

CITY OF BELLEVUE
CITY COUNCIL

Summary Minutes of Regular Meeting

April 15, 2025
6:00 p.m.

Council Chambers
Bellevue, Washington

PRESENT: Mayor Robinson, Deputy Mayor Malakoutian and Councilmembers Hamilton, Lee, Nieuwenhuis, Stokes and Sumadiwiryia

ABSENT: None.

1. Call to Order

The meeting was called to order at 6:02 p.m., with Mayor Robinson presiding.

2. Roll Call; Flag Salute

City Clerk Charmaine Arredondo called the roll and all Councilmembers were present. Councilmember Stokes led the flag salute.

(a) Sikh Heritage Month Proclamation

Councilmember Sumadiwiryia read the proclamation recognizing April 2025 as Sikh Heritage Month in Bellevue. She encouraged all residents to join in celebrating the history and contributions of the Sikh community and to recognize the importance of learning from one another about how to build a more inclusive and just society.

Chirag Veer Singh Sarao accepted and thanked the Council for the proclamation. He commented regarding the history of the Sikh culture and religion and their values supporting equality for all. He encouraged everyone to remember the lessons of being brave, helping others and treating everyone with respect.

3. Approval of Agenda

→ Deputy Mayor Malakoutian moved to approve the agenda, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

4. Oral Communications

Mayor Robinson noted that a number of people signed up to comment regarding the Wilburton Land Use Code Amendment (LUCA). She encouraged individuals to be specific in their comments to allow more people to speak without violating the rule of three speakers on either side of an issue.

City Clerk Arredondo said the total time for oral communications is for a period not to exceed 30 minutes and topics must relate to City of Bellevue government. Persons speaking to items on the agenda will be called first and if time remains, others will be called. The presiding officer is authorized to give preference to individuals who have not spoken to the Council within the past 60 days or who are speaking to items that will come before the Council in the upcoming 60 days.

- (a) Joe Fain, CEO of the Bellevue Chamber of Commerce and Co-Chair of the Eastside Housing Roundtable, commented regarding the Wilburton LUCA and rezone. He thanked City staff for engaging with the group throughout the planning process. He expressed appreciation for the Planning Commission for its thorough review and discussions. He commented on balancing increasing development costs with a mandatory inclusionary component for affordable housing. He said the business and development community has grave reservations about the latter. He encouraged the City to continue working to modify its multifamily tax exemption (MFTE) program to make the LUCA package work for the Wilburton subarea.
- (b) Patience Malaba, CEO of the Housing Development Consortium, urged the Council to support the Eastside Housing Roundtable's proposal conveyed in its letter. She encouraged the Council to support Option A and to make sure there is a 10-percent set aside for rental housing units at the 80-percent AMI (area median income) household income level. She said Bellevue is in a deep housing crisis and the City has the opportunity to lead and advance steps to address that crisis. She praised the collaboration between the City and community to develop the Wilburton LUCA. She asked the Council to support the Eastside Housing Roundtable package.
- (c) T.J. Woosley asked the Council to remove references to "local streets" in the Wilburton LUCA, consistent with letters sent to the Council by his land use attorney, the Wilburton property owners group, Pacific Legal Foundation and others. He said this is a one-time opportunity to accommodate the growing population. He expressed support for the package referenced by the two previous speakers.
- (d) Alan Bornstein, speaking on behalf of the owner and operator of the Wilburton Crossing shopping center, expressed support for removing the plan for street widening along 119th Avenue NE and NE 6th Street and street lengthening along 119th Avenue NE. He said the owner of the shopping center sent a letter to the Council. He asked whether the LUCA improves the prospect for creating more affordable housing. He asked whether one can now determine the essential nexus between street widening/lengthening and unknown future development.

