

Mascoutah City Council

February 2, 2015
REGULAR MEETING AGENDA

City Council Meeting - 7:00 pm

1. PRAYER & PLEDGE OF ALLEGIANCE
2. CALL TO ORDER
3. ROLL CALL
4. AMEND AGENDA – consideration of items to be added/ deleted to /from the meeting agenda. *No action can be taken on added items, but may be discussed only. Exceptions – emergency items as authorized by law.*
5. MINUTES, January 20, 2015 City Council Meeting (Page 1 to Page 5)
MINUTES, January 20, 2015 Executive Session Meeting (Confidential, see City Clerk)
6. PUBLIC COMMENTS (3 minutes) – opportunity for the public to comment.
7. REPORTS AND COMMUNICATIONS
 - A. Mayor
 - B. City Council
 - C. City Manager
 - D. City Attorney
 - E. City Clerk
8. COUNCIL BUSINESS
 - A. Council Items for Action:
 1. Code Change – Occupancy Permit (First Reading) (Page 6 to Page 9)
Description: Council approval of revisions to Chapter 29 – Property Maintenance Code, Article VIII – Certificate of Occupancy of the City Code by adoption of ordinance.

Recommendation: First Reading
 2. Adoption of an Ordinance Approving an Amended Redevelopment Plan for the Mascoutah Tax Increment Financing (TIF) 2B District (Second Reading) (Page 10 to Page 15)
Description: Approval of an Amended Redevelopment Plan for the Mascoutah Tax Increment Financing (TIF) 2B District by adoption of an ordinance.

Staff Recommendation: Council Approval and Adoption of Ordinance

3. **PC 14-07 – Rezoning of 12.4 acres located on the east side of South 10th Street, north of the former L & N Railroad line from General Commercial (GC) to Single-Family Residential (RS-8) (Second Reading)**
(Page 16 to Page 24)

Description: Council approval of rezoning of property for 12.4 acres located on the east side of South 10th Street, just north of the former L&N railroad line from GC, General Commercial, to RS-8, Single-Family Residential by adoption of ordinance.

Recommendation: Council Approval and Adoption of Ordinance

4. **State of Illinois Federal Surplus Property Program Resolution**
(Page 25 to Page 26)

Description: Council Approval of a Resolution allowing the City of Mascoutah to participate in the State of Illinois Federal Surplus Property Program.

Recommendation: Council Approval and Adoption of Resolution

5. **Closed Session Resolutions** (Page 27 to Page 41)

Description: Council Approval of resolutions regarding the release of closed session meeting minutes and the destruction of closed session tapes.

Recommendation: Council Approval and Adoption of Resolution

B. Council – Miscellaneous Items

C. City Manager

- Fuesser Road / Contractor

9. PUBLIC COMMENTS (3 MINUTES)

10. ADJOURNMENT TO EXECUTIVE SESSION - NONE

11. MISCELLANEOUS OR FINAL ACTIONS

12. ADJOURNMENT

POSTED 1/30/15 at 5:00 PM

**CITY OF MASCOUTAH
CITY COUNCIL MINUTES
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

JANUARY 20, 2015

The minutes of the regular meeting of the City Council of the City of Mascoutah.

PRAYER AND PLEDGE OF ALLEGIANCE

City prayer was delivered by City Clerk Kari Haas. The Council remained standing and recited the Pledge of Allegiance.

CALL TO ORDER

Mayor Gerald Daugherty called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Mayor Gerald Daugherty and Council members Ben Grodeon, Paul Schorr, John Weyant, and Pat McMahan.

Absent: None.

Other Staff Present: City Manager Cody Hawkins, City Clerk Kari Haas, City Attorney Al Paulson, City Engineer Ron Yeager, Fire Chief Joe Zinck, Police Chief Bruce Fleshren, Finance Coordinator Lynn Weidenbenner, and Assistant City Manager Lisa Koerkenmeier.

Establishment of a Quorum: A quorum of City Council members was present.

AMEND AGENDA

None.

MINUTES

The minutes of the January 5, 2015 regular City Council meeting were presented. One correction was noted. The minutes stood as corrected.

Motion passed. Passed by unanimous yes voice vote.

PUBLIC COMMENTS

Rick Surmeier – stated that he wanted to discuss the Fuesser Road project and that he had provided information to the Council and wanted to rebut what was said at the last Council meeting by the City Manager and City Engineer. Mayor asked if we were working on getting the issues addresses and a work schedule together. City Engineer stated that an updated schedule has been requested and they will look at the wet soil issue when the schedule has been received.

DEPARTMENT REPORTS

Fire Chief Joe Zinck – December 2014 report was provided.

Public Safety Director Bruce Fleshren – December 2014 report was provided. The 2014 Mascoutah Public Safety Department annual report was also provided.

Finance Coordinator Lynn Weidenbenner – Monthly financials provided. Mayor asked about the employee benefits being high. Finance Coordinator stated that would include the annual worker's compensation insurance payment. Mayor asked about the general insurance. Finance Coordinator stated that it would be for the annual risk management insurance payment. Councilman Weyant asked about council expenses and if that included the IML conference. Finance Coordinator stated that it did include the IML conference and it wasn't originally budgeted for every member to attend.

City Engineer/Director of Public Works Ron Yeager – Status report on public projects and monthly building permits report provided. Councilman Grodeon asked about the building report and the budget being off and if that was going to impact the budget. City Engineer stated that there may be quite a few permits issued during the spring prior to the end of the fiscal year. City Manager stated that the budget might be a little bit off but with the apartments on Douglas Avenue the budget should be fine. Mayor asked about getting an additional column to compare previous years' numbers with the current years on the annual report. City Engineer stated that it could be done.

REPORTS AND COMMUNICATIONS

Mayor

Attended the following meetings and functions: Area Coordinating Management Board, Missouri Athletic Club for reception for new General at Scott AFB, SLM Water Commission meeting, City holiday party, MIA appreciation dinner, Governor's inauguration in Springfield, IML executive committee meeting, annual Chamber meeting, meeting with City staff regarding the IML summer board meeting. Presented plaque received by United Way recognizing the City and its employees as the 2014 Illinois Division Top Government Campaign with under 100 employees.

City Council

Grodeon – Attended the following meetings and functions: City holiday party, School Board meeting, annual Chamber meeting.

Schorr – Attended the following meetings and functions: City holiday party, annual Chamber meeting.

Weyant – Attended the following meetings and functions: City holiday party, MIA appreciation dinner, School Board meeting, annual Chamber meeting.

McMahan – Attended the following meetings and functions: City holiday party, MIA appreciation dinner, annual Chamber meeting.

City Manager – Nothing to report.
City Attorney – Nothing to report.
City Clerk – Nothing to report.

COUNCIL BUSINESS

CONSENT CALENDAR (OMNIBUS)

The December 2014 Fund Balance Report and Claims & Salaries Report were provided under the omnibus consideration.

Councilman Schorr asked what road saver sealer bricks were. City Engineer stated that is the tar that goes into the joints to seal the joints.

Councilman Schorr asked about the pool phone from Frontier. City Manager stated that we have to keep a landline at the pool and the reconnect fees are more expensive than to keep the phone active all year and pay the minimum.

Mayor asked about salt and the shortage that other areas were having the prices increasing. City Engineer stated that the City goes with the state purchasing plan at a set price so did not have shortage issues and did not have to pay the increased costs.

Mayor asked about the payment for the Perrin Road Phase 2 project and if that was the final payment. City engineer stated that it was the final payment.

Councilman Grodeon asked about the park loan payment. City Manager stated that there is still a balance of around \$54,000 and is still hoping to be able to pay it off by the end of the fiscal year but it will depend on if grant money is received for projects that have already been done in the parks.

Weyant moved, seconded by Grodeon, to accept all items under Omnibus consideration.

Motion passed. AYE's – Grodeon, Schorr, Weyant, McMahan, Daugherty. NAY's – none.

ADOPTION OF AN ORDINANCE APPROVING AN AMENDED REDEVELOPMENT PLAN FOR THE MASCOUTAH TAX INCREMENT FINANCING (TIF) 2B DISTRICT (FIRST READING)

City Manager presented report for Council consideration of approval of an amended redevelopment plan for the Mascoutah Tax Increment Financing (TIF) 2B District by adoption of an ordinance.

No action required. First reading.

