

**CITY OF WILLCOX
REQUEST FOR COUNCIL ACTION**

Agenda Item: 10
Tab Number: 1
Date: 04-09-2012

Date Submitted:
4-6-12
Date Requested:
4-9-12

Action:
 Resolution
 Ordinance
 Formal
 Other

**Subject: Review of the
Streets Budget for FY 13**

TO: MAYOR AND COUNCIL

FROM: City Manager

DISCUSSION: The City of Willcox uses "Fund" accounting. What this means is that the money and resources of the City are segmented into separate areas or Funds. This is normally done as a result of the source money having legal restrictions on the services it may pay for. This is the case with the Streets Fund, sometimes referred to as the HURF (Highway Users Revenue Fund). Some of the monies entering this Street Fund are restricted and can not be used for other purposes. There are monies that are being placed into the Streets Fund by City Council direction.


The attached spread sheet shows both the history, the current year combination of actual and future projections, and future year projections of the income and expenses within the Streets Fund.

Staff will also be presenting current projects and future projects.

RECOMMENDATION: Discuss, Review and provide Direction to Staff

FISCAL IMPACT: Estimated FY 13 Streets Budget \$1,073,493

Prepared by: Pat McCourt

Approved by: 
City Manager

Streets/Hurff Fund Projection Sheet
Date of sheet 4-2-12

	FY 07-08	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22
Opening Balance Operations (OBO)	303,317	153,102	136,876	308,616	229,036	161,288	86,902	74,853	90,668	128,129	173,237	220,461	280,544	349,521	333,635
Operating Income															
LTAIF	17,948	16,547	9,427	0	0	0	0	0	0	0	0	0	0	0	0
State HURF	328,781	286,703	274,754	253,420	215,081	239,091	239,091	239,091	241,482	243,887	246,336	253,726	261,338	269,178	277,253
City Sales Tax	772,830	802,455	685,398	749,807	722,308	758,423	796,345	836,162	877,970	904,309	931,438	959,361	988,163	1,017,908	1,048,342
Interest	32,365	9,083	1,165	958	300	1,813	869	749	907	1,281	1,732	2,205	2,805	3,495	3,336
Transfers In	0	0	0	10,829	0	0	0	0	0	0	0	0	0	0	0
Misc	0	2,500	0	1,415	0	0	0	0	0	0	0	0	0	0	0
Service fees total	1,151,925	1,119,288	969,744	1,016,429	937,699	999,127	1,036,305	1,076,001	1,120,358	1,149,487	1,179,506	1,215,512	1,252,306	1,290,481	1,328,931
Daily Operating Costs															
Personnel 3%	302,226	279,574	266,377	226,495	240,000	329,853	339,749	349,941	360,439	371,252	382,390	393,862	405,678	417,848	430,383
Operational 3%	234,212	283,477	284,968	324,660	335,754	345,827	356,201	366,887	377,894	389,231	400,908	412,935	425,323	438,083	451,225
Transfer out (grants match)	0	46,885	84,121	4,740	52,580	37,446	0	0	0	0	0	0	0	0	0
Debt Service	428,210	432,710	431,626	314,481	310,683	312,433	315,983	308,358	308,514	306,764	310,739	309,039	311,754	308,644	0
Capital Operating costs (COC)	17,353	29,747	64,972	66,473	66,450	47,934	36,421	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046
System Upgrades cost	0	213,298	0	0	0	0	0	0	0	0	0	0	0	0	0
LTAIF	19,709	20,659	9,420	0	0	0	0	0	0	0	0	0	0	100,000	400,000
Total Operating Costs	1,001,710	1,316,360	1,141,484	936,849	1,005,467	1,073,493	1,048,354	1,060,187	1,082,897	1,104,379	1,132,282	1,155,229	1,183,329	1,306,367	1,324,654
OBO next year	153,102	136,876	308,616	229,036	161,288	86,902	74,853	90,668	128,129	173,237	220,461	280,544	349,521	333,635	337,912
Opening Balance (OB/COC)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COC income 3%	17,353	29,747	64,972	66,473	66,450	47,934	36,421	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046
Total COC money	17,353	29,747	64,972	66,473	66,450	47,934	36,421	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046
Vehicle Repl	17,353	29,747	64,972	66,473	66,450	47,934	36,421	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046
Capital Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total COC costs	17,353	29,747	64,972	66,473	66,450	47,934	36,421	35,000	36,050	37,132	38,245	39,393	40,575	41,792	43,046
OB/COC next year	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
System Upgrades (SG)	0	10,937	23,823	1,493	0	0	0	0	0	0	0	0	0	0	100,000
Opening Balance SG (OB/SG)	124,850	176,147	0	0	0	0	0	0	0	0	0	0	0	0	0
Borrowing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grants	0	213,298	0	0	0	0	0	0	0	0	0	0	0	0	0
System Upgrades	124,850	400,382	23,823	1,493	0	0	0	0	0	0	0	0	0	0	100,000
Total SG money	124,850	400,382	23,823	1,493	0	0	0	0	0	0	0	0	0	0	100,000
System Upgrade costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	500,000
Planning	113,913	376,559	22,330	0	0	0	0	0	0	0	0	0	0	0	0
Construction	113,913	376,559	22,330	1,493	0	0	0	0	0	0	0	0	0	0	0
Total SG costs	10,937	23,823	1,493	0	0	0	0	0	0	0	0	0	0	0	0
OB/SG next year	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Assumes 3% inflation rate:
OBO should equal no less than 33% of Total operating costs. This occurs in FY 21
Assumes 3% cost in FY13