- (e) Steve Kramer, representing KG Investment Properties, said the Wilburton area has always been conceived as a mixed use area. They would like to see an enjoyable, walkable environment in the area 18 hours per day, seven days per week. He said commercial development is essential to attract the retail, entertainment and restaurant activity that benefits residents and businesses and that achieves maximum value from light rail and Eastrail traffic. He encouraged the City to minimize fees related to the development of commercial space. He said every 10 feet that can be saved through any combination of sidewalks, access corridors and roads adds 14 residential units per acre for midrise development and 160 units per acre for highrise projects. He asked the Council to approve the LUCA as soon as possible. He thanked the Council, Planning Commission and staff for their work with the community.
- (f) Joe Kunzler said Mr. Tsimmerman is in Bellevue courts seeking a competency evaluation. Mr. Kunzler encouraged the Council to insist that Mr. Tsimmerman receive his legally entitled competency evaluation. Mr. Kunzler said Mr. Tsimmerman spoke earlier in the day at the King County Council meeting using some of the most anti-American and anti-Bellevue rhetoric he has heard. Mr. Kunzler expressed concern that the City of Kirkland has no rules about public comment. He said it is a moral responsibility for communities to provide as much housing as possible at all income levels. He thanked Councilmembers for their service.
- (g) Jessie Clawson commented regarding the MFTE program within the context of the Wilburton LUCA. She said it is essential to accept a mandatory housing affordability program where developers can double count MFTE units without a reduction in the AMI housing level. She said this is important to the creation of affordable housing. She said the City of Seattle had a similar program from 2008 to 2015 and created 7,000 income-restricted units and 30,000 market-rate units. She said this demonstrates what a modification to the MFTE program can do to create income-restricted units, mostly at the 80-percent AMI level. She encouraged the Council to provide direction to staff to include this provision in the MFTE program.
- (h) Sean Thorson, representing American Capital Group, said the proposed Wilburton LUCA could unintentionally prevent housing, jobs and infrastructure from being delivered, and many private properties are adversely affected, including their property at 15 Lake Bellevue. He expressed concern regarding the City's proposed local street network, which includes a street through their privately owned property and conflicts with existing infrastructure and easements. He suggested that the LUCA reflects more streets than necessary at the cost of usable land, housing feasibility and development potential. He said the proposed road makes their property undevelopable. He asked the Council to remove the local street requirement from the LUCA.
- (i) Anne Coughlin spoke regarding middle housing and increasing density citywide. She said she appreciated the difficulty in balancing the preservation of neighborhood character and increasing density. She expressed concern about continued efforts to increase density. She said accessory dwelling units (ADUs) are not counted toward density and she believes they should be. She said middle housing was originally described as duplexes

and potentially triplexes that conform with neighborhood character. She said allowing six units and two ADUs on a lot does not conform with any Bellevue single-family neighborhood. Ms. Coughlin said that older long-term residents will be endangered by the lack of sidewalks and increased vehicles and traffic in neighborhoods. She said allowing more housing units adversely affects the health, safety and welfare of residents. She expressed concern that many current homeowners will be forced out of Bellevue.

- (j) Valentina Vaneeva expressed support for the development of the Wilburton area as a mixed-use, transit-oriented district. She looks forward to it becoming a vibrant, livable neighborhood. She commented on the importance of pedestrian connectivity with public amenities. She suggested that parking requirements for the area could be relaxed or even removed.

5. Reports of Community Councils, Boards, and Commissions: None.

6. Report of the City Manager

(a) Jubilee in the Community Update

City Manager Diane Carlson introduced an update regarding the efforts of Jubilee REACH in the community.

Sarina Miller, Community Relations/Keep Bellevue Beautiful Program Coordinator, described the Jubilee in the Community program, a partnership between Jubilee REACH and the City. The program connects residents in need with resident volunteers to complete home repairs and yardwork. The program was previously known as the Day of Sharing and Caring and helps residents who, due to financial hardship, medical conditions, caregiving or age, have become overwhelmed with the physical work needed to maintain large exterior projects.

Ms. Miller said the Jubilee in the Community program has been promoted in the It's Your City newspaper and through partnerships with the Utilities Department relief program, home repair program and Human Services Division. Application information was mailed in March to 2,000 homes and the program has already received more than 50 applications. Applications are available online in English, Korean, Simplified and Traditional Chinese, Spanish, Russian, Japanese and Vietnamese and the deadline for applying is June 30. Paper applications are also available at City Hall and community centers. Ms. Miller encouraged residents to email NeighborhoodOutreach@BellevueWA.gov if they need assistance with the application.

Ms. Miller recalled that the program began in 2008, when 16 home projects were completed. In 2024, a total of 124 projects were completed by 953 volunteers.

Randy Eng, Executive Director, Jubilee REACH, congratulated Councilmember Stokes on his pending retirement from the Council and thanked him for his many years of service to the community. Mr. Eng said Jubilee REACH enjoys partnering with the City to serve the most vulnerable residents and to build community.