**QUIT CLAIM DEED FOR A STRIP OF LAND (IDENTIFIED AS PARCEL 2)
LOCATED ON THE EAST SIDE OF HOLLAND MOBILE HOME PARK AND THE
WEST SIDE OF MINE ROAD AND ACCEPTANCE OF A DRAINAGE EASEMENT**

City Manager presented report for Council consideration of approval of a Quit Claim Deed for a strip of land (identified as Parcel 2) located on the east side of Holland Mobile Home Park and the west side of Mine Road and acceptance of a Drainage Easement within Parcel 2.

Councilman Schorr asked if the City Attorney had a chance to look it over. City Attorney stated that the engineer would have to vouch for the accuracy of the legal description. City Engineer stated that he reviewed the legal description and that Mascoutah Surface Water Protection District approved the same deed at their meeting earlier today.

McMahan moved, seconded by Schorr, to approve the Quit Claim Deed for a strip of land (identified as Parcel 2) located on the east side of Holland Mobile Home Park and the west side of Mine Road and accept a Drainage Easement located within Parcel 2.

Motion passed. AYE's – Grodeon, Schorr, Weyant, McMahan, Daugherty. NAY's – none.

COUNCIL – MISCELLANEOUS ITEMS

Council discussed the FY15/16 Budget Guidance.

CITY MANAGER – MISCELLANEOUS ITEMS

City Manager stated that IMEA is bringing back their Energy Efficiency Program and stated that he has had some requests from businesses for aid to do energy efficient upgrades to their businesses such as lighting and HVAC upgrades. City Manager stated that the allocation should be around \$30,000. City Manager stated that he is wanting to know if Council wishes to use the program to provide assistance to businesses. Council discussed the option and was in general consensus to provide some assistance to businesses and but still use some of the funds for City upgrades. City Manager stated that he will get some parameters together for Council to review.

City Manager provided information regarding the four different routes for the Phase II Electric Project. Council discussed the different options and was in general consensus to begin work on the route that would provide the most reliability. City Manager will provide additional information at the next meeting regarding the cost differences and reliability differences.

PUBLIC COMMENTS

None.

ADJOURNMENT TO EXECUTIVE SESSION

Grodeon moved, seconded by Schorr, to adjourn to Executive Session to discuss Litigation – Section 2(c)(11) and Discussion of Closed Session Meeting Minutes – Section 2(c)(21) at 8:20 p.m.

Motion passed. AYE's – Grodeon, Schorr, Weyant, McMahan, Daugherty. NAY's – none.

RETURN TO REGULAR SESSION

Schorr moved, seconded by McMahan, to return to Regular Session at 8:35 p.m.

Motion passed. Motion passed by unanimous yes voice vote.

MISCELLANEOUS OR FINAL ACTIONS

None.

ADJOURNMENT

McMahan moved, seconded by Schorr, to **adjourn at 8:37 p.m.**

Motion passed. Motion passed by unanimous yes voice vote.


Kari D. Haas, City Clerk

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins -- City Manager
SUBJECT: Code Change – Occupancy Permit (first reading)

MEETING DATE: February 2, 2015

REQUESTED ACTION:

Approval of revisions to Chapter 29 – Property Maintenance Code, Article VIII – Certificate of Occupancy of the City Code by adoption of ordinance.

BACKGROUND & STAFF COMMENTS:

The occupancy permit fee is currently \$5.00 which has been in place since the early 90's. This fee is a one-time fee paid by owners or tenants when moving into a residential or non-residential unit. Below are what other municipalities are currently charging for occupancy permits.

St. Clair County – \$30	New Baden – \$50
O'Fallon – \$50	Carbondale – \$10
Shiloh – \$50	Maryville – \$15
Fairview Heights – \$50	Centralia – \$10
Belleville – \$50	Waterloo – \$25
Highland – \$50	

In FY12/13 the City issued 847 occupancy permits totaling \$4,235 in revenue. In FY13/14 the City issued 857 occupancy permits totaling \$4,285 in revenue. Through December 2014 in FY14/15 the City has issued 867 occupancy permits totaling \$4,335 in revenue.

Within those permits issued are temporary permits issued to landlords and property managers who are on the Revert to Owner Program. This program is for those landlords and property managers who wish to have the utilities remain on in between tenant change-over instead of the utilities being shut off and reconnect fees having to be paid. Those landlords and property managers who are on the program pay the \$5 occupancy permit fee each time a tenant moves out if there is a gap in time before a new tenant moves in along with corresponding utility charges. In FY12/13, 248 of the total occupancy permits issued were for landlords in the program; in FY13/14, 292 were for landlords in the program; and so far in FY14/15, 206 were for landlords in the program.

Conditional Permits are temporary permits provided to allow for repairs and modifications to be done to a residential or non-residential unit to bring the unit up to Code prior to occupancy. Currently, \$5.00 is the fee paid for conditional permits. 59 conditional permits were issued in FY12/13, 45 in FY13/14, and 58 so far in FY14/15.

An increase in the occupancy permit fee is warranted to keep up with the cost of issuing the permits which includes the time, paperwork, meter reading, and billing changes. This increase will also increase revenues in the General Fund.

Staff is recommending an increase in the occupancy permit fee to either \$30.00 or \$50.00 for the regular permits; but provide a smaller increase to the conditional permit and occupancy permit fee for those landlords and property managers who are on the Revert to Owner Program to \$10.00. Following are estimates in increased revenue.

\$30 occupancy permit fee, \$10 conditional permit, \$10 occupancy permit fee for Revert to Owner Program = \$15,250 increase in revenues

\$50 occupancy permit fee, \$10 conditional permit, \$10 occupancy permit fee for Revert to Owner Program = \$26,250 increase in revenues.

The above estimates are based on an average of 850 occupancy permits being issued in a fiscal year with 50 of those being conditional permits and 250 of those occupancy permits for landlords in the Revert to Owner Program. This increase would not affect current customers unless a change is made to their occupancy permit or unless they move. Currently the fee is \$5 to update an occupancy permit, same as original issuance. Staff recommends charging a fee equal to one-half of the occupancy permit fee for updating an occupancy permit.

RECOMMENDATION:

Council approval of Ordinance, as attached.

SUGGESTED MOTION:

I move that the City Council approve and adopt Ordinance 15-___, thereby modifying Chapter 29 – Property Maintenance Code, Article VIII – Certificate of Occupancy of the City of Mascoutah Code of Ordinances.

Prepared By: _____
Kari D. Haas
City Clerk

Approved By: 
Cody Hawkins
City Manager

Attachments: A – Ordinance

ORDINANCE NO. 15-__

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES,
CHAPTER 29 – PROPERTY MAINTENANCE CODE, ARTICLE VIII – CERTIFICATE
OF OCCUPANCY OF THE CITY OF MASCOUTAH, ILLINOIS.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Amending CHAPTER 29 – PROPERTY MAINTENANCE CODE, ARTICLE VIII – CERTIFICATE OF OCCUPANCY, as attached.

SECTION 2: This ordinance shall be in full force and effect beginning May 1, 2015 after passage, approval and publication as required by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the ___ day of February, 2015, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this ___ day of February, 2015.

ATTEST:

Mayor

City Clerk
(SEAL)

CHAPTER 29 – PROPERTY MAINTENANCE CODE
ARTICLE VIII. - CERTIFICATE OF OCCUPANCY

Sec. 29-8-1. - Occupancy permit required.

(a) It shall be unlawful for any person, owner or agent thereof to occupy or use, or to permit the occupancy or use of any ~~single or multi-family~~ **residential** dwelling unit **or non-residential unit** for any purpose including the movement of furniture, equipment or other personal property into said premises until a permit of occupancy has been issued by the code official. The permit so issued shall state that the occupancy complies with all of the provisions of this Code as far as can be determined by a visual inspection of the premises and a review of the records.

Occupancy permits, with inspections, within the limitations of section 29-8-3, are required for all tenant changeovers, including those not individually metered.

(b) The fee for the occupancy permit shall be ~~\$5.00~~ **\$50.00** for each **residential** dwelling unit or building **non-residential unit**, or portion thereof, occupied. **For those owners or property managers who elect to participate in the Revert to Owner Service Program, the fee for the temporary occupancy permit issued to such owner or property manager shall be \$10.00 for each residential dwelling unit or non-residential unit.**

(Ord. No. 03-117, 10-20-03)

Sec. 29-8-5. – Conditional Permit.

Occupancy shall be permitted on a conditional basis when in the judgment of the code official practical difficulties interfere with the completing all repairs required to bring the premises into full compliance with this Code prior to permitting occupancy. However, no conditional permit shall be issued when there is a condition on the premises which can threaten the health and safety of an occupant. No conditional permit shall be issued under the provisions of this Code for premises which have been newly constructed, newly altered, or on which a change in use is proposed unless a certificate of use and occupancy has first been issued under the provisions of the Building Code. **The fee for a conditional permit shall be \$10.00.**

Sec. 29-8-9. – Existing residential occupancies.

