

City of Scottsbluff, Nebraska

Monday, March 18, 2024

Regular Meeting

Item Resolut.2

Council to consider action on the Resolution ratifying the Study of Blight and Substandard Conditions of Triple Peaks Subdivision and authorize the Mayor to sign the Resolution.

Staff Contact: Zachary Glaubius, Development Services Director

RESOLUTION _____

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

1. On August 19, 2013, the City Council of the City of Scottsbluff, Nebraska passed Resolution 13-08-01 (the “Resolution”) to declare certain areas (the “Redevelopment Areas”) as substandard and blighted and in need of redevelopment according to the Nebraska Community Development Law (the “Act”).
2. The City Council passed the Resolution after considering a Study of Blight and Substandard Conditions dated July 7, 2013, receiving a positive recommendation from the Planning Commission, and otherwise complying with the Act.
3. The following portion of the Redevelopment Areas have since been annexed so as to be included in the corporate limits of the City of Scottsbluff:

Lots 1 through 4, Block 1, Triple Peaks Subdivision, an Addition to the City of Scottsbluff, Scotts Bluff County, Nebraska, situated in the Northeast Quarter of Section 24, Township 22 North, Range 55 West of the 6th Principal Meridian, Scotts Bluff County, Nebraska (the “Annexed Area”).

Resolved:

1. The City Council ratifies and confirms that the Redevelopment Areas, including the Annexed Area, meet the criteria set forth in Sections 18-2103(3) and (31) of the Act and the inclusion of all property in the Redevelopment Areas, including the Annexed Area, is necessary to create a unified redevelopment area sufficient to encourage developers and redevelopment and to carry out the purposes of the Act.
2. The City Council ratifies and confirms that the Redevelopment Areas, including the Annexed Area, are and shall be declared to be substandard and blighted and in need of redevelopment according to the Act.
3. This resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on March ____, 2024

Mayor

Attest:

City Clerk

(Seal)

STUDY OF BLIGHT AND SUBSTANDARD CONDITIONS

City of Scottsbluff, Nebraska

July 7, 2013

This report documents the existence of blighted and substandard conditions for an area in Scottsbluff, Nebraska (the “Study Area”). This Study Area includes several single family residences, commercial businesses, a large underutilized retail center, a public parkway, several underdeveloped lots and several large areas that contain parcels that are neither subdivided nor developed. This study is intended to review the Study Area for eligibility (as blighted and substandard) pursuant to Section 18-2103 of Nebraska Revised Statutes, as contained in the Nebraska Community Development Law (the “Act”).

Legal Description

The Study Area is described on Exhibit A, attached hereto and made a part hereof by this reference.

Relevant Nebraska Statutes

The constitutional terms, “Substandard” and “Blighted” are statutorily defined in §18-2103, which are set out below:

(10) **Substandard areas** means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

(11) **Blighted area** means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the

Study of Blight and Substandard Conditions

community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;
- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.

Analysis of Study Area

This section reviews the land use, infrastructure, building and economic conditions found within the Study Area. A field survey was completed on June 13, 2013. The following section identifies such existing conditions and additional factors which contribute to a determination of a blighted and substandard condition. This initial analysis is based in part upon the observations during the field survey.

As previously set forth in Section 18-2103 (10), the factors which define a **substandard area** include a “preponderance of buildings or improvements, whether nonresidential or residential in character, which, by reason of” the following circumstances:

1. *Dilapidation or Deterioration*

This subsection considers the improvements within the Study Area. The main infrastructure components include water, sewer, sidewalks, streets, curb and gutter, and accessibility. Public utilities can directly influence a community’s capacity for growth. If infrastructure improvements are outdated or unavailable, land development must await their installation or updating. While all the above mentioned criteria were evaluated, only some of those determined to contribute to the blight and substandard conditions for the Study Area need be considered here, as follows: (a) the primary residential subdivision (southeast of the intersection of East 27th

Study of Blight and Substandard Conditions

Street and U.S. Highway 26) in the Study Area is served solely by unimproved gravel streets and lacks both curbs and gutters; (b) the unimproved parcels (northeast of the intersection of East 27th Street and U.S. Highway 26) is served by a dilapidated storm sewer structure and requires a new contained system to be installed to allow for its development.