Ken Carpenter, Director of Community Care, Jubilee REACH, described the organization's work within the community and acknowledged the challenges of the COVID-19 pandemic and the current societal climate. He said the target population for the Jubilee in the Community program is individuals who are isolated, longtime homeowners living on fixed incomes and who are often disabled. He said two barriers to people applying for the program are pride as well as a disbelief that an organization is offering to help them. He said the program is intended to help people know that they are seen and loved. He thanked the City for its support and partnership.

7. Executive Session

- (a) Evaluate the Qualifications of Candidates for Appointment to Elective Office [RCW 42.30.110(1)(h)]

At 6:48 p.m., Mayor Robinson declared recess to Executive Session for approximately 30 minutes to discuss the qualifications of the Council candidates. She said the Council would continue the public meeting following that session.

Councilmember Stokes left the meeting prior to the Executive Session.

The meeting resumed at 7:33 p.m.

8. Council Business and New Initiatives

- (a) Discussion of City Council Candidates for Position 1 and Next Steps

Mayor Robinson said the Council discussed the qualifications of the City Council candidates who were interviewed on March 18 during the Executive Session. She noted that Councilmember Stokes recused himself from this discussion.

Ms. Robinson recalled that, on April 1, the Council voted unanimously in favor of appointing a Councilmember from the final four candidates. Ms. Robinson said the appointed Councilmembers, including Councilmember Sumadiwirya, will be required to run for election in November if they want to continue on the Council. Mayor Robinson thanked everyone for applying.

→ Deputy Mayor Malakoutian moved to appoint Vishal Bhargava to Position 1 on the Bellevue City Council, effective May 5, 2025, and contingent on Councilmember Stokes' resignation on May 2, 2025. Councilmember Lee seconded the motion.

→ The motion carried by a vote of 6-0.

9. Consent Calendar

→ Deputy Mayor Malakoutian moved to approve the Consent Calendar, and Councilmember Nieuwenhuis seconded the motion.

- The motion to approve the Consent Calendar carried by a vote of 6-0, and the following items were approved:
- (a) Council Minutes
Minutes of March 25, 2025 Regular Meeting
 - (b) Motion to approve payment of claims and payroll for the period March 1, 2025 - March 31, 2025.
 - (c) Resolution No. 10494 authorizing execution of a grant agreement with the Washington State Department of Commerce to accept up to \$1,000,000 of Connecting Housing to Infrastructure Program (CHIP) grant funding to reimburse the construction of utility infrastructure improvements and regional capital facility charges for the Terrapin Bellevue project.
 - (d) Resolution No. 10495 authorizing execution of a professional services agreement with SRG Partnership, Inc. in an amount including contingency funds not to exceed \$1,273,460, plus all applicable taxes to develop a Bellevue City Hall Facility Master Plan and a 10-Year Capital Plan.

Councilmember Stokes rejoined the meeting.

10. Public Hearings

- (a) Public Hearing and Action on Resolution No. 10496 authorizing the execution of documents necessary to release an existing water easement located at 11040 Main Street, which has been declared surplus to the City's needs and is no longer required for providing continued water service; the granting and recording of such release being deemed in the best interest of the public.

City Manager Carlson introduced the public hearing and Council action on Resolution No. 10496 regarding the release of an existing water easement.

Loren Matlick, Real Property Division Manager, Finance and Asset Management Department, said staff is requesting the release of a water easement located at 11040 Main Street. On March 4, the Council declared the easement as surplus to the City's needs and set this public hearing. The property is located between 110th Avenue NE and 112th Avenue NE, across the street from Main Street Park and less than two blocks from the East Main light rail station.

The property owner is redeveloping the site into 351 residential units with below-grade parking. The existing utilities equipment within the easement will be removed and the existing water line will be capped. No replacement for the line is necessary because the water line was deemed by both the Utilities Department and the Fire Department to be a redundant fire flow loop not needed to meet future service requirements.

Mr. Matlick said there will be no compensation for the release of the easement because it was originally acquired at no cost to the City. He requested Council approval of the release of the easement.

→ Deputy Mayor Malakoutian moved to open the public hearing, and Councilmember Nieuwenhuis seconded the motion.

