

Salisbury, North Carolina  
August 16, 2005

REGULAR MEETING

PRESENT: Mayor Susan W. Kluttz, Presiding; Mayor Pro Tem, Paul B. Woodson, Jr.; Councilmen William (Bill) Burgin; William (Pete) Kennedy; Mark N. Lewis; City Manager, David W. Tremé; City Attorney, F. Rivers Lawther, Jr.; and City Clerk, Myra B. Heard.

ABSENT: None.

The meeting was called to order by Mayor Kluttz at 4:00 p.m. The invocation was given by Councilman Kennedy.

**PLEDGE OF ALLEGIANCE**

Mayor Kluttz led those present in the Pledge of Allegiance to the United States flag.

**RECOGNITION OF VISITORS**

Mayor Kluttz recognized all visitors present.

**RECOGNIZE MR. RODNEY HARRISON - TRANSIT MANAGER**

Mr. Vernon Sherrill, Director of Public Services, introduced Mr. Rodney Harrison, new Transit Manager for the Public Services Transit Division. Mr. Sherrill stated that Mr. Harrison previously worked with Parks and Recreation for nine (9) years and expressed his excitement about the energy Mr. Harrison will bring to the Transit System.

Mayor Kluttz welcomed Mr. Harrison noting that he has done a wonderful job with the City in the past and Council is sure he will do a wonderful job in his new position.

**CONSENT AGENDA**

(a) Minutes

Approve Minutes of the regular meeting of August 2, 2005 and groundbreaking ceremony of August 11, 2005.

(b) Final Subdivision Plat - S-05-05 - The Gables Phase 1-B

Approve final subdivision plat S-05-05, The Gables Phase 1-B in accordance with Section 5.03.02 of the subdivision ordinance.

(c) Street Maintenance - The Gables Phase 1A and B

Approve accepting the streets in The Gables Phase 1A and B and adopt an ordinance establishing stop conditions.

AN ORDINANCE AMENDING SECTION 13-332, ARTICLE X, CHAPTER 13, OF THE CODE OF THE CITY OF SALISBURY, RELATING TO STOP SIGNS.

(The above Ordinance is recorded in full in Ordinance Book No. 20, Traffic, at Page No. 57, and is known as Ordinance No. 2005-36.)

(d) Street Closing - 700 Block of South Caldwell Street

Approve closing the 700 block of South Caldwell Street from Thomas Street to McCubbins Street Saturday, September 10, 2005 from 2:00

p.m. until 8:00 p.m. for a block party sponsored by the Outreach Ministry of Gethsemane Missionary Baptist Church.

(e) Group Development Site Plan G-02-00 - Lone Hickory Village

Approve group development site plan G-02-00 Lone Hickory Village, 300 block of Morlan Park Road.

Thereupon, Mr. Kennedy made a motion to adopt the Consent Agenda. Mr. Burgin seconded the motion. Messrs. Burgin, Kennedy, Lewis, Woodson, and Ms. Kluttz voted AYE. (5-0)

**STAFF REPORT - EAGLE HEIGHTS TRAFFIC CONDITIONS**

Ms. Wendy Brindle, Traffic Engineer, stated that on July 19, 2005 Council received a presentation from representatives of the Eagle Heights Neighborhood Association concerning speed and cut-through traffic. She stated that staff has begun data collection and analysis, and as part of this analysis staff has reviewed the Fulton Heights results. The results were shared with Eagle Heights' representatives and the information will be used to apply to Eagle Heights where possible. Ms. Brindle indicated that staff is working with the Police Department regarding speed enforcement. She explained that once all of the recent data was received staff realized further study was needed before a recommendation could be made. She indicated that staff would like to perform an origin destination study to determine where the cut-through traffic is coming from, and added that this is an extensive report that requires extensive staff time. Ms. Brindle stated that once all of the information has been gathered she would like to bring it back to Council with a full recommendation. She noted that a report on the findings in Fulton Heights will also be presented at that time.