2. *Age or Obsolescence*

The primary commercial use in Study Area #1 is a partially occupied shopping center, located generally at the southwest corner of the busy intersection of East 27th Street and U.S. Highway 26. This facility has consistently underperformed as a retail center since it was converted from its past use. There is still approximately 50% vacancy in the retail center. The retail center continues to experience economic obsolescence resulting in lower property and sales tax for the city. Furthermore, industry studies indicate that in order for a mall setting retail center to succeed, it must achieve critical mass by containing large anchor stores or a significantly more modern upgrade than the current facility exhibits. This type of investment will reasonably not occur unless there is significant public assistance through the redevelopment authority, or an alternative public type of re-use. Considering its prominent location, a successful redevelopment effort is critical. Without redevelopment of this structure and the surrounding area it will remain functionally and economically obsolete.

The majority of the buildings in the Study Area exceed forty 40 years in age. These include the majority, if not all, of the residences in the Study Area.

As previously set forth in Section 18-2103 (11), the factors which define a **blighted area** include:

(a) Any combination of the following factors which “substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability”, to wit:

A substantial number of deteriorated or deteriorating structures, inadequate street layout, and the deterioration of improvements

Study of Blight and Substandard Conditions

The deteriorated right-of-way and sewer improvements described as substandard above also clearly fit within this definition. These continuing conditions and underuse of the properties will lead to further deterioration and the consequent emergence of conditions that constitute an economic liability, which both endanger property and are detrimental to the public welfare.

Diversity of Ownership

There are a significant number of different owners and parcels in the Study Area which contributes to the difficulty in developing a unified redevelopment strategy.

(b) the following conditions (from five objective criteria listed in the statute) are present, to wit:

The average age of the residential or commercial units in the area is at least forty years

As previously discussed, the majority of the buildings in the Study Area exceed forty (40) years in age.

Decreasing Population

The Study Area is located in a census tract in which the 2010 decennial census reports a decline of population (2943 people) from that reported in the 2000 decennial census (2972 people). Therefore, the Study Area has displayed a stable or decreasing population between the last two decennial censuses.

Conclusion of Blighted and Substandard Analysis

Based on this analysis, the property within the Study Area meets the subjective criteria of both blighted and substandard conditions and displays the presence of at least two of the objective criteria required for a finding of blighted condition.