→ The motion carried by a vote of 7-0.

No one came forward to comment.

→ Deputy Mayor Malakoutian moved to close the public hearing, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

→ Deputy Mayor Malakoutian moved to adopt Resolution No. 10496, and Councilmember Stokes seconded the motion.

→ The motion carried by a vote of 7-0.

At 7:43 p.m., Mayor Robinson declared a short break. The meeting resumed at 7:52 p.m.

11. Study Session

- (a) Recommended Land Use Code Amendment (LUCA) and Rezone for the Wilburton Transit-Oriented Development area.

City Manager Carlson introduced discussion regarding the recommended Land Use Code Amendment (LUCA) and rezone for the Wilburton transit-oriented development (TOD) area. She said considerable time and effort has been put into this work by community stakeholders, City staff and the Planning Commission.

Rebecca Horner, Director, Development Services Department, thanked everyone who worked over the past couple of years to develop the Wilburton LUCA.

Nick Whipple, Code and Policy Director, Development Services Department, said the vision for the area was shaped by the community and many voices contributed to the dialogue regarding the future for the Wilburton area. More than 350 people provided public comment during the Comprehensive Plan Amendment (CPA) process and numerous community meetings were held to identify priorities. Many more individuals participated in early visioning efforts and the environmental review process.

Mr. Whipple presented the major policy elements to advance the vision, which were adopted by the Council in July 2024: 1) cultural and community connections (i.e., active and vibrant identity, unique mix of businesses, multimodal connections), 2) future land use (i.e., trail and

transit oriented, diverse and affordable housing, range of implementation tools), and 3) open space and natural systems (i.e., urban park system, enhanced natural features, sustainable district, Eastrail linear park/trail).

Mr. Whipple said the purpose of the LUCA is to implement the Wilburton Vision. Key ordinances include Ordinance No. 6802 (July 23, 2024) adopting the Wilburton CPA and Ordinance No. 6811 (October 22, 2024) adopting the citywide Comprehensive Plan update. When the Council discussed the CPA in July 2024, they highlighted support for life sciences and mixed uses, support for a sustainable district, interest in affordable commercial space, an emphasis on walkability, transportation infrastructure to support planned densities, affordable housing production, and opportunities for phasing development in response to economic conditions. Mr. Whipple noted that the zoning capacity for the area would allow up to 14,800 housing units. Staff anticipates 4,000 new homes in the Wilburton area over the next 20 years.

Mr. Whipple described the LUCA components. The LUCA creates the following new land use districts: Urban Core (up to 450'), Mixed-use Highrise (250'), Mixed-use Midrise (100') and Mixed-Use Residential Midrise (100'). The Urban Core district has an unlimited floor-area ratio (FAR) for residential development. Mr. Whipple said the height and FAR regulations vary by district. He noted additional flexibility for using mass timber, a more sustainable type of construction, and for life sciences uses.

For land uses and nonconformities, all uses are permitted unless prohibited, incompatible or subject to conditions or special requirements. Mr. Whipple said the LUCA provisions addressing nonconforming uses match the provisions in the BelRed Plan. The LUCA includes a Wilburton-specific list of site improvements and allows phased development.

Mr. Whipple said affordable housing is a major component of the LUCA. The intent of the policy is to provide a clear and consistent framework, ensuring that all projects contribute equitably to the housing affordability goals. Mr. Whipple said the Planning Commission recommends implementing a requirement for affordable housing. Affordable housing provisions allow on- or off-site housing units, land transfer, fee in lieu or some combination of those options. They allow a higher base FAR and set the percentages for affordable rental housing within developments: 10 percent at the 80-percent AMI level, seven percent at the 60-percent AMI level and five percent at the 50-percent AMI level. The in-lieu fees are \$13 per square foot for residential uses and \$16.50 per square foot for commercial uses.

Mr. Whipple described the catalyst program for residential development. Program components include vesting at the time of the land use application, reduced housing percentages until June 1, 2026 and reduced in-lieu fees until June 1, 2026. The catalyst program for commercial development includes vesting at the time of land use application, a reduced in-lieu fee for general commercial development and a reduced in-lieu fee for life sciences and medical office uses.