**REQUEST FROM HOMEOWNERS OF YORKSHIRE DRIVE CONCERNING STREET MAINTENANCE**

Ms. Linda Hensley, 120 Yorkshire Drive, spoke to Council on behalf of the Yorkshire Drive residents requesting the City to take over their private street. She referred to a letter from Mr. Dan Mikkelson, Director of Land Management and Development, which stated the conditions staff felt should be placed on the acceptance of the street. The conditions included:

1. Prior to acceptance by the City, the homeowners replace the extruded triangular curb in phase 1 with valley gutter to match phase 2. Extruded triangular curb is inferior to valley curb and gutter. The existing triangular curb is cracked and will not hold up to snow plowing (a city service that is provided to City system streets).
2. The City would accept the fifty (50) foot right of way of Yorkshire Drive, but not the small loops that provide access to 106,108, 109, 111 113, and 115 Yorkshire Drive. The main street is in substantial conformance with City geometric standards, but the small loops are not.
3. The City would accept Duke Power bills for streetlights, provided the homeowners association signed an agreement to pay the difference between the existing decorative lighting and standard street lighting.
4. Salisbury-Rowan Utilities would accept maintenance of water and sewer mains, but not service laterals. The laterals were constructed to state standard, but not to SRU standards.
5. The City would accept maintenance responsibility of drainage facilities within the fifty (50) foot right of way. The City would use reasonable diligence to keep drains in good repair, but the City would have no obligation to improve or upgrade them. Staff is not aware of any existing drainage problems.

Ms. Hensley presented Council with hand-outs which included pictures of the neighborhood. She referred to the pictures of the curbs on Yorkshire Drive and noted that the photographs show the worst portions of the curbs but overall they are in very good shape. She stated that she feels that there are many roads in the City with no curbing or damage greater than theirs. She added that the majority of their traffic is from residents who live on the road.

Ms. Hensley stated that she understands the concerns for not accepting the smaller loops on the road, but added that the City's trash trucks have no problem entering the loops now, although a fire truck would not be taken through.

Regarding the Duke Power bills for the light fixtures, Ms. Hensley noted that residents are aware of the additional fee and have agreed to pay because they want to maintain the decorative lighting.

Ms. Hensley indicated that she has a problem with the recommendation to accept the water/sewer mains but not the laterals. She stated that she does not understand how a connection could have been made to a City main without building the lateral connection to City or County standards. She also noted the reference to drains and stated that they have experienced no drainage problems in the area. She indicated that she has a petition signed by nineteen (19) of the twenty (20) homeowners on the street who wish for the City to take it over.

Mayor Kluttz then asked for a staff response.

Mr. Mikkelson gave Council a brief history of private versus public streets noting that in the early 1990s the City had a process for development of private streets. Private streets were allowed as an innovative technique to bring new products to the housing market. Under the private street process the street was intentionally constructed not to be accepted by the City, therefore City staff did not review the designs or construction. He explained that this is how the utility lines could be constructed to state standards but not to City standards, which are more stringent. Mr. Mikkelson stated that under the private process the developer had the option to choose things that may be marketable but do not meet City standards, such as the extruded triangular curb used in phase 1 of Yorkshire Drive. He noted that this is an inferior product and if the City accepted it, it would not withstand the use of snowplows. He added that the City Maintenance Division would then be left to decide how to maintain the curbs. Mr. Mikkelson stated that the

extruded triangular curbing was used because it is a less expensive product and staff does not feel the City should have to bear the cost of maintaining an inferior product.

Mr. Mikkelson referred to the loops on Yorkshire Drive and noted that while they are very attractive, they do not meet the City's geometric standards. He stated that other developers are not allowed to use this type of detail as part of a public street and staff recommends accepting the main fifty (50) foot right of way for Yorkshire Drive, along with the cul-de-sac, but not the loops.

Mr. Mikkelson stated that Salisbury-Rowan Utilities (SRU) is willing to accept the water/sewer main but not the laterals. He explained that if there is damage or blockage to one of the mains the City would repair the damage at no cost to the homeowner, but if the lateral is blocked or damaged it would remain the responsibility of the homeowner.

Mayor Pro Tem Woodson asked for clarification regarding the side loops on Yorkshire Drive. Mr. Mikkelson explained that the loops do not meet the City's geometric requirements and staff recommends not taking them over for maintenance.

Councilman Lewis asked in what ways the laterals meet the State's standards but not the City's. Mr. Mikkelson noted that he did not have the answer but SRU could provide the information.

Councilman Burgin asked how many linear feet of curb are in question for phase 1. Mr. Mikkelson estimated approximately seven hundred (700) feet to eight hundred (800) feet. Mr. Burgin asked how many more private roads are in Salisbury. Mr. Mikkelson responded that there are four (4) developments that he is aware of that were constructed under the private street policy, noting that this policy is no longer allowed. He stated that of the four (4), one has already been to Council to request the City take responsibility for maintenance. Yorkshire Drive is the second street to request maintenance and Mr. Mikkelson stated that the third and fourth have significant geometric deficiencies and he is therefore hesitant to accept geometric deficiencies because of the precedent it would set.