The provisions of section 29-8-1 shall not apply to any residential occupancy in existence at the time this Code takes effect, unless there is a change in the occupancy of any person after said date, or complaint filed. **The fee to update an occupancy permit shall be equal to one-half of the fee for the occupancy permit set in section 29-8-1(b).**

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: Adoption of an Ordinance Approving an Amended Redevelopment Plan for the Mascoutah Tax Increment Financing (TIF) 2B District (**Second Reading**)

MEETING DATE: February 2, 2015

REQUESTED ACTION:

Approval of an Amended Redevelopment Plan for the Mascoutah Tax Increment Financing (TIF) 2B District by adoption of an ordinance.

BACKGROUND & STAFF COMMENTS:

City staff and the Economic Development Commission have completed several amendments to the TIF 2B District Redevelopment Plan originally adopted by Council on March 20, 2000. The purpose of the amendments to the Redevelopment Plan is to include new cost estimates for the Main Street streetscape project and other public infrastructure projects and to encourage private investment through the development of a Façade Improvement Grant Program for commercial properties located in the TIF 2B District. In accordance with the Illinois Tax Increment Allocation Redevelopment Act, a Joint Review Board meeting was held on November 21, 2014 and a public hearing on January 5, 2015, for the proposed amendments to the TIF 2B Redevelopment Plan. Additionally, owners of property within the TIF 2B District, and owners of property 750' feet from the TIF 2B District boundary, were notified of the public hearing.

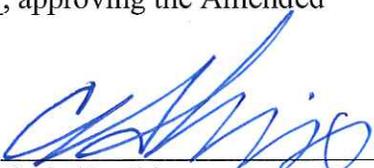
STAFF RECOMMENDATION:

Staff recommends approval of the Amended Redevelopment Plan for the TIF 2B District by adoption of an ordinance.

SUGGESTED MOTION:

I move that the City Council approve and adopt Ordinance 15-____, approving the Amended Redevelopment Plan for the TIF 2B District.

Prepared By: 
Lisa Koerkenmeier, AICP
Assistant City Manager

Approved By: 
Cody Hawkins
City Manager

Attachment: A – Ordinance
(Amended TIF 2B Redevelopment Plan was distributed to Council prior to January 20th Council Meeting for 1st Reading and is on file with the City Clerk)

ORDINANCE NO. 15-__

**AN ORDINANCE ADOPTING AND APPROVING AN AMENDED
REDEVELOPMENT PLAN FOR THE MASCOUTAH
TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND
REDEVELOPMENT PROJECT 2B AREA**

WHEREAS, pursuant to an ordinance (Ordinance No. 2000-107), adopted March 20, 2000 (the TIF Ordinance) in connection with the Redevelopment Project Area 2B (the Redevelopment Project Area), the Mayor and City Council of the City of Mascoutah, St. Clair County, Illinois (the Municipality) adopted the Redevelopment Plan for the City of Mascoutah, IL Tax Increment Finance District 2B (the Redevelopment Plan), under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the Act); and

WHEREAS, the Mayor and City Council of the Municipality have determined that it is advisable for the Municipality to amend the Redevelopment Plan, which such amendments include, but are not limited to, substantially affecting the general land uses proposed in the Redevelopment Plan, substantially changing the nature of the Redevelopment Projects, providing additions to and increases in the estimated redevelopment project costs, if any (collectively, the Amendments), in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Municipality, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the approval of a Tax Increment Redevelopment Financing Plan as Amended (the Amended Redevelopment Plan), for the Redevelopment Project Area, all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as supplemented and amended (the "Act"); and

WHEREAS, pursuant to Ordinance No. 14-14, adopted November 3, 2014, the Corporate Authorities set 6:30 p.m. on January 5, 2015, at the City Hall, 3 West Main Street, Mascoutah, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Mascoutah, St. Clair County, Illinois, as follows:

SECTION 1. Under the Act, the Municipality hereby adopts and approves the Amended Redevelopment Plan, for the Amended Redevelopment Project Area and hereby ratifies, confirms, adopts and approves as true, complete and correct all findings and certifications made in such Amended Redevelopment Plan.

SECTION 2. The Amended Redevelopment Plan shall be in the form presented to and before the Mayor and City Council at the meeting at which this Ordinance is adopted. The

Amended Redevelopment Plan, as so adopted and approved, shall be on file with this Ordinance in the records of the City Clerk (but any failure to so file it shall not abrogate, diminish or impair its effect).

SECTION 3. The City Clerk shall file or cause to be filed a certified copy of this Ordinance including the Mascoutah TIF #2B Legal Description (Exhibit A) and a copy of the Amended Redevelopment Plan (Exhibit B) with the County Clerk of St. Clair County, Illinois.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____, seconded by Councilman _____, adopted on the following roll call vote on the ___ day of _____, 2015, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Benjamin Grodeon	___	___	___
Paul Schorr	___	___	___
John Weyant	___	___	___
Pat McMahan	___	___	___
Gerald Daugherty	___	___	___

APPROVED by the Mayor of the City of Mascoutah, Illinois, this ___ day of _____, 2015.

ATTEST:

Mayor

City Clerk
(SEAL)

EXHIBIT A

MASCOUTAH TIF #2B LEGAL DESCRIPTION

Beginning at a point of intersection between the centerline of Union Street and the centerline of the alley between Jefferson Street (Illinois Route 4) and Independence Street said point being the point of beginning. Thence, west along said centerline of Union Street and the south lines of Parcels No. 10-32-313-013, 10-32-312-010, 10-32-308-032, and 10-31-409-047 to the southwest corner of parcel 10-31-409-047. Thence turning north to the southwest corner of Parcel No. 10-31-409-006, thence turning east along said centerline to its intersection with the centerline of Maple Street extension, thence turning north along said centerline of Maple Street and its extension to the intersection with the centerline of State Street to a point of intersection with the west line and its southerly extension of Parcel No. 10-31-244-027, thence turning north along said west line and its extension to a point of intersection with the centerline of West Main Street, thence turning east along said centerline to a point of intersection with the centerline of Railway Street, thence turning north along the centerline of Railway Street to a point of intersection with the centerline of Church Street, thence turning west along said centerline to its intersection with the west line of Parcel No. 10-31-240-035 and its extension, thence turning north along said property line to its intersection with the centerline of the alley between Green Street and Church Street, thence turning west along said centerline to its intersection with the east line and its extension of Parcel No. 10-31-239-004, thence turning south along said east line and its extension to the centerline of Church Street, thence turning west along said centerline to its intersection with the west line and its extension of Parcel No. 10-31-239-003, thence turning north along said west line to its intersection with the centerline of the alley between Green Street and Church Street, thence turning west along said centerline to its intersection with the centerline of Second Street, thence turning north along said centerline to its intersection with the centerline of the alley between Poplar Street and Oak Street thence turning east along said centerline to its intersection with the centerline of Railway Street, thence turning north along said centerline to its intersection with the north line and its extension of Parcel No. 10-32-160-007, thence east along said north line of Parcel No. 10-32-160-007 to southwest corner of Parcel No. 10-29-300-014, thence turning north along the west line of Parcel No. 10-29-300-014, to the southwest corner of Parcel No. 10-29-300-002. The TIF Boundary then turns east along the south line of Parcel No. 10-29-300-014 and its extension to a point of intersection with the centerline of Jefferson Street (Illinois Route 4), thence turning south along said centerline to a point of intersection with the east R.O.W. line of Jefferson Street (Illinois Route 4). Thence running southwesterly along the said east R.O.W. line to the point of intersection with the centerline of Independence Street, then turning east and south along the centerline of Independence Street to its intersection with the north line and its extension of Parcel No. 10-32-113-009, thence turning west along said north line to the northwest corner of said Parcel No. 10-32-113-009, thence turning south along the west line of said parcel to the southwest corner of Parcel No. 10-32-113-013, thence turning east along the south line of said parcel and its extension with the centerline of Independence Street, thence turning south along said center line to its intersection with the centerline of East Main Street, thence turning east along said centerline to a point of intersection with the centerline of Mine Road, thence turning south along said centerline to its intersection with the centerline of State Street, thence turning west along said centerline to its intersection with the centerline of Bernard Street, thence turning south along said centerline to its intersection with the centerline of South Street, thence turning west along said centerline to its intersection with the centerline of Independence Street, thence turning south along said centerline to its intersection with the

centerline of George Street, thence turning west along said centerline to its intersection with the centerline of an alley between Independence Street and Jefferson Street (Illinois Route 4), thence turning south along said centerline to the point of beginning.