Mr. Whipple said that participation in the amenity incentive system is required to exceed the base FAR. Options to exceed the base include the areas of affordable housing/deeper affordability, access and connectivity, affordable commercial space, child care service, critical

area restoration and enhancement, Eastrail corridor improvements, family-size housing, Grand Connection improvements, green building performance, open space and public art.

The LUCA provides smaller, walkable blocks and more connections to Eastrail. The Planning Commission recommends implementing block requirements, similar to what exists in the East Main, Eastgate and BelRed areas. Blocks larger than 105,000 square feet must be broken up into smaller blocks and can be bounded by a public street, private access corridor, Eastrail or the Grand Connection.

Molly Johnson, Assistant Director, Transportation Department, described local streets as defined in the LUCA. The code calls for smaller blocks, seamless integration and access to the city street network. The regulations ensure reliable public maintenance of infrastructure, enforceable public safety standards and alignment with TOD walkability goals.

Mr. Whipple said other access corridors include flexible access, active transportation, service corridors, shared use paths and commercial driveways. He noted the interest in creating a green/eco district in the Wilburton area and said the code is consistent with the Downtown requirement for 10 percent open space, with an exemption for small sites. Projects can include plazas, access corridors and/or landscaping and there is an incentive for tree retention.

Craighton Goepple, Chair, Planning Commission, said the commission held seven study sessions and reviewed six draft LUCAs. He said 25 options were analyzed for access corridors, off-street parking, small site flexibility and affordable housing and the public hearing was held on February 26, 2025. Mr. Goepple thanked City staff and the public for their efforts through the planning process. He said the Eastside Housing Roundtable was instrumental in reaching a compromise between developers and affordable housing advocates and providers.

Chair Goepple said the commission recommends adoption of the LUCA as modified to lower the fee in lieu and refine the catalyst program. He said this process was a good example of a public-private partnership. The Planning Commission found that the LUCA meets the decision criteria in the Land Use Code and is consistent with the Comprehensive Plan. Mr. Goepple congratulated Mr. Bhargava on his appointment to the Council.

Mr. Whipple recalled public outreach prior to the release of the draft LUCA on May 31, 2024. He highlighted numerous community meetings, workshops, public information sessions and the commission's public hearing from June 2024 through this spring.

Mayor Robinson thanked staff for the presentation.

Deputy Mayor Malakoutian said this is a once in a lifetime opportunity to transform the community and to shape a neighborhood around transit services and multimodal transportation. He commended the collaboration of staff, partners and community voices to formulate something bold and forward-looking. He thanked all staff who worked on the LUCA. He said the LUCA reflects a strong sense of place and a balance between what is needed and what is feasible. He thanked everyone for their efforts to establish the housing approach. He looks forward to the development of a new, diverse community.

Mayor Robinson thanked Chair Goepple for his leadership and all Board and Commission members for their participation in the LUCA review. She thanked staff for their work and thanked the community partners who provided input and compromises.

Ms. Robinson suggested a floor plate orientation that would center a building north and south, to protect some of the east-west views. She said she wanted to know more about the orientation of buildings to the sidewalk. She expressed support for the fee reduction for life sciences and medical uses. Regarding the layering of the MFTE program, Ms. Robinson said she thought the City currently required a deeper level of affordability to benefit from layering the incentives in the downtown area. She asked about the performance outcomes of this approach.

Ms. Robinson said she would like to allow adjacent properties to be able to combine portions of their properties to provide open space or public amenities. Regarding local streets, she said she has noticed that the functionality of sidewalks has been expanded in Old Bellevue. She encouraged an analysis of sidewalk width in the Wilburton area and noted the need for wider sidewalks to accommodate outdoor dining. She wondered if the City should be more prescriptive about sidewalks for each street. She encouraged the consideration of flexible sidewalk widths on opposite sides of the streets.

Ms. Robinson expressed an interest in more information about the home ownership program. She asked whether there is a target completion date for the catalyst program. She expressed support for continued tree plantings.

Councilmember Lee said the redevelopment of the Wilburton area has been a longtime dream. He commended staff for their work and highlighted the Grand Connection and Eastrail projects. He noted the importance of creating a new neighborhood that provides infrastructure and services for the future. He expressed support for the catalyst program. He said development must be feasible and attractive to developers. Mr. Lee expressed a preference for voluntary incentives versus mandatory housing requirements. However, he acknowledged the critical need for housing. He expressed support for the proposed smaller blocks and enhanced pedestrian accessibility. However, he does not want to interfere in development. He requested more information regarding the MFTE program and in lieu fees.