Mr. Woodson asked if there is an estimated cost for curbing that would need to be replaced. Mr. Steve Weatherford, Streets Division Manager, estimated it to be \$8,000 - \$12,000. Mr. Burgin commented that \$12,000 is probably a more realistic figure.

Mr. Lewis commented that it was interesting to hear that the private street policy was put into the Code as a means of encouraging unique developments. He noted that the Yorkshire Drive development is very nice and would not be thought of as a failure but he feels that it would be fair to say that the private roads policy was a failed experiment. He added that the City is now facing the ramifications of the policy. Mr. Lewis stated that he wants to help neighborhoods in these situations; however, the developer chose to use less expensive materials and, in theory, was able to sell the lots for less than similar lots in other developments. He added that now the City is being asked to accept the cost for the deficiency, which would take the cost from not only the property owners, but spread it to the entire tax base of the City. He recommended forming a Council Committee to work on this issue, gather information and make a recommendation to Council.

Mr. Woodson stated he agrees with forming a Council Committee and offered to serve with Councilman Lewis to study the situation. Mayor Klutz also agreed with a Council Committee and noted that it would be helpful to have an idea of the total cost for all of the recommendations to determine exactly what is being asked of Council.

Mr. Burgin commented that Council needs to look at the big picture with this issue because what may appear to be a relatively small amount of money may actually be quite a bit more and Council needs to know the true amount before agreeing to take on a road from any group. He stated he feels the curb will be the main problem because the City will be asked to plow the street when it snows and the curb will be torn to pieces. He added that in his business he has seen this curb used before and it cannot handle very much, adding that this is one reason it is not used any more. He asked for the Committee to look at the big picture, commenting that what Council decides for this group, will be used when the next group makes a request.

City Manager David Treme encouraged Council to establish a policy to handle requests for the City to take over maintenance of the private streets, in order to determine liability and the way Council wishes to handle the acceptance.

Councilman Kennedy commented that he also favored a Council Committee and pointed out that he supported the Corbin Hills streets several years ago. He stated that he would like to have all of the facts, adding that he wants to be consistent and will be voting for the neighborhood.

Mayor Klutz stated that Council works to ensure everyone is treated fairly and she feels this is a fairness issue for not only the Yorkshire Drive neighborhood, but for all the neighborhoods and taxpayers in Salisbury.

By consensus, Mayor Klutz appointed Mr. Lewis and Mr. Woodson to serve as a Council Committee to look at this neighborhood and all others that are in this situation in order to make a recommendation to Council.

Ms. Hensley asked staff if there are any curbs in the City that will withstand snowplows. Mayor Klutz encouraged Ms. Hensley to bring questions to the Council Committee meeting for discussion.

#### **REQUEST FROM DOWNTOWN SALISBURY, INC. REGARDING THE LORD SALISBURY FESTIVAL**

Mr. Randy Hemann, Executive Director of Downtown Salisbury, Inc., and Ms. Betsy Bigelow, Project Manager, addressed Council concerning the Lord Salisbury Festival. Mr. Hemann informed Council that this year the Festival will be held October 6, 2005 through October 9, 2005 with events ranging from concerts, Friday Night Out, 25<sup>th</sup> Anniversary of the mural, movies off the wall, Piedmont Players performance of Suessical, October Tour, La Fiesta Day Rowan, Blues and Jazz Festival and a Salisbury Symphony concert. He stated that in order to coordinate such a large festival it will require the entire community's cooperation and asked Council for their assistance regarding items such as trash container pick-ups, barricades, street

closings, and public safety issues. He added that there is a lot of detail work to be done but asked for Council's approval with moving forward.

Mayor Kluttz commented that the Lord Salisbury Festival was very successful last year and added that it is exciting to bring so many groups together to coordinate the events. Mayor Kluttz stated that Council is very enthusiastic about the Festival and will be glad to help in any way.

#### **STAFF REPORT REGARDING THE TEMPORARY POOL HALL PERMIT AT 315 EAST COUNCIL STREET**

City Manager David Treme noted that Council previously approved a pool hall permit for a ninety (90) day period for 315 East Council Street. He noted that the pool hall permit was linked with noise issues on Council Street and efforts to solve the conflicts have not yet been successful. He informed Council that a neighborhood meeting has been set for September 21, 2005 to bring the participants together to solve the problems in the neighborhood. He noted that the biggest problem seems to be noise generated by the nightclub outside of the Cheerwine Building Condominiums. He suggested Council allow the pool hall permit to remain in place until the neighborhood meeting can be held. He noted the meeting will also address parking and drainage issues.