EXHIBIT B

**(Amended TIF 2B Redevelopment Plan on file with City Clerk
and will be published and recorded with Ordinance)**

CITY OF MASCOUTAH
Mascoutah, Illinois

TO: Honorable Mayor & City Council

FROM: Cody Hawkins, City Manager

SUBJECT: PC 14-07 – Rezoning of 12.4 acres located on the east side of South 10th Street, north of the former L & N Railroad line from General Commercial (GC) to Single-Family Residential (RS-8) **(Second Reading)**

MEETING DATE: February 2, 2015

REQUESTED ACTION:

Approval of rezoning of property for 12.4 acres located on the east side of South 10th Street, just north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential by adoption of ordinance.

BACKGROUND & STAFF COMMENTS:

On December 17, 2014, the Planning Commission held a public hearing for PC 14-07, a request to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The property is located on the east side of South 10th Street and north and contiguous to the former L & N Railroad line. Following the public hearing, the Planning Commission voted 5-ayes and 1-nay to approve the rezoning. One person stated concerns with noise and traffic on S. 6th Street. No one spoke in favor or opposition to the rezoning request.

The Final Plat for the Brickyard Community development was approved by the City Council in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). Phase 1 improvements are under construction, which includes 47 lots in Homes at Brickyard and 19 lots in Brickyard Lake Estates.

The rezoning request was presented to the City Council at the January 5, 2015 meeting for first reading. In accordance with Section 34-15-7 of the Unified Land Development Code, an affirmative vote of two-thirds of the members of the City Council shall be required to approve any rezoning request or to adopt any amendment to the Code.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning of property located on the east side of South 10th Street and north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential.

SUGGESTED MOTION:

I move that the City Council approve and adopt Ordinance 15-____, approving the rezoning of property located on the east side of South 10th Street and north of the former L & N Railroad line from GC, General Commercial, to RS-8, Single-Family Residential, subject to the Findings for Approval attached.

Prepared By: 
Lisa Koerkenmeier, AICP
Assistant City Manager

Approved By: 
Cody Hawkins
City Manager

Attachments: A – Ordinance, Findings for Approval
B – Minutes from the Planning Commission Meeting and Public Hearing of
December 17, 2014

ORDINANCE NO. 15-___

AN ORDINANCE AMENDING CHAPTER 34, ARTICLE IV, OFFICIAL CHANGE TO THE ZONING MAP PER ARTICLE XV OF THE CITY OF MASCOUTAH CODES, COMMONLY REFERRED TO AS THE UNIFIED LAND DEVELOPMENT CODE.

WHEREAS, The City now desires to officially change the City's Zoning Map from General Commercial (GC) to Single-Family Residential (RS-8) for subject property described as parts of Lots 28, 29 and 30, as recorded in the St. Clair County Recorder's Office as Document A01942925, being part of the Southwest Quarter of Section 31, Township 1 North, Range 6 West, of the 3rd Principal Meridian of Mascoutah, St. Clair County, Illinois, and known as Parcel No. 10-31.0-301-018; and

WHEREAS, City staff and the Planning Commission have processed and recommended approval for this Zone Map change per City regulations; and

WHEREAS, the Planning Commission's official "Report to Council" is represented by a complete report attached hereto and has been forwarded to the City Council for deliberation, approval and adoption of this Zone Map change.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MASCOUTAH, IN ST. CLAIR COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: That Chapter 34 "Unified Land Development Code," Article IV – Official Map, is hereby amended to officially change the property described as parts of Lots 28, 29, 30 of the Southwest Quarter of Section 31, Township 1 North, Range 6 West of the Third Principal Meridian as recorded in Book of Lands North on page 7 and Book of Plats "E" on page 27, of St. Clair County Records, known as Parcel No. 10-31.0-301-018 as depicted in Exhibit A, from General Commercial (GC) to Single-Family Residential (RS-8).

SECTION 2: That the Ordinance shall be in full force and effect from after its passage and approval as provided by law.

PASSED by the Mayor and the City Council of the City of Mascoutah, County of St. Clair, State of Illinois, upon motion by Councilman _____ seconded by Councilman _____, adopted on the following roll call vote on the 2nd day of February, 2015, and deposited and filed in the Office of the City Clerk in said City on that date.

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	<u>Abstain</u>
Benjamin Grodeon	_____	_____	_____	_____
Paul Schorr	_____	_____	_____	_____
John Weyant	_____	_____	_____	_____
Pat McMahan	_____	_____	_____	_____
Gerald Daugherty	_____	_____	_____	_____

APPROVED by the Mayor of the City of Mascoutah, Illinois, this 2nd day of February, 2015.

Mayor

ATTEST:

City Clerk

(SEAL)

SCALE: 1"=800'