FY22-23 FY 23-24 FY 24-25 FY 25-26

337,912 342,260 346,681 351,175

0 0 0 0
 285,571 294,138 302,962 312,051 No increase FY 13-15 1% Increase FY15-17 3% increase FY 18-
 1,079,792 1,112,186 1,145,552 1,179,918 Increase 5% FY13-16 Increase 3% FY17.
 3,379 3,423 3,467 3,512 Equals 1% of Fund Balance
 0 0 0 0
1,368,742 1,409,746 1,451,980 1,495,481

443,295 456,594 470,292 484,400 Assumes full Staffing in FY 13-
 464,762 478,705 493,066 507,858

0 0 0 0
 44,337 45,667 47,037 48,448 Note relationship to Capital Leases
 412,000 424,360 437,091 450,204 Note relationship between to Debt service

1,364,394 1,405,326 1,447,485 1,490,910
 342,260 346,681 351,175 355,746

0 0 0 0
 44,337 45,667 47,037 48,448
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 44,337 45,667 47,037 48,448
 44,337 45,667 47,037 48,448

44,337 45,667 47,037 48,448 Assumes Operating Capiti is used each year, may accumulate
 0 0 0 0

500,000 912,000 1,336,360 1,773,451
 0 0 0 0
 0 0 0 0

412,000 424,360 437,091 450,204
 912,000 1,336,360 1,773,451 2,223,654 Accumulates until Project Budgeted

0 0 0 0 0 Projects not budget at this time
 0 0 0 0 0 Projects not budget at this time
 0 0 0 0 0 Projects not budget at this time
 912,000 1,336,360 1,773,451 2,223,654

STREETS DEPARTMENT 2012 / 2013

		Street Preservation			
Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
1	Curtis Avenue	Street Preservation	15-452-2117	\$24,796	Histry, Special Request Double chip seal from Maley to Jessie Street.
2	Biddle Avenue	Street Preservation	15-452-2117	\$22,191	Double chip seal from Maley to Jessie Street.
3	Misc costs to complete the project	Street Preservation	15-452-2117	\$1,612	Labor for IGA
4	Cold mix	Street Preservation	15-452-2117	\$25,000	Cold Mix to Prep Roads
5					
6					
7					
8					
9					

Sub Total: \$73,599

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
1	Cold mix Patch material	Street Patching	15-452-2120	\$40,000	History, Special Request Patch Pot holes throughout city