Conformance with the Comprehensive Plan

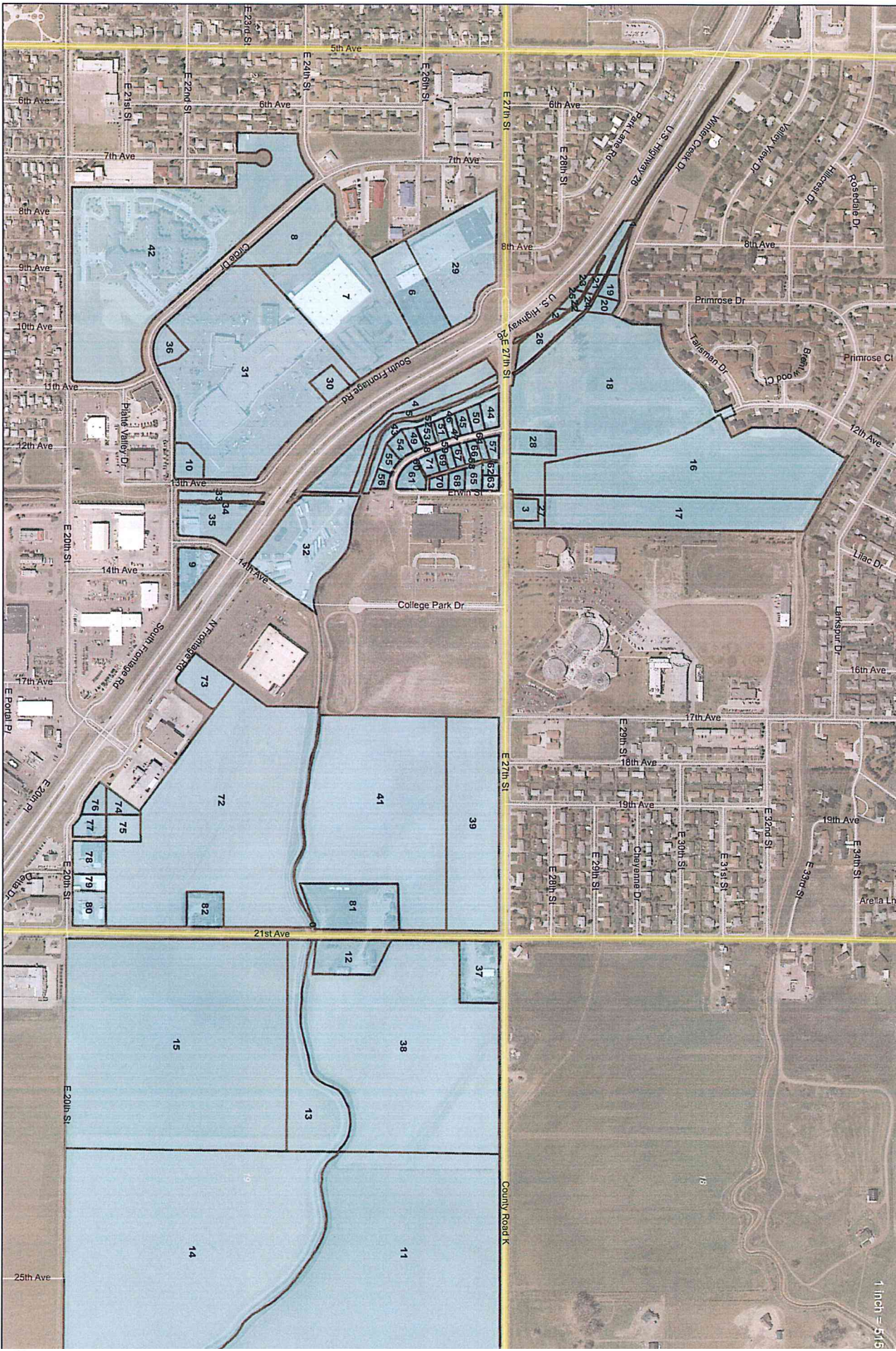
A declaration of blighted and substandard conditions in the Study Area conforms with the City of Scottsbluff Comprehensive Plan because it:

Study of Blight and Substandard Conditions

- Is located in an area eligible for such declaration.
- Allows for incentives to keep the employment base and supporting commercial activity in an area currently served by major infrastructure.
- Provides for incentives to encourage the development of business parks rather than a continuation of “strip” commercial development.
- Is located along an existing major arterial between two major “Entrance Nodes”.
- Provides a financing tool for the development of a variety of additional housing units.

Blighted and Substandard Area Declaration

By virtue of the findings of this study, the Study Area may be declared blighted and substandard, pursuant to the requirements of the Nebraska Community Development Law.



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Planning Commission Minutes
Regular Scheduled Meeting
August 12 2013
Scottsbluff, Nebraska

19 The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on
20 Monday, August 12, 2013, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff,
21 Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general
22 circulation in the City, on August 2, 2013. The notice stated the date, hour and place of the meeting, that
23 the meeting would be open to the public, that anyone with a disability desiring reasonable
24 accommodation to attend the Planning Commission meeting should contact the Development Services
25 Department, and that an agenda of the meeting kept continuously current was available for public
26 inspection at Development Services Department office; provided, the City Planning Commission could
27 modify the agenda at the meeting if the business was determined that an emergency so required. A
28 similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission
29 member. An agenda kept continuously current was available for public inspection at the office of the
30 Development Services Department at all times from publication to the time of the meeting.