ZONING MAP

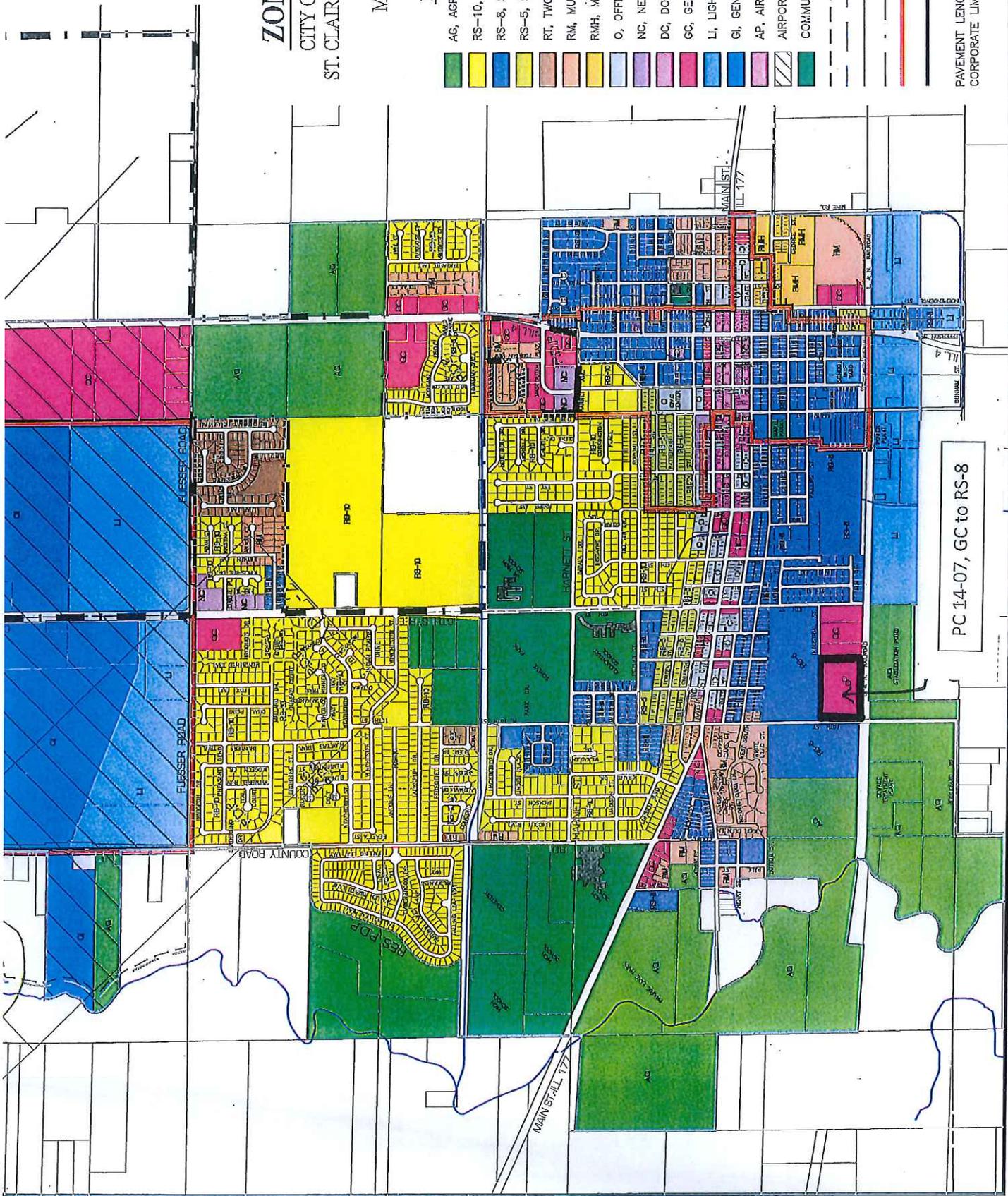
CITY OF MASCOUTAH
ST. CLAIR COUNTY, ILLINOIS

MARCH 2014

LEGEND

- AG, AGRICULTURAL
- RS-10, SINGLE-FAMILY RESIDENTIAL
- RS-8, SINGLE-FAMILY RESIDENTIAL
- RS-5, SINGLE-FAMILY RESIDENTIAL
- RT, TWO-FAMILY RESIDENTIAL
- RM, MULTIPLE-FAMILY RESIDENTIAL
- RMH, MOBILE HOME RESIDENTIAL
- O, OFFICE
- NC, NEIGHBORHOOD COMMERCIAL
- DC, DOWNTOWN COMMERCIAL
- GC, GENERAL COMMERCIAL
- LI, LIGHT INDUSTRIAL
- GI, GENERAL INDUSTRIAL
- AP, AIRPORT
- AIRPORT OVERLAY DISTRICT
- COMMUNITY FACILITY DISTRICT
- NOISE IMPACT ZONE
- HEIGHT HAZARD ZONE
- CITY BOUNDARY
- ENTERPRISE ZONE
- TIF BOUNDARY
- MBD, MASCOUTAH BUSINESS DISTRICT

PAVEMENT LENGTHS = 100 MILES
CORPORATE LIMITS AREA = 6,202 ACRES



PC 14-07, GC to RS-8

FINDINGS FOR APPROVAL – City Council Version

ZONE CHANGE: 12.4 acres east side of
S. 10th Street, north of L & N Railroad line

DATE: February 2, 2015

FINDINGS: The Mascoutah City Council, pursuant to the applicant's initiated Zone Change for the tract of land described, and after considering the effect of the requested use on the health, safety, morals and general welfare of the residents in the City, specifically finds:

1. The RS-8 zoning request and proposed use and improvement of the property is consistent with the City's Comprehensive Plan;
2. The proposed zone change of the site is appropriate, in terms of land patterns in the entire City and the City's Zoning Code requirements, specifically the RS-8, Single-Family Residential District requirements.
3. The proposed zone change is compatible with surrounding single-family uses and the RS-8, Single-Family Residential zoning of nearby property.
4. The rezoning application is consistent with good general planning and encourages land use compatibility with adjacent uses.
5. The proposed zone change is deemed desirable to promote the general welfare of the City.

**CITY OF MASCOUTAH
PLANNING COMMISSION
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

DECEMBER 17, 2014

The minutes of the Regular Meeting of the Planning Commission of the City of Mascoutah.

PUBLIC HEARING – 7:00PM

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

Lisa Koerkenmeier gave an overview and history of the proposed rezoning. The request is to rezone 12.4 acres of property from GC, General Commercial, to RS-8, Single-Family Residential, to accommodate the Brickyard Community residential development. The Final Plat for the development was reviewed by the Planning Commission and recommended for approval, and the City Council approved the Final Plat in May 2013. The Final Plat consists of 175 lots to be developed in two or three phases. The development includes two sections; the Homes at Brickyard (134 single-family units) and Brickyard Lake Estates (41 single-family units). Phase I improvements are under construction; primarily water, sanitary sewer and storm water detention. Street construction will occur next spring.

Lee asked if there is a hurry to rezone this property. Koerkenmeier stated the rezoning should have been approved prior to the final plat approval, but apparently there was some confusion among the developer and staff that the rezoning had been completed several years ago when the subdivision was originally proposed. Phase one which has been platted and improvements initiated, is not affected by this rezoning, but phase II & III will be. Lee also made a comment that the developer should have been present for this hearing. Chairman Zacharski agreed.

Koerkenmeier also made the commission aware that 58 notices had been sent to nearby property owners, and no comments were received.

During public comments Phyllis McNeil asked about the phasing of the project and also the traffic on South 6th Street. She also had concerns about DMS work hours at their facility and also traffic issues once the road leading out of the subdivision is constructed.

Phases II and III will begin when the market is there for additional single-family lots.

There was no further discussion.

PUBLIC HEARING ADJOURNED at 7:24 PM

CALL TO ORDER at 7:25 PM

Chairman Ken Zacharski called the meeting to order.

PRESENT

Commission members Charles Lee, Jack Klopmeier, Glenn Shelley, Rich Thompson, Bruce Jung, and Chairman Ken Zacharski were present.

ABSENT - NONE

ALSO PRESENT

Administrative Assistant Melissa Schanz, Assistant City Manager Lisa Koerkenmeier, Code Enforcement Official Danny Schrempp and Councilman Paul Schorr.

ESTABLISHMENT OF A QUORUM

A quorum of Planning Commission members was present.

GENERAL PUBLIC COMMENT

None

AMEND AGENDA

There was no need to amend Agenda.

MINUTES

Lee moved, seconded by Thompson, to approve the minutes of the November 19, 2014 Planning Commission Meeting.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
6-ayes, 0-nays

PC 14-07 –REZONING OF 12.4 ACRES LOCATED ON THE EAST SIDE OF SOUTH 10TH STREET, NORTH OF THE FORMER L & N RAILROAD LINE FROM GC, GENERAL COMMERCIAL, TO RS-8, SINGLE-FAMILY RESIDENTIAL.

Discussion was held during the Public Hearing Process. Please see Public Hearing section of these minutes for details.

MOTION

Thompson moved, seconded by Shelley that the Planning Commission approve the rezoning request for 12.4 acres located east of South 10th Street and north of the former L & N Railroad line, from GC, General Commercial, to RS-8, Single-Family Residential subject to the Findings attached.

THE MOTION BY ROLL CALL

Charles Lee nay, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
5-ayes, 1-nay

PC 14-08 – AMENDMENTS TO PRAIRIE LAKES PARK MASTER PLAN

Koerkenemeier stated that the Prairie Lake Park Master Plan was adopted by the City Council in June 2008 and amendments are proposed to expand the descriptions of the various project components and to re-estimate project costs. This will allow staff to more efficiently apply for various grants and secure funding sources for park improvements. A draft of the amendments to Prairie Lake Park Master Plan was presented to the Parks and Recreation Committee on October 8, 2014 and approved by the Committee.

There was no further discussion.

MOTION

Lee moved, seconded by Klopmeier that the Planning Commission approve the amendments to the Prairie Lake Park Master Plan.

THE MOTION BY ROLL CALL

Charles Lee aye, Jack Klopmeier aye, Glenn Shelley aye, Rich Thompson aye, Bruce Jung aye, and Chairman Ken Zacharski aye
6-ayes, 0-nays

WORK SESSION

Planning Commission continued reviewing the existing zoning districts and discussed which uses should be permitted by right, planned use or by conditional use permit.

MISCELLANEOUS

None

ADJOURNMENT

Lee moved, seconded by Thompson, to adjourn at 8:10 p.m.

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & City Council
FROM: Cody Hawkins – City Manager
SUBJECT: State of Illinois Federal Surplus Property Program Resolution
MEETING DATE: February 2, 2015

REQUESTED ACTION:

Council approval of a Resolution allowing the City of Mascoutah to participate in the State of Illinois Federal Surplus Property Program.

BACKGROUND & STAFF COMMENTS:

The State and Federal Surplus Property Program can provide significant savings of approximately 5-25 percent of the acquisition value by reutilizing excess surplus property received from the federal government and other state agencies.

Staff feels this would be an opportunity to purchase new and unused surplus and reuse Federal and Military Equipment at affordable prices.

The City has been participating in the program for the past several years, but a new resolution and new application has to be submitted every 4 years.

RECOMMENDATION:

Staff recommends that the Council approve and adopt this Resolution.

SUGGESTED MOTION:

I move that the Council approve and adopt Resolution No. 14-15-__, allowing the City of Mascoutah to participate in the State of Illinois Federal Surplus Property Program.