STREETS DEPARTMENT 2012 -2013

Side Walk Project

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes: History, Special Request
	2657 sidewalk	construction	15-459-9909	\$14,469	construct sidewalk along Arizona Avenue
2	466' driveways	construction	15-459-9909	\$4,536	construct driveways along Arizona Avenue
3	3123' AB base	construction	15-459-9909	\$3,238	place AB base for sidewalk
4	expansion joint	construction	15-459-9909	\$100	
5	concrete forms	construction	15-459-9909	\$110	
6	curb & gutters	construction	15-459-9909	\$1,800	replace curb & gutters
7	ADA mats Additional concrete	construction construction	15-459-9909 15-459-9909	\$6,000 \$9,747	ADA compliant ramps misc costs

\$40,000

STREETS DEPARTMENT 2013 / 2014

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
1	Arizona Avenue	Streets Preservation	15-452-2117	\$9,402	Histry, Special Request Double chip seal from Rex Allen Drive to Patte Road.
2	N Mesa Avenue	Streets Preservation	15-452-2117	\$11,021	Double chip seal from Rex Allen Drive to Patte Road.
3	N Douglas Avenue	Streets Preservation	15-452-2117	\$11,041	Double chip seal from Rex Allen Drive to Patte Road.
4	N Flagstaff Avenue	Streets Preservation	15-452-2117	\$11,861	Double chip seal from Rex Allen Drive to Patte Road.
5	N Prescott Avenue	Streets Preservation	15-452-2117	\$5,950	Double chip seal from Rex Allen Drive to Patte Road.
6	Scott Street	Streets Preservation	15-452-2117	\$22,921	Double chip seal from Rex Allen Drive to Scott Street.
7	Misc costs to complete projects.	Streets Preservation	15-452-2117	\$4,900	Double chip seal from Bisbee Avenue to far east end. Boot trk rental, equip rental, labor for IGA.
8	Cold Mix	Streets Preservation	15-452-2117	\$15,000	Road patch material for prep work for chip seal projects.
9					

Total Streets Preservation Costs, 15-452-2117: \$92,096

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
1	Cold Mix	Street Patching	15-452-2120	\$40,000	Histry, Special Request Patch pot Holes in city

STREETS DEPARTMENT 2014 / 2015

Priority Level	Description:	Category or Program	Account Number	Total Cost	Notes:
1	Todd Street	Street Preservation	15-452-2117	\$5,950	Histry, Special Request Double chip seal from Arizona Avenue to Flagstaff
2	Fox Street	Street Preservation	15-452-2117	\$10,164	Double chip seal from Arizona Avenue to far east end
3	N. Mesa Avenue	Street Preservation	15-452-2117	\$13,558	Double chip seal from Rex Allen Drive to Fremont Street
4	N. Douglas Avenue	Street Preservation	15-452-2117	\$11,081	Double chip seal from Rex Allen Drive to Jessie Street
5	N. Flagstaff Avenue	Street Preservation	15-452-2117	\$9,305	Double chip seal from Rex Allen Drive to Todd street
6	N. Prescott Avenue	Street Preservation	15-452-2117	\$4,291	Double chip seal from Rex Allen Drive to Fox street
7	Misc cost to Complete projects	Street Preservation	15-452-2117	\$12,050	equip rental, labor for IGA
8	Patch Material	Street Preservation	15-452-2117	\$25,000	Cold Mix for preparation of chip seal.
9					
10					
11					

Total Streets Preservation Costs, 15-452-2117:

\$91,399

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
1	Patch material	Street Patching	15-452-2120	\$40,000	History, Special Requests Patch Streets throughout City

STREETS DEPARTMENT 2014 - 2015

Priority Level	Description	Category or Program	Capital Equipment Account Number	Total Cost	Notes:
	New street sweeper	Street Maintenance	15-452-2870	\$51,109	History, Special Request Needed to effectively clean streets

Street Construction and Improvements					
Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
				\$0	History, Special Request
				0	