31
32 **ITEM 1:** Chairman, Glen Vandenberg called the meeting to order. Roll call consisted of the following
33 members: Jim Zitterkopf, Henry Huber, Angie Aguallo, Anita Chadwick, Becky Estrada, and Glen
34 Vandenberg. Absent: Gary Hutzel and Dana Weber. City officials present: Annie Urdiales, Planning
35 Administrator, and Gary Batt, Code Administrator II.

36
37 **ITEM 2:** Chairman Vandenberg informed all those present of the Nebraska Open Meetings Act and that
38 a copy of such is posted on the bulletin board in the back area of the City Council Chamber, for those
39 interested parties.

40
41 **ITEM 3:** Acknowledgment of any changes in the agenda: None.

42
43 **ITEM 4:** Business not on agenda: None

44
45 **ITEM 5:** Citizens with items not scheduled on regular agenda: None

46
47 **ITEM 6:** The minutes of 7/8/13 were reviewed and approved with correction noted. A motion was made
48 to accept the minutes with correction by Zitterkopf, and seconded by Chadwick. "YEAS": Zitterkopf,
Aguallo, Chadwick, Estrada, Huber, and Vandenberg. "NAYS": None. ABSTAIN: None. ABSENT:
Hutzel and Weber. Motion carried.

49
50 **ITEM 7A:** The Planning Commission reviewed a landscape plan for Wolf Auto. Wolf Auto is planning
51 to relocate to 2216 14th Avenue. At their last meeting of July 8, 2013 the Planning Commission approved
52 a special use permit to Wolf Auto to allow for auto sales in a C-2 zoning district. The property is
53 located within our Gateway Greenway Overlay zone. They are requesting a waiver of the amount of
54 trees required in the Overlay zone, they also asking that the Planning Commission allow for a three year
55 time limit to finish proposed landscaping. They propose to complete their landscaping in two phases as
56 follows:

- 57 • Phase 1: Install planting irrigation system, Seed all grass areas, Seed or provide rock or mulch in
58 landscaping beds, and plant 21 medium shrubs around exterior of lot.
- 59 • Phase 2: plant remainder of shrubs and six trees.

49 Shane Cochran, project engineer, from Paul Reed Construction, representing property owner Dave Wolf,
50 addressed the Planning Commission. Mr. Cochran asked that the Planning Commission consider
51 approving the change to allow them to cut back on the GGO landscaping requirements regarding the
52 number of trees and shrubs. They would like to cut back on the trees to allow for a visual view of the
53 vehicles from the Highway, the lot is an irregular shaped lot and has approximately 700 sq. ft. of
54 frontage. The reason they are asking for the three year allowance for the installation of the landscaping is
55 because of budgetary issues.

56
57 The Planning Commission discussed Gateway requirements and whether or not the landscaping would be
58 similar to what was required for Inland Trucks, Menards or the landscaping at O'Reilly's on Avenue I.
59 O'Reilly's is not in the GGO district but meets the landscaping requirements for the City's landscaping
60 codes for commercial development. The Planning Commission asked if it was possible to complete the
61 landscaping in two years instead of three. Mr. Cochran agreed to have the landscaping done within two
62 years of the completion of the construction.

63
64 **Conclusion:** A motion was made by Estrada and seconded by Aguallo to approve the landscape plan for
65 Wolf Auto with the condition that they finish the landscaping within **two years** of completion of their
66 construction – which will be planting season of 2016. “YEAS”: Zitterkopf, Chadwick, Huber, Aguallo,
67 and Estrada. “NAYS”: Vandenberg. ABSTAIN: None. ABSENT: Hutzel, and Weber. Motion carried.