Prepared By: 
Kari D. Haas
City Clerk

Approved By: 
Cody Hawkins
City Manager

Attachments: A – Resolution

RESOLUTION NO. 14-15-___

**RESOLUTION FOR PARTICIPATION IN
STATE OF ILLINOIS FEDERAL SURPLUS PROPERTY PROGRAM**

WHEREAS, the City of Mascoutah has limited fiscal resources available for the procurement of heavy-duty construction equipment, vehicles, commodities, and other property; and

WHEREAS, the State of Illinois' Federal Surplus Property Program offers a variety of surplus property at approximately 5-25 percent of the acquisition value, effectively reducing program costs by acquiring items that have been used to their life expectancy or property that must be replaced for safety or economic reasons; and

WHEREAS, the City of Mascoutah agrees to the following terms and conditions: to use the surplus property only in the official program which it represents; and upon receipt, agrees to place the surplus property into use within one year; and it agrees that the property shall be used for a period of one year (certain items, eighteen months); that it agrees it will not sell, loan, trade or tear down the property without written consent from the State of Illinois; and

WHEREAS, the City of Mascoutah understands that surplus property must be used in an authorized program and that personal use or non-use of surplus property is not allowed.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Mascoutah, St. Clair County, Illinois, do hereby consent and decree that the City of Mascoutah is authorized to participate in the State of Illinois Federal Surplus Property Program.

PASSED AND ADOPTED by the CITY COUNCIL of the CITY OF MASCOUTAH on the 2nd day of February, 2015, by the following votes, to wit:

AYES - .
NAYS - .
ABSENT - .

APPROVED:

Gerald Daugherty, Mayor

Subscribed and sworn to me this 2nd day of February, 2015.

Kari D. Haas, City Clerk
(SEAL)

Attachment A

CITY OF MASCOUTAH

Staff Report

TO: Honorable Mayor & Council
FROM: Cody Hawkins – City Manager
SUBJECT: **Closed Session Resolutions**

MEETING DATE: February 2, 2015

REQUESTED ACTION:

Approval of resolutions regarding the release of closed session meeting minutes and the destruction of closed session tapes.

BACKGROUND & STAFF COMMENTS:

Per discussion at the previous City Council Executive Session meeting, attached are the two resolutions to be approved and adopted.

RECOMMENDATION:

Council approval of Resolutions, as attached.

SUGGESTED MOTION:

I move that the City Council approve and adopt Resolution No. 14-15-__, a Resolution Authorizing the Destruction of Closed Session Tapes and Resolution No. 14-15-__, a Resolution Regarding the Release of Closed Session Minutes.

Prepared By: Kari D. Haas
Kari D. Haas
City Clerk

Approved By: Cody Hawkins
Cody Hawkins
City Manager

Attachments: A – Resolutions

RESOLUTION 14-15-__

**A RESOLUTION AUTHORIZING THE DESTRUCTION OF
CLOSED SESSION TAPES**

WHEREAS, provisions of the Open Meetings Act requires the verbatim record in the form of an audio or video recording of all closed sessions of all governmental bodies; and

WHEREAS, the Open Meetings Act permits governmental bodies to destroy the verbatim record of closed session meetings without notification to or the approval of a Records Commission or the State Archivist not less than eighteen (18) months after the completion of the meeting recorded, but only after it approves the destruction of a particular recording and approves written minutes of the executive session meeting; and

WHEREAS, the written minutes of the following closed sessions of the City Council have met the requirements of the Open Meetings Act and the audio recordings are now ready for destruction.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Mascoutah, that the audio recording of the following closed sessions of the City Council be hereby destroyed.

July 16, 2012	March 4, 2013
November 5, 2012	March 18, 2013
December 3, 2012	April 15, 2013
January 22, 2013	May 6, 2013
February 4, 2013	May 20, 2013

PASSED by the City Council of the City of Mascoutah, Illinois on the 2nd day of February, 2015, by the following votes, to wit:

AYES	-	.
NAYS	-	.
ABSENT	-	.

APPROVED by the Mayor of the City of Mascoutah, Illinois, the 2nd day of February, 2015.

Mayor

ATTEST:

City Clerk
(SEAL)

RESOLUTION 14-15-__

**A RESOLUTION REGARDING THE RELEASE OF CLOSED SESSION MINUTES
OF THE CITY COUNCIL OF THE CITY OF MASCOUTAH, ILLINOIS**

WHEREAS, the Mayor and City Council of the City of Mascoutah have met from time to time in closed session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, pursuant to the requirements of Public Act 95-1355, the Mayor and City Council have determined a need for confidentiality still exists as to the closed session minutes from the meetings set forth on Schedule "A" attached hereto; and

WHEREAS, the Mayor and City Council have further determined that the minutes of the meetings listed on Schedule "B" attached hereto no longer require confidential treatment and should be made available for public inspection.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY
COUNCIL OF THE CITY OF MASCOUTAH:**

SECTION ONE: The Closed Session minutes from those meetings set forth on Schedule "B" attached hereto are hereby released; and

SECTION TWO: That the City Clerk is hereby authorized and directed to make said minutes available for inspection and copying in accordance with the standing procedures of the Clerk's Office; and

SECTION THREE: This resolution shall be in full force and effect from and after its passage.

Passed and approved by the Mascoutah Mayor and City Council this 2nd day of February, 2015.

Mayor

ATTEST:

City Clerk
(SEAL)

SCHEDULE "A"

To declare minutes for the closed sessions to remain closed because confidentiality still exists, for the following:

February 6, 2012	Personnel – Section 2(c)(1)
December 3, 2012	Personnel – Section 2(c)(1)
October 21, 2013	Personnel – Section 2(c)(1)
December 2, 2013	Personnel – Section 2(c)(1) and Discussion of Closed Session Meeting Minutes – Section 2(c)(21)
March 3, 2014	Personnel – Section 2(c)(1) and Purchase / Lease of Property – Section 2(c)(5)
April 7, 2014	Sale / Lease of Public Property – Section 2(c)(6), Collective Bargaining – Section 2(c)(2) and Personnel – Section 2(c)(1)
November 3, 2014	Litigation – Section 2(c)(11)
November 17, 2014	Personnel – Section 2(c)(1)

City Clerk
(SEAL)

SCHEDULE "B"

To declare for the closed minutes to be opened for the public to inspect:

May 17, 1993	Personnel – Section 2(c)(1)
June 7, 1993	Personnel – Section 2(c)(1)
July 19, 1993	Personnel – Section 2(c)(1)
September 20, 1993	Personnel – Section 2(c)(1)
October 4, 1993	Personnel – Section 2(c)(1)
October 18, 1993	Litigation – Section 2(c)(11)
November 1, 1993	Litigation – Section 2(c)(11)
November 15, 1993	Personnel – Section 2(c)(1)
July 3, 1995	Litigation – Section 2(c)(11)
August 21, 1995	Purchase or Lease of Real Estate – Section 2(c)(5)
August 28, 1995	Purchase or Lease of Real Estate – Section 2(c)(5)
September 5, 1995	Litigation – Section 2(c)(11)
June 17, 1996	Litigation – Section 2(c)(11)
October 21, 1996	Litigation – Section 2(c)(11)
September 16, 1996	Litigation – Section 2(c)(11)
February 17, 1997	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
May 5, 1997	Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
May 19, 1997	Litigation – Section 2(c)(11)
June 2, 1997	Litigation – Section 2(c)(11)
June 10, 1997	Litigation – Section 2(c)(11)
June 16, 1997	Litigation – Section 2(c)(11)
July 7, 1997	Litigation – Section 2(c)(11)
July 21, 1997	Personnel – Section 2(c)(1)
August 4, 1997	Litigation – Section 2(c)(11)
August 18, 1997	Personnel – Section 2(c)(1)
September 2, 1997	Personnel – Section 2(c)(1)
October 6, 1997	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(6)
November 17, 1997	Personnel – Section 2(c)(1)
January 19, 1998	Personnel – Section 2(c)(1)
February 16, 1998	Personnel – Section 2(c)(1)
March 2, 1998	Personnel – Section 2(c)(1)
March 16, 1998	Personnel – Section 2(c)(1)
April 6, 1998	Litigation – Section 2(c)(11)
May 4, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
May 12, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
May 18, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
June 1, 1998	Personnel – Section 2(c)(1)
June 15, 1998	Personnel – Section 2(c)(1)
July 6, 1998	Personnel – Section 2(c)(1)