Mayor Kluttz stated that Council suggested a neighborhood meeting to discuss the issues when the permit was issued as temporary previously. She pointed out that the permit expired August 1, 2005.

Thereupon, Mr. Lewis made a **motion** to extend the temporary pool hall permit issued to Jayson Barber for the operation of a pool hall at 315 East Council Street for another three (3) months/ninety (90) days with November 1, 2005 expiration. Mr. Burgin seconded the motion. Messrs. Burgin, Kennedy, Lewis, Woodson, and Ms. Kluttz voted AYE. (5-0)

Mr. Treme invited all Council members to attend the neighborhood meeting to be held September 21, 2005 at 3:30 p.m. in City Hall.

#### **RECEIVE AN OFFER FROM HISTORIC SALISBURY FOUNDATION TO PURCHASE REAL ESTATE LOCATED 210 SOUTH LONG STREET**

Mr. Joe Morris, Planning and Community Development Manager, informed Council that the City has received an offer from the Historic Salisbury Foundation to purchase property located at 210 South Long Street. He reviewed photographs of the property known as the Tickle-Williams House and noted that the property was donated to the City April 19, 2005. Mr. Morris stated that the deed drawn for the property includes a joint driveway to allow access for the adjacent property at 208 South Long Street, which did not have a driveway.

Mr. Morris reviewed the conditions in General Statute 160A-266 which allows cities to dispose of real property through private negotiation and sale:

1. The property is significant
2. The property is sold to a non-profit whose purpose includes preservation
3. A preservation agreement is placed in the deed
4. The property is subject to covenants which insure its preservation

Mr. Morris noted that this property is located in the Brooklyn South Square Historic District and pointed out that there are restrictive covenants on the property as part of its deed. He also noted that the State Statute requires that this sale be advertised for a period of ten (10) days following approval. Mr. Morris informed Council that the offer of \$843.70 is the expense the City incurred for recording the property and having a survey drawn.

Councilman Burgin asked why the ten (10) day notice is required. Mr. Morris responded that he is not sure of the intent because no upset bids are received but it is a requirement of the State Statute.

Councilman Kennedy pointed out that the Resolution refers to the sale of personal property. Mr. Rivers Lawther, City Attorney, noted that "personal" should be changed to "real".

Thereupon, Mr. Kennedy made a **motion** to adopt a Resolution to sell real property by private negotiation and sale and authorize the City Manager to dispose of it. Mr. Burgin seconded the motion. Messrs. Burgin, Kennedy, Lewis, Woodson, and Ms. Kluttz voted AYE. (5-0)

#### **RESOLUTION TO SELL REAL PROPERTY BY PRIVATE NEGOTIATION AND SALE**

(The above Resolution is recorded in full in Resolution Book No. 12, at Page No. 29, and is known as Resolution No. 2005-24.)

#### **REPORT FROM COUNCILMAN LEWIS REGARDING DOWNTOWN SIGNAGE**

Councilman Lewis indicated that at the March 15, 2005 Council meeting Council received two (2) requests regarding issues with the Zoning Code as it relates to downtown signage. The first request was from KKA Architecture for signage on parapet walls. The second request was from Mr. Michael Young regarding permanent vertical banners on downtown buildings. He noted that Council created a committee composed of Councilman Lewis, two (2) Planning Board members, two (2) Community Appearance Commission members, and two (2) Historic Preservation Board members. Mr. Lewis stated that the Committee wanted to support a positive business environment but wanted to be sure that unintended consequences resulting in potential abuse were not created.

Mr. Lewis noted that the Committee met and reviewed the requests and asked staff to develop conceptual text of what might be used if the signs were allowed. At the Committee's second meeting he noted that they could not become comfortable with the potential for abuse regarding parapet signs. He explained that the petitioner felt that a parapet sign on their particular building would be acceptable because a brick wall would be behind the sign, rather than open space. He noted that the Committee discovered that depending on the angle from which you view the sign, there would not necessarily be a wall behind it and decided that it could not recommend any form of parapet sign.

Regarding the permanent vertical banners, the Committee reviewed photographs of signs used in other communities and felt they can be quite attractive if installed correctly. He added that the signs created a festival atmosphere and the Committee felt this diversity in signage could be good for downtown. A list of restrictions was then developed to ensure there is no abuse of the Ordinance.