STREETS DEPARTMENT 2015 / 2016

Street Preservation					
Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
1	Hoch Street	Street Preservation	15-452-2117	\$15,000	Histry, Special Request Double chip seal from Bisbee To Lawson Ln.
2	Lawson Lane	Street Preservation	15-452-2117	\$10,000	Double chip seal from Airport Road to South end of Lawson
3	Lippse Drive	Streets Preservation	15-452-2117	\$4,383	Double chip seal from Bisbee to Hoch Street
4	Teeling Street	Street Preservation	15-452-2117	\$15,000	Double chip seal from Bisbee to Lawson Lane
5	Cold Mix Patch Material	Street Preservation	15-452-2117	\$30,000	Cold mix to prep roads for chip seal
6	Cold Mix Patch Material	Street Preservation	15-452-2120	\$40,000	Cold mix to patch pot holes in the roadway throughout the city.
7	Misc costs to Complete projects	Streets Preservation	15-452-2117	\$7,097	Equipment rental, IGA Labor
8					
9					
10					

Total Streets Preservation Costs, 15-452-2117:

\$121,480

STREETS DEPARTMENT 2015-16

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
	New street sweeper	Street Maintenance	15-452-2870	\$51,109	History, Special Request Needed to effectively clean streets

Street Construction and Improvements					
Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
				\$0	History, Special Request
				0	

STREETS DEPARTMENT 2016 / 2017

Priority Level	Description	Category or Program	Account Number	Total Cost	Notes:
	Pearce Street	Street Preservation	15-452-2117	\$10,595	Histroy, Special Request Double chip seal from Arizona Ave. to Bisbee Avenue.
	Stewart Street	Street Preservation	15-452-2117	\$10,595	Double chip seal from Arizona Ave. to Bisbee Avenue.
	Cochise Avenue	Street Preservation	15-452-2117	\$20,388	Double chip seal from Maley street to Fremont Street
	Bowie Avenue	Street Preservation	15-452-2117	\$20,388	Double chip seal from Maley street to Fremont Street
	Cold Mix For Patch Material	Street Preservation	15-452-2117	\$25,000	Prep roads for chip seal
	Misc Costs	Street Preservation	15-452-2117	\$5,131	Freight, Boot Truck Rental and Driver, and Roller Rental Costs for Chip Seal.

Total Street Preservation Costs, 15-452-2117:

\$92,097

Council OKs \$20 yearly fee for alarms

City homeowners could opt out but face stiffer false-alert fines

By Rhonda Bodfield
ARIZONA DAILY STAR

Owners of security alarms will have to pay \$20 a year to register

City stares into fiscal sinkhole in its battle to maintain roads

By Rhonda Bodfield
ARIZONA DAILY STAR

Tweaking the city budget to squeeze out inefficiencies isn't going to get the roads fixed.

Anyone driving down the roads will find an open cup of coffee can attest to their condition, but the city staff for the first time put a dollar amount on the problem so the City Council can decide what to do about it.

Just to fix the city's arterial

roads, to bring them up to at least "good" condition, would cost \$283 million over 10 years.

The picture is far bleaker for the residential streets, with a price tag of \$640 million over the next decade.

Councilman Pat Cunniff called those numbers "colossal." His colleague Reginald Romero said "depressing."

Interim Transportation Director Tony Paez said he's never in

his career seen the roads in such a state of deterioration.

On the major streets, more than half are fair, poor, or outright failing. That number is 86 percent for residential streets.

Part of the problem, he said, is that the state's shared revenues used to maintain roads have been siphoned off over the years by state lawmakers. In fiscal 2008, the city received \$50 million in those revenues. That number

STREETS

Continued from Page A2

than \$7.

The city hasn't been maintaining roads at all in any proactive way but has been reacting to complaints and safety concerns.

"The longer you kick this can down the road, it becomes exponentially more expensive," said

Councilman Steve Kozachik.

He also noted those are numbers that are also unattainable just trying to squeeze savings from the budget.