68
69 **ITEM 7B:** The Planning Commission opened a public hearing for a final plat of Lots 18A and 19A,
70 Weber's Tracts, a replat of Tracts 17, 18, and 19, Weber's Tracts, and replat of Tracts 16 and 17,
71 Weber's Tracts. Property owners, Rick and Victoria Bentley and Linda Abernethy are adjusting lot lines
72 and removing easements. These parcels are located within the City's two mile extra territorial
73 jurisdiction and located southwest of town on Fort Mitchell Drive. Mr. Bentley requested and was
74 approved for a variance through the Board of Adjustment to allow for a detached garage to encroach into
75 the front setback line of the lot, with the condition of the approval of the final plat. The parcels in this
76 subdivision are geographically challenged the only place that would allow for the proposed garage was
77 along the property line and existing easements. This subdivision is complete with all infrastructure
78 installed the existing easement do not serve any utilities.

79
80 Kelly Beatty, with M.C. Schaff and Associates addressed the Planning Commission and explained that
81 the easements are located on each of the lots on Weber Tracts they do not serve any utilities, the utility
82 companies were notified of the removal of easements and did not enter any protests. A ten foot utility
83 easement will remain in front of the lots.

84
85 **Conclusion:** A motion was made by Zitterkopf and seconded by Estrada to approve and make positive
86 recommendation to City Council for the final plat of Lots 18A and 19A, Weber's Tracts, a replat of
87 Tracts 17, 18, and 19, Weber's Tracts, and replat of Tracts 16 and 17, Weber's Tracts. “YEAS”:
88 Zitterkopf, Chadwick, Huber, Aguallo, Estrada, and Vandenberg. “NAYS”: None. ABSTAIN: None.
89 ABSENT: Hutzel, and Weber. Motion carried.

90
91 **ITEM 7C:** The Planning Commission opened a public hearing for a request from Panhandle Health
92 Properties to rezone properties described as Part of Block 2, Blocks 3, 4, 5, 6, 7, and 8, Rugger Hospital
93 Addition and proposed Lots 1, 2, and 3, Block 4, and Block 5, COPPOM Subdivision (75± acres total).

94
95 Panhandle Health Properties, desires to rezone a number of parcels that total approximately 75 acres
96 from R-1A to O-P. The properties are east of the Regional West Medical Center and south of 42nd Street
97 and northwest of the Medical Center, north of 42nd Street.

98 Neighboring zoning of the parcels south of East 42nd Street is O-P to the west, R-1a to the south, R-1 to
99 the east and R-1 and A Agricultural to the north. Neighboring zoning of the property north of West 42nd
100 Street is O-P and R-4 Heavy Density Multiple Family Residential to the south, R-4 and R-1a to the west
101 and A to the north and east.

102
103 The existing land uses on the parcels south of East 42nd Street include Hospital-related facilities, Heavy
104 Density Multiple Family and undeveloped land. The property north of West 42nd Street is undeveloped.

105
106 The Comprehensive Plan Future Land Use Map designates the parcels south of East 42nd Street as
107 Business Center and Multi-Family Residential. The property north of West 42nd Street is designated as
108 Single-Family Residential. As Multi-Family and Single Family Residential are allowed uses, with
109 Planning Commission review and approval, the proposal is in accordance with the Comprehensive Plan.

110
111 The change in zoning to O & P will bring numerous existing uses on the south side of East 42nd Street
112 into compliance. In addition, current and future development along this section of 42nd Street seems
113 poised for additional growth for professional offices, particularly medically related uses. Access to 42nd
114 Street via Avenue I/Highway 71, Avenue B and 5th Avenue portends future expansion of the street.

115
116 Neighbors in the area Ron Wegelin, Helen Cline, and William McKenzie spoke in opposition to the
117 rezone. Concerns were about light pollution, property values, allowable height (70') in the O & P zoning
118 district. They questioned what the hospital will allow on the parcels and whether the hospital will sell in
119 the future. A list of permitted uses in O & P zoning district was distributed to neighbors and Board
120 members. There are thirty permitted uses by right in this district with 14 permitted used with a special
121 permit from the Planning Commission. These concerns were for the undeveloped property on the north
122 side of 42nd Street.