July 20, 1998	Personnel – Section 2(c)(1)
August 3, 1998	Personnel – Section 2(c)(1)
September 8, 1998	Personnel – Section 2(c)(1)
September 21, 1998	Personnel – Section 2(c)(1)
October 5, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
October 19, 1998	Purchase or Lease of Real Estate – Section 2(c)(5)
November 2, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 16, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
December 7, 1998	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
January 4, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
January 19, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
February 1, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
March 15, 1999	Personnel – Section 2(c)(1)
April 5, 1999	Personnel – Section 2(c)(1)
April 19, 1999	Personnel – Section 2(c)(1) and Review of Executive Session Minutes – Section 2.06(c)
May 17, 1999	Personnel – Section 2(c)(1), Appointment or Removal of Public Officials – Section 2(c)(3) and Litigation – Section 2(c)(11)
June 7, 1999	Personnel – Section 2(c)(1)
June 21, 1999	Litigation – Section 2(c)(11)
July 6, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
August 2, 1999	Personnel – Section 2(c)(1)
August 16, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
September 7, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 1, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 15, 1999	Litigation – Section 2(c)(11)
December 6, 1999	Personnel – Section 2(c)(1), Review of Executive Session Minutes – Section 2(c)(6) and Litigation – Section 2(c)(11)
December 20, 1999	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
January 3, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
January 18, 2000	Litigation – Section 2(c)(11)
February 7, 2000	Purchase/Lease Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
February 10, 2000	Purchase/Lease Real Estate – Section 2(c)(5)
February 22, 2000	Litigation – Section 2(c)(11)

March 6, 2000	Purchase/Lease Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
March 20, 2000	Personnel – Section 2(c)(1), Purchase/Lease Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
April 3, 2000	Personnel – Section 2(c)(1), Purchase/Lease Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
April 17, 2000	Purchase/Lease Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
May 1, 2000	Personnel – Section 2(c)(1), Purchase/Lease Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
May 11, 2000	Personnel – Section 2(c)(1)
May 15, 2000	Litigation – Section 2(c)(11)
June 5, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
June 19, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
July 10, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
July 17, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
August 7, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
August 21, 2000	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
September 5, 2000	Purchase/Lease of Real Estate – Section 2(c)(5), Sale/Lease of Real Estate – Section 2(c)(6) and Litigation – Section 2(c)(11)
September 18, 2000	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Sale/Lease of Real Estate – Section 2(c)(6) and Litigation – Section 2(c)(11)
October 2, 2000	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Sale/Lease of Real Estate – Section 2(c)(6) and Litigation – Section 2(c)(11)
November 6, 2000	Collective Bargaining – Section 2(c)(3), Purchase or Lease of Real Estate – Section 2(c)(5), Sale or Lease of Real Estate – Section 2(c)(6), Review of Executive Session Minutes – Section 2(c)(17)
November 20, 2000	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Purchase/Lease of Real Estate – Section 2(c)(5), Sale/Lease of Real Estate – Section 2(c)(6)
December 4, 2000	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Purchase/Lease of Real Estate – Section 2(c)(5), Sale/Lease of Real Estate – Section 2(c)(6), Review of Executive Session Minutes – Section 2(c)(17)
December 18, 2000	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Litigation – Section 2(c)(11)
January 2, 2001	Litigation – Section 2(c)(11)
January 16, 2001	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Purchase/Lease of Real Estate – Section

February 5, 2001	2(c)(5), Litigation – Section 2(c)(11) Collective Bargaining – Section 2(c)(3), Purchase/Lease of Real Estate – Section 2(c)(5)
February 20, 2001	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11)
March 5, 2001	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Purchase/Lease of Real Estate – Section 2(c)(5), Contract Discussion
March 19, 2001	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3)
April 2, 2001	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3)
April 16, 2001	Personnel – Section 2(c)(1), Collective Bargaining – Section 2(c)(3), Purchase/ Lease of Real Estate – Section 2(c)(3), Review of Executive Session Minutes – Section 2(c)(17) and Contract Discussion
May 7, 2001	Personnel – Section 2(c)(1) and Contract Discussion
May 9, 2001	Personnel – Section 2(c)(1)
May 21, 2001	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Contract Discussion
May 24, 2001	Personnel – Section 2(c)(1)
June 4, 2001	Personnel – Section 2(c)(1) and Contract Discussion
June 18, 2001	Personnel – Section 2(c)(1)
July 2, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
July 16, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
August 6, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
August 20, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
September 4, 2001	Contract Discussion
September 17, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
October 1, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
October 4, 2001	Personnel – Section 2(c)(1)
October 15, 2001	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11) and Contract Discussion
October 27, 2001	Personnel – Section 2(c)(1)
October 29, 2001	Personnel – Section 2(c)(1)
November 5, 2001	Personnel – Section 2(c)(1) and Contract Discussion
November 19, 2001	Personnel – Section 2(c)(1), Sale/Lease of Real Estate – Section 2(c)(6) and Contract Discussion
December 3, 2001	Personnel – Section 2(c)(1) and Contract Discussion
December 17, 2001	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)

January 7, 2002	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
January 22, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5) Litigation – Section 2(c)(11)
February 4, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
February 19, 2002	Personnel – Section 2(c)(1) and Purchase/Lease of Real Estate – Section 2(c)(5)
March 4, 2002	Personnel – Section 2(c)(1) and Purchase/Lease of Real Estate – Section 2(c)(5)
March 18, 2002	Personnel – Section 2(c)(1) and Purchase/Lease of Real Estate – Section 2(c)(5)
April 1, 2002	Personnel – Section 2(c)(1) and Purchase/Lease of Real Estate – Section 2(c)(5)
April 15, 2002	Personnel – Section 2(c)(1) and Purchase/Lease of Real Estate – Section 2(c)(5)
April 29, 2002	Personnel – Section 2(c)(1)
May 6, 2002	Personnel – Section 2(c)(1)
May 20, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
June 3, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
June 17, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5)
July 1, 2002	Personnel – Section 2(c)(1)
July 15, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5)
August 5, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Undercover Surveillance
August 7, 2002	Litigation – Section 2(c)(11)
August 8, 2002	Litigation – Section 2(c)(11)
August 19, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Undercover Surveillance
September 16, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Surveillance
October 7, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Risk Management Information – Section 2(c)(14) Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
October 21, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Risk Management Information – Section 2(c)(14), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations

November 4, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Risk Management Information – Section 2(c)(14) Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
November 20, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Risk Management Information – Section 2(c)(14) Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
December 2, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Risk Management Information – Section 2(c)(14) Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
December 16, 2002	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Risk Management Information – Section 2(c)(14) Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
January 6, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
January 21, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
February 3, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
February 18, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
March 17, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
April 7, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
April 21, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
May 5, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate

	– Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
May 19, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11), Review of Executive Session Minutes – Section 2(c)(17) and Undercover Operations
July 7, 2003	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
July 21, 2003	Litigation – Section 2(c)(11)
August 4, 2003	Litigation – Section 2(c)(11) and Review of Executive Session Minutes – Section 2(c)(17)
August 18, 2003	Personnel – Section 2(c)(1)
September 2, 2003	Purchase/Lease of Real Estate – Section 2(c)(5)
September 15, 2003	Purchase/Lease of Real Estate – Section 2(c)(5)
October 6, 2003	Litigation – Section 2(c)(11)
October 20, 2003	Personnel – Section 2(c)(1), Purchase/Lease of Real Estate – Section 2(c)(5) and Litigation – Section 2(c)(11)
November 3, 2003	Review of Executive Session Minutes – Section 2(c)(17)
December 15, 2003	Personnel – Section 2(c)(1) and Review of Executive Session Minutes – Section 2(c)(17)
February 17, 2004	Personnel – Section 2(c)(1) and Real Estate – Section 2(c)(5)
March 2, 2004	Purchase/Lease of Real Estate – Section 2(c)(5) and Personnel – Section 2(c)(1)
April 5, 2004	Purchase/Lease of Real Estate – Section 2(c)(5) and Personnel – Section 2(c)(1)
May 17, 2004	Purchase/Lease of Real Estate – Section 2(c)(5) and Personnel – Section 2(c)(1)
May 27, 2004	Litigation – Section 2(c)(11)
June 7, 2004	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), Pending Litigation – Section 2(c)(11)
June 21, 2004	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), Potential Litigation – Section 2(c)(11)
July 6, 2004	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), Litigation – Section 2(c)(11)
July 19, 2004	Purchase/Lease of Real Estate – Section 2(c)(5) and Personnel – Section 2(c)(1)
August 2, 2004	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), Litigation – Section 2(c)(11)
August 16, 2004	Potential Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
September 7, 2004	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), Potential Litigation – Section 2(c)(11)
September 20, 2004	Potential Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
October 4, 2004	Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
November 1, 2004	Purchase/Lease of Real Estate – Section 2(c)(5) and