Mr. Lewis informed Council that the Committee is recommending an Ordinance with a one (1) year review, explaining that after one year if Council was unhappy the existing signs would not have to come down, but no new signs could be erected. He then reviewed the restrictions that are recommended with the use of permanent banners:

- The banners shall be located on the second and third story facades only
- It shall not project above the building parapet wall
- No more than two (2) permanent banners allowed per fifty (50) feet of store frontage
- The size should not be allowed to exceed the currently allowed square footage for B-5 signage, to be measured in combination with wall signs, window signs, and sidewalk signs
- The sign shall not exceed the vertical dimension of any second or third story window opening
- The sign shall not exceed three (3) feet in width
- The banner should be made from exterior grade canvas or like material
- The banner should be affixed by a top and bottom bracket
- All mounting and support should be inserted into mortar joints and not into the face of masonry
- The sign may be lit by an adjacent light source, but not targeted lights
- The sign should contain the business name and logo only. No advertising allowed
- Signs should only be installed vertically, no horizontal placement should be allowed

Mr. Lewis noted that if City Council approves this thought process then Council could direct staff to create text to submit through the Planning Board and to Council for formal approval.

Councilman Burgin indicated he is pleased with the Committee report. He noted that he has had reservations about parapet signs and asked Mr. Lewis if these are now out of consideration. Mr. Lewis responded that this is correct. Mr. Burgin stated that his only concern regarding the banners is that a year time limit is not required. He stated that Council could create the ordinance and if it does not work, rescind it without requiring it to be revisited in one year. He commented that he thinks the ordinance will be fine and is supportive of sending it to the Planning Board for the development of text.

Thereupon, Mr. Burgin made a **motion** to send to the Planning Board a request to look at text for an ordinance allowing banners in the downtown. Mr. Kennedy seconded the motion. Messrs. Burgin, Kennedy, Lewis, Woodson, and Ms. Klutz voted AYE. (5-0)

Mr. Lewis indicated that during the discussions the issue of projecting signs was brought up. He noted that the Land Development Ordinance Committee has had positive comments regarding these signs and he would like to include them as part of the discussions.

## COMMENTS FROM THE CITY MANAGER

### (a) Planning Board

Council received the Planning Board recommendations and comments from their August 9, 2005 meeting.

### (b) Bridge Inspections

Mr. Dan Mikkelson, Land Management and Development Director, addressed Council concerning the City's bridge inspection program. He explained that the Federal Surface Transportation Act requires bridges to be inspected every two (2) years. These inspections are funded eighty (80) percent from Federal-aid Highway funds and twenty (20) percent from either the municipality or the State system, depending on who maintains the bridge. The funds are administered through the North Carolina Department of Transportation. Mr. Mikkelson noted that the inspections are typically performed every two (2) years and the bridges that qualify for inspection must span a distance of twenty (20) feet and must be a public roadway or span a public roadway. He pointed out that pedestrian bridges normally do not qualify.

Mr. Mikkelson stated that the City has six (6) bridges that qualify for inspection. These bridges are:

1. Pedestrian bridge over Henderson Street. Mr. Mikkelson noted that while this is a pedestrian bridge it spans a public roadway and the City has an agreement with Rowan Regional Medical Center that they will pay the twenty (20) percent cost for the inspection
2. Ellis Street over railroad
3. Fisher Street over railroad
4. Bank Street over railroad
5. Ryan Street over Town Creek
6. Arlington Street over Town Creek

Mr. Mikkelson commented that staff has attempted to qualify pedestrian bridges for funding but have been turned down each time. He stated that during the professional bridge inspections staff will now perform a visual inspection of the four (4) pedestrian bridges. He informed Council that when the inspection reports are received they will be shared with the Street Division to schedule any repairs that may be needed.

Mr. Mikkelson updated Council on the status of the Ellis Street Bridge noting that the last time this project was before Council he recommended updating the City's environmental documents because the railroad has required the City to plan for a hypothetical third set of railroad tracks. He explained that this would require the bridge to be longer and require the City to update environmental documents. While he had anticipated this work would be complete by now, it has been hampered by delays. The Historic Salisbury Foundation has raised concerns that the City might not be following the proper Federal guidelines for protection of historic bridges and have asked the Advisory Council on Historic Preservation (ACHP) to review the project. Mr. Mikkelson stated that the ACHP has contacted the Federal Highway Administration who has contacted NCDOT, and a phone conference has been set for August 26, 2005 to review the history of the project and make a determination of how the City is doing. He noted that the City is receiving all of its advice through NCDOT and staff is not aware of any deficiencies. This review will ensure everything is being handled appropriately.