123
124 Kevin Ott also spoke in opposition of the change his concerns are that past promises have not been kept
125 and the hospital has not maintained the Heliport area as promised. A few trees that were planted have
126 died and not been removed or replaced, weeds and other concerns about what is stored in barrels stored
127 in this area.

128
129 David Griffith with the hospital addressed the Planning Commission and answered some of the
130 questions. Some interest has been expressed about a proposed medical clinic on the south side of 42nd
131 street, which would be approximately 10,000 sq. ft. The north side of 42nd street was proposed to be final
132 platted, annexed, and rezoned to have this parcel ready for future development; they have no plans to
133 develop at this time. The preliminary work will save time in the future as property will be ready to go
134 without time restrictions, as the paper work and public notices will have been applied and approved for
135 future development, he does not foresee any circumstances where the hospital would sell the property.
136 Property is taxed on the highest and best use of the land. Mr. Griffith will check into the complaints
137 regarding the Heliport area and clean the area of weeds, debris, etc.

138 Rezoning the Blocks on the south side of 42nd Street will bring the area into compliance with the uses on
139 the properties. These are all ancillary uses to the hospital which is situated to the west of these parcels.

140
141 **Conclusion:** A motion was made by Aguallo to approve and recommend the zone change from R-1A -
142 Single Family Residential to O & P- Office & Professional to the parcels on the south side of 42nd Street
143 **only**, these parcels are part of Block 2, and Blocks 3, 4, 5, 6, 7, & 8, Rugger Hospital Addition and
144 excluding proposed Block 4 and 5, COPPOM Subdivision, seconded by Estrada to City Council.
145 "YEAS": Zitterkopf, Chadwick, Aguallo, Estrada, and Vandenberg. "NAYS": Huber. ABSTAIN:
146 None. ABSENT: Hutzel, and Weber. Motion carried.

147 **Agenda Item 7D:** Preliminary and Final Plat with annexation for Block 4 and Block 5, COPPOM
148 Subdivision was verbally withdrawn by David Griffith, Finance Director for RWMC.

149
150 **Agenda Item 7E:** Review of Blight and Substandard Study area # 7. This study includes several areas
151 some of the areas include are the NW corner of East 27th Street and Highway 26, the Mall area, property
152 south of 27th Street and west of Erwin Street, and the Kmart building area, a map is included showing the
153 complete area. Proposed Development in these areas will allow property owners to improve
154 infrastructure and improve the area overall, updating older and deteriorating buildings and infrastructure.
155 Also, with the area designated as blighted and substandard developers will be able to apply for TIF funds
156 for redevelopment. With TIF funding available there may be more interest in these areas with more
157 buildings being renovated or replaced with new construction. Zoning in these areas includes C-2 –
158 Neighborhood Commercial, C-3, R-1A Residential, and Agricultural. The Planning Commission may
159 make a positive recommendation of this area to be forwarded to the City Council for their review and
160 approval at their next meeting of August 19, 2013.

161
162 Dave Schaff, with M.C. Schaff and Associates spoke in favor of the Study, the Study was done by Mike
163 Bacon, an attorney, from Omaha who works with this Tax Increment Financing.

164
165 Tim Reganis, property owner, of an area west of the College addressed the Commission and if able to is
166 planning on relocating his business (Reganis Auto) to this new location. Other possible development is a
167 hotel. The TIF funds will be used to develop the streets, water, sewer lines which will improve the area
168 which is vacant at this time. Several others have expressed interest in this property and developing the
169 area.

170
171 **Conclusion:** A motion was made by Huber and seconded by Zitterkopf to make positive recommendation
172 to City Council to approve the Blight and Substandard Study of Area # 7 “YEAS”: Zitterkopf, Huber,
173 Chadwick, Aguallo, and Vandenberg. “NAYS”: Estrada. ABSTAIN: None. ABSENT: Hutzl, and
174 Weber. Motion carried.