November 22, 2004	Personnel – Section 2(c)(1) Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
January 18, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
March 7, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
March 21, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
April 4, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
April 18, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), Litigation – Section 2(c)(11), and Review of Executive Session Minutes – Section 2(c)(17)
May 2, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
May 16, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
June 6, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
June 10, 2005	Personnel – Section 2(c)(1)
June 20, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
July 5, 2005	Personnel – Section 2(c)(1)
July 13, 2005	Personnel – Section 2(c)(1)
July 18, 2005	Personnel – Section 2(c)(1)
August 1, 2005	Personnel – Section 2(c)(1), Litigation – Section 2(c)(11), and Potential Contract Negotiation
September 6, 2005	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
September 19, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
October 3, 2005	Litigation – Section 2(c)(11)
October 17, 2005	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
November 7, 2005	Litigation – Section 2(c)(11)
November 21, 2005	Personnel – Section 2(c)(1)
December 5, 2005	Litigation – Section 2(c)(11)
December 19, 2005	Personnel – Section 2(c)(1)
January 3, 2006	Purchase/Lease of Real Estate – Section 2(c)(5), Personnel – Section 2(c)(1), and Litigation – Section 2(c)(11)
January 17, 2006	Personnel – Section 2(c)(1)
February 21, 2006	Personnel – Section 2(c)(1) and Purchase/Lease of Real Estate – Section 2(c)(5)
March 20, 2006	Litigation – Section 2(c)(11)
May 15, 2006	Personnel – Section 2(c)(1)
June 5, 2006	Litigation – Section 2(c)(11)
June 19, 2006	Personnel – Section 2(c)(1), Review of Executive Session minutes – Section 2(c)(17) and Litigation – Section

July 3, 2006	2(c)(11) Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
July 17, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
August 7, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
August 21, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
September 5, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
October 2, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 6, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 20, 2006	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
December 4, 2006	Litigation – Section 2(c)(11)
February 5, 2007	Review of Executive Session Minutes – Section 2(c)(17) and Litigation – Section 2(c)(11)
February 20, 2007	Litigation – Section 2(c)(11)
March 5, 2007	Purchase, Sale, or Delivery of Electricity – Section 2(c)(15)
April 2, 2007	Personnel – Section 2(c)(4) and Litigation – Section 2(c)(11)
April 23, 2007	Personnel – Section 2(c)(1) and Land Acquisition – Section 2(c)(5)
May 7, 2007	Labor Negotiations – Section 2(c)(1) and Land Acquisition – Section 2(c)(5)
May 21, 2007	Land Acquisition – Section 2(c)(5)
June 4, 2007	Labor Negotiations – Section 2(c)(1)
June 18, 2007	Land Acquisition – Section 2(c)(5) and Labor Negotiations – Section 2(c)(1)
July 2, 2007	Labor Negotiations – Section 2(c)(1), Land Acquisition – Section 2(c)(5), and Personnel – Section 2(c)(1)
July 16, 2007	Review of Executive Session Minutes – Section 2(c)(17) and Personnel – Section 2(c)(1)
August 6, 2007	Litigation – Section 2(c)(11)
August 20, 2007	Personnel – Section 2(c)(1)
September 4, 2007	Personnel – Section 2(c)(1) and Land Acquisition – Section 2(c)(5)
October 15, 2007	Municipal Utility Operations – Contracts (purchase, sale, delivery) and Litigation – Section 2(c)(11)
November 5, 2007	Personnel – Section 2(c)(1)
November 19, 2007	Collective Bargaining Matters – Section 2(c)(1)
December 3, 2007	Litigation – Section 2(c)(11)
February 19, 2008	Litigation – Section 2(c)(11) and Labor Negotiations – Section 2(c)(1)
April 21, 2008	Personnel – Section 2(c)(1)
May 5, 2008	Personnel – Section 2(c)(1)

May 19, 2008	Land Acquisition – Section 2(c)(5)
July 7, 2008	Personnel – Section 2(c)(1) and Land Acquisition – Section 2(c)(5)
July 21, 2008	Personnel – Section 2(c)(1)
October 6, 2008	Review of Executive Session Minutes – Section 2(c)(17)
October 13, 2008	Land Acquisition – Section 2(c)(5)
October 27, 2008	Land Acquisition – Section 2(c)(5)
November 3, 2008	Litigation – Section 2(c)(11) and Land Acquisition – Section 2(c)(5)
December 8, 2008	Land Acquisition – Section 2(c)(5)
December 22, 2008	Land Acquisition – Section 2(c)(5)
December 29, 2008	Personnel – Section 2(c)(1)
January 5, 2009	Personnel – Section 2(c)(1)
January 20, 2009	Personnel – Section 2(c)(1)
March 16, 2009	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
April 20, 2009	Personnel – Section 2(c)(1)
May 4, 2009	Personnel – Section 2(c)(1)
May 18, 2009	Personnel – Section 2(c)(1)
June 1, 2009	Personnel – Section 2(c)(1)
June 15, 2009	Personnel – Section 2(c)(1), Review of Executive Session Minutes – Section 2(c)(17)
July 6, 2009	Personnel – Section 2(c)(1)
September 8, 2009	Litigation – Section 2(c)(11), Personnel – Section 2(c)(1)
September 14, 2009	Personnel – Section 2(c)(1)
October 27, 2009	Personnel – Section 2(c)(1)
November 2, 2009	Personnel – Section 2(c)(1)
November 9, 2009	Personnel – Section 2(c)(1)
November 16, 2009	Litigation – Section 2(c)(11), Personnel – Section 2(c)(1)
November 30, 2009	Personnel – Section 2(c)(1)
December 7, 2009	Personnel – Section 2(c)(1)
January 19, 2010	Review of Executive Session Minutes – Section 2(c)(17)
February 16, 2010	Litigation – Section 2(c)(11)
March 1, 2010	Personnel – Section 2(c)(1)
April 19, 2010	Personnel – Section 2(c)(1), Sale/Lease of Public Property – Section 2(c)(6), and Litigation – Section 2(c)(11)
May 3, 2010	Personnel – Section 2(c)(1)
August 16, 2010	Personnel – Section 2(c)(1)
September 20, 2010	Review of Executive Session Minutes – Section 2(c)(17)
October 4, 2010	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
October 18, 2010	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 1, 2010	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
November 15, 2010	Purchase/Lease of Property – Section 2(c)(5), Sale/Lease of Public Property – Section 2(c)(6) and Litigation – Section 2(c)(11)
January 18, 2011	Sale/Lease of Public Property – Section 2(c)(6) and

	Litigation – Section 2(c)(11)
March 7, 2011	Purchase/Lease of Public Property – Section 2(c)(5)
March 21, 2011	Personnel – Section 2(c)(1)
April 4, 2011	Personnel – Section 2(c)(1)
April 18, 2011	Sale/Lease of Public Property – Section 2(c)(6) and Personnel – Section 2(c)(1)
May 2, 2011	Personnel – Section 2(c)(1)
October 17, 2011	Purchase/Lease of Public Property – Section 2(c)(5)
November 21, 2011	Personnel – Section 2(c)(1)
January 3, 2012	Purchase/Lease of Property – Section 2(c)(5)
January 17, 2012	Purchase/Lease of Property – Section 2(c)(5)
February 21, 2012	Litigation – Section 2(c)(11) and Personnel – Section 2(c)(1)
April 16, 2012	Personnel – Section 2(c)(1)
May 7, 2012	Personnel – Section 2(c)(1)
July 16, 2012	Litigation – Section 2(c)(11)
November 5, 2012	Purchase/Lease of Property – Section 2(c)(5)
January 22, 2013	Personnel – Section 2(c)(1)
February 4, 2013	Purchase/Lease of Property – Section 2(c)(5)
March 4, 2013	Personnel – Section 2(c)(1)
March 18, 2013	Personnel – Section 2(c)(1)
April 15, 2013	Personnel – Section 2(c)(1)
May 6, 2013	Personnel – Section 2(c)(1)
May 20, 2013	Purchase/Lease of Property – Section 2(c)(5)
June 3, 2013	Purchase/Lease of Property – Section 2(c)(5)
June 17, 2013	Personnel – Section 2(c)(1) and Litigation – Section 2(c)(11)
July 1, 2013	Litigation – Section 2(c)(11)
July 15, 2013	Litigation – Section 2(c)(11)
September 16, 2013	Litigation – Section 2(c)(11)
November 4, 2013	Litigation – Section 2(c)(11)
November 18, 2013	Litigation – Section 2(c)(11) and Discussion of Closed Session Meeting Minutes – Section 2(c)(21)
December 16, 2013	Sale / Lease of Public Property – Section 2(c)(6) and Discussion of Closed Session Meeting Minutes – Section 2(c)(21)
February 3, 2014	Sale / Lease of Public Property – Section 2(c)(6)
February 18, 2014	Personnel – Section 2(c)(1)
March 17, 2014	Personnel – Section 2(c)(1)
May 19, 2014	Personnel – Section 2(c)(1)

City Clerk
(SEAL)