government is supposed to work. I appreciate your respect tonight and I appreciate how you handled yourself.

Motion by Gorman, second by Merkle to adjourn. All yeas, motion carried.

Meeting adjourned at 10:18 PM.