175
176 There being no further business the Planning Commission with a motion to adjourn made by Estrada and
177 seconded by Huber the meeting was adjourned at 7:25 p.m. “YEAS”: Huber, Aguallo, Estrada,
178 Chadwick, Zitterkopf, and Vandenberg. NAYS: none. ABSENT: Hutzl, and Weber. Motion carried.

179
180 _____
181 Glen Vandenberg, Chairperson

182
183 Attest: _____
184 Annie Urdiales

RESOLUTION 13-08-01

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. It is necessary, desirable, advisable, and in the best interests of the City of Scottsbluff, Nebraska (the "City"), for the City to undertake and carry out redevelopment projects in certain areas of the City that are determined to be blighted and substandard and in need of redevelopment;

b. The Community Development Law, Chapter 18, Article 21, Reissue Revised Statutes of Nebraska, as amended (the "Act"), prescribes the requirements and procedures for the planning and implementation of redevelopment projects;

c. Section 18-2109 of the Act requires that, prior to the preparation of a redevelopment plan for a redevelopment project, the Mayor and City Council shall, by resolution, declare the area to be blighted and substandard;

d. At its regular City Council meeting on August 19, 2013, the Mayor and City Council of the City held a public hearing (the "Public Hearing") to determine whether the area more fully described on Attachment 1 (the "Redevelopment Area") should be declared blighted and substandard, and in need of redevelopment, as required by the Act;

e. The City published and mailed notices of a public hearing regarding the consideration of declaring property to be blighted and substandard pursuant to Section 18-2115 of the Act;

f. The Public Hearing was conducted and all interested parties were afforded a reasonable opportunity to express their views respecting the declaration of the Redevelopment Area as blighted and substandard and in need of redevelopment, and the Mayor and City Council reviewed and discussed a blight and substandard determination analysis (the "Blight Study") prepared by Charles K. Bungler, Attorney at Law;

g. The Blight Study was forwarded to the Planning Commission of the City for its review and recommendation and the Mayor and City Council reviewed the recommendations received from the Planning Commission; and

h. The Mayor and City Council desire to determine whether the Redevelopment Area is blighted and substandard and in need of redevelopment in accordance with the Act.

Resolved that:

1. The Redevelopment Area is declared to be substandard and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area for meeting the criteria set forth in Section 18-2103(10) of the Act, as described and set forth in the Blight Study. The Redevelopment Area is more particularly described on Attachment 1.

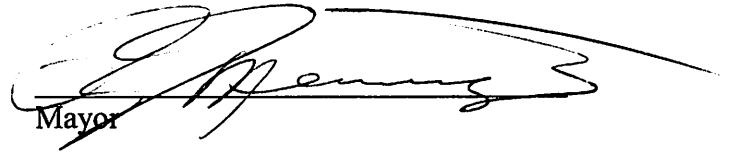
2. The Redevelopment Area is further declared to be blighted and in need of redevelopment pursuant to the Act, in that conditions now exist in the Redevelopment Area meeting the criteria set forth in Section 18-2103(11) of the Act, as described and set forth in the Blight Study.

3. The blighted and substandard conditions existing in the Redevelopment Area are beyond remedy and control solely through the regulatory process and the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by the Act, and the elimination of the blighted and substandard conditions under the authority of the Act is found to be a public purpose and declared to be in the public interest.

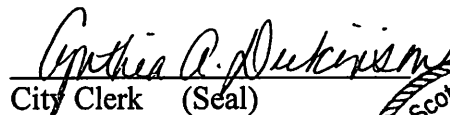
4. The Redevelopment Area is in need of redevelopment and is or will be an eligible site for a redevelopment project under the provisions of the Act at the time of the adoption of any redevelopment plan with respect to the Redevelopment Area.

5. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on August 19, 2013.


Mayor

ATTEST:


City Clerk (Seal)