Councilmember Lee thanked Chair Goepple and all of the commissioners for their hard work and thorough review.

Councilmember Stokes commended staff and the commission for their good work. He said the LUCA is comprehensive and addresses all of the major topics and components needed to implement the Wilburton Vision. He expressed support for the LUCA recommended by the Planning Commission.

Councilmember Nieuwenhuis thanked staff, the Eastside Housing Roundtable, and the community for their extensive efforts. He said this process is a good example of doing things the Bellevue way. He said he is leaning toward supporting the Eastside Housing Roundtable recommendations. He said this is a tremendous opportunity to provide housing through increased

density. He expressed support for Ms. Clawson's suggestion during earlier oral communications to allow double counting with the MFTE program. He said the City of Seattle had a similar policy from 2008 to 2015, resulting in the development of more than 7,000 units of 80-percent income restricted housing and 30,000 market-rate housing units. Mr. Nieuwenhuis asked whether staff considered Seattle's approach to the vesting of fees.

Regarding local streets, Councilmember Nieuwenhuis said he would like to understand the requirement for the creation of public streets on private property. He suggested that the requirement for 10-percent open space might be too high. He reiterated his interest in maximizing density and the number of housing units.

Mayor Robinson asked staff to prepare a table comparing the draft LUCA options for future discussion.

Councilmember Hamilton thanked staff for their hard work and robust community engagement. He said he has heard positive feedback from stakeholders of all types. He thanked Chair Goepple for his leadership and presentation of the commission's recommendation. Mr. Hamilton recognized Deputy Mayor Malakoutian's previous service on the Planning Commission and his current role as Council liaison to the commission. He thanked the Eastside Housing Roundtable for their participation in reaching a compromise.

Councilmember Hamilton suggested approving the Planning Commission's recommended LUCA, with some changes, to promote the universally supported overall vision for the Wilburton area and to enable and incentivize housing production. He said he would like to see the local street width reduced by eight feet to 59 feet with six-foot sidewalks. He suggested reducing flexible access corridors by 10 feet, the addition of a four-foot amenity zone, six-foot sidewalks, and a reduction in shared use paths to 10 feet wide.

Mr. Hamilton said he hopes the Council will be able to take final action in June. He would like to see open space requirements that are more in line with the City of Seattle and other neighboring cities. He said he would like to better understand the vesting of in lieu fees. He would like to consider proportional compliance for a future phase of development. He noted the need to update the MFTE program to provide adequate affordable housing.

Councilmember Hamilton said he would like to direct staff to develop an option to stack MFTE units without requiring a reduction in affordability levels, as suggested above by Ms. Clawson. Mr. Hamilton said he supports the Eastside Housing Roundtable option over the current Planning Commission option.

Councilmember Sumadiwiryra praised the robust community outreach and thanked staff for their hard work. She asked how the LUCA addresses the balance between high density and ground level activation for businesses. She expressed support for more affordable commercial space. She said she would like a better understanding regarding in lieu fees and the impacts of the proposed options as well as the vesting timelines. She asked whether tools or guidelines will be developed for the public when the LUCA is implemented.

Deputy Mayor Malakoutian thanked his colleagues for their comments. He said he would like more information about the MFTE program and options. He requested more information about the Brierwood Center property and potential options for the site.

Mr. Malakoutian said he strongly supports elements of the Planning Commission's recommendation, including the 10-percent open space requirement. He said the increased building heights warrant the benefits of open space and gathering spaces. He said the Transportation Department's analysis recommends 8-foot sidewalks.

Mr. Malakoutian said he believed that the LUCA provides sufficient flexibility for every developer to maximize density. He said the Planning Commission's recommendation reflects months of collaborative work to balance interests and objectives.

Responding to Mayor Robinson, Mr. Whipple said staff anticipates returning for further discussion on May 20.

12. Land Use: None.

13. Other Ordinances, Resolutions, and Motions: None.

14. Written Reports

(a) Intergovernmental Relations Monthly Update as of March 31, 2025

15. Unfinished Business: None.

16. New Business: None.

17. Adjournment

At 8:45 p.m., Mayor Robinson declared the meeting adjourned.

Charmaine Arredondo, CMC
City Clerk

/kaw