Councilman Kennedy asked that since there are issues with the Ellis Street Bridge could the Fisher Street Bridge be moved up on the list for replacement? Councilman Burgin agreed noting that Ellis Street is more difficult and the Fisher Street Bridge is in need of replacement. Mr. Mikkelson responded that if Council wishes to do this it is certainly possible and asked Council to bring this issue up during the annual planning process. He stated that it would not be a simple process to make the change, but something staff could certainly begin work on. Mr. Mikkelson stated that the deficiencies on the Ellis Street Bridge are worse than the Fisher Street Bridge and noted that the Ellis Street Bridge is a major route to the hospital. He pointed out that the Fisher Street Bridge has alternate bridges one block away on either side, but the Ellis Street Bridge has an at-grade crossing one block away, adding that if there is a train at the crossing the detour is approximately one mile away. He recommended the Ellis Street Bridge still be considered for replacement before the Fisher Street Bridge.

Mayor Pro Tem Woodson asked if the railroad wants to add a third track at the Ellis Street crossing. Mr. Mikkelson explained that the railroad wants the ability to install a third track in the future should they decide to do so. He noted that they do not have a plan in place to build the third track but the railroad feels they may develop a plan within the next fifty (50) years.

Mr. Kennedy asked Mr. Mikkelson if he felt these issues could be solved by Council's next retreat in February 2006. Mr. Mikkelson responded that he is not certain, but he will have much more information after the telephone conference August 26.

(c) Street Closing Request – Las Palmas

City Manager David Treme noted that an email has been received from the owner of Las Palmas requesting assistance from the Police Department for an outdoor concert and the possibility of closing a street. He indicated that Chief Mark Wilhelm will review the request and make a recommendation to Council at its next meeting.

(d) Meeting with Alcoa

City Manager David Treme reported that he met with representatives of the North Carolina Department of Health and National Resources in Raleigh concerning negotiations with Alcoa. He stated that he feels he will be able to return to Council within the next thirty (30) to forty-five (45) days regarding these issues affecting the water supply to ensure staff is moving in the right direction. He noted that the biggest delay with this issue is obtaining baseline data from Alcoa to determine sedimentation and flooding information.

**COUNCIL TO RECEIVE PUBLIC COMMENTS**

Mayor Klutz opened the floor to receive public comments. Those who addressed Council were:

Mr. Wayne Bost, 2310 East Innes Street, presented Council with information regarding bicycle paths. He noted different locations in North Carolina and the miles of bicycle paths that are available. He pointed out that Charlotte has twenty-six (26) miles of bicycle paths. He noted that with rising gas prices this might be a big idea in Salisbury.

Councilman Burgin commented that he has had a chance to work in other states and communities that have bicycle paths in place and people really use them. He applauded Mr. Bost for recognizing this need and bringing it to Council, noting it is good for both individuals health and for the economy. He stated that he would be interested in seeing a report from Parks and Recreation concerning where Salisbury stands with bicycle trails for Council's planning retreat.

Mr. Matt Banish, representing First United Methodist Church, asked for Council's consideration for directional signs at the Farmer's Market on South Main Street to point towards the church on Bank Street. Mayor Klutz noted that this request will need to be sent to staff for review and for recommendation. She stated that the property in question involves the Farmers Market and there are current signage issues being addressed for the Market. Mayor Klutz thanked Mr. Banish for bringing this request to Council.

City Manager David Treme noted that he asked Mr. Banish to bring this request to Council in order for it to be referred to staff for coordination and perhaps it can be addressed at Council's next meeting.

Councilman Burgin asked how many other churches in the area might want to use the property for their signs and stated that staff needs to look at the big picture and determine its impact.

Mayor Kluttz noted that a policy may be needed in order to be fair with all requests received by the City.

There being no one else present who wished to speak, Mayor Kluttz closed the public comment session.

**MAYOR'S ANNOUNCEMENTS**

(a) Council Candidate Session

Mayor Kluttz thanked staff for their work in conducting the Council Candidate Information Session held August 15, 2005 for candidates for City Council.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Mr. Woodson, seconded by Mr. Burgin. All council members agreed unanimously to adjourn. The meeting was adjourned at 5:35 p.m.

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Mayor

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City Clerk