The street's budget in total is \$20 million, with personnel costs eating up half of that, even though the streets staff is down to 209 positions from 375 in fiscal 2008.

In fact, by the time insurance

and vehicle costs and other costs are subtracted, the city has about \$3.5 million a year to maintain streets, medians and streetlights.

The city can do some small things, it recently got the Department of Corrections to work through liability issues to allow prisoners to work in the medians.

Interim City Manager Richard Miranda said unless the city can come up with some big dollars...

most of the work it can afford to do will be cosmetic.

He pledged to bring back some strategies in the coming weeks to address the problem but said it's likely going to take borrowing, presumably in the form of bonds.

Romero said she hopes Tucson residents will lobby state lawmakers to make sure the area gets all of the revenues to which it should be entitled, but she also

urged Miranda to consider a general obligation bond, saying there hasn't been one since 2000.

"Twelve years have passed, and the needs are great. We need to have that dialogue with our residents," she said, adding bonds also work as a stimulus for jobs and spending.

Contact reporter Rhonda Bodfield at rhodfield@azstarnet.com or 520-573-4243

**CITY OF WILLCOX
REQUEST FOR COUNCIL ACTION**

Agenda Item: 7
Tab Number: 2
Date: 04-09-12

Date Submitted:
4-6-12
Date Requested:
4-9-12

Action:
 Resolution
 Ordinance
 Formal
 Other

Subject: Discussion and direction to Staff concerning initiation of action to address potentially unsafe structures in the City of Willcox

TO: MAYOR AND COUNCIL

FROM: City Manager

DISCUSSION: Please be aware the following does not contain any “legal” advice or recommendations; it is only an overview of the initialization of action to address potentially unsafe structures. Detailed legal advice should be sought from qualified legal Counsel prior to proceeding with any action in this area.

Initiation of action to address potentially unsafe structures in the community has many ramifications. This issue strikes to the core of Private Property rights and the Public’s right to protection and enjoyment of their property.

If the City Council wishes to enter this area it is imperative that a clear understanding of the steps necessary, the risks, and the costs to the taxpayers must be known.

There are detailed legal steps which must be followed to ensure the protection of the Private Property owner’s rights while demonstrating the Public’s need outweighs the Private Property right and that the Public (acting through the City) has the right and/or duty to enter private property, initiate actions, incur costs, and expect the Private Property Owner to pay those costs.

If it can be established that the Public rights exceed the Private rights; and if the Private Property owner: will not; can not; or refuses to fulfill their responsibility as a property owner; then the Government (the City in this case) may initiate an action. This is similar to two property owners: one does, or has something occur on their property, which is perceived by the neighbor to negatively affect the neighbor’s property rights. The neighbor could ask the property owner to correct the situation; if the property owner does not, will not, or can not, the neighbor could pursue other means, which might include legal action to compel the property owner to correct the situation.

In the case of the City initiating action to address potentially unsafe structures; the City would be acting on behalf of many neighbors (the Public). This is not an unusual situation, it is a rare situation, and it is a situation which should, in my opinion, be approached with caution.

If the City finds it is appropriate to initiate this type of action; the City must be prepared to “up front the costs” of any necessary steps to correct the situation. The City uses Fund based accounting; this is because many of the City sources of revenue are restricted in what purposes the money may be spent. In the case of addressing potentially unsafe structure the availability of money would seem to be limited to the City’s General Fund. If the City chooses to initiate this type action: the City follows the proper steps of demonstrate the Public need; the City provides proper notification of the problem and what corrective action is needed; provides the required time for the Private Property owner to respond (to afford the Private Property owner the opportunity to fulfill their responsibility); the Private Property owner does not, can not, or will not fulfill their responsibility; the City may take the necessary steps to correct the situation and bill the private property owner; if the bill is not paid by the private property owner, the City may take steps to secure the monies owed to the Taxpayers by placing a lien on the property. There have been many cases where the cost of the corrections exceeds the residual value of the property. (This has been seen on many occasions on the national level in pollution cases where the area has been so heavily polluted the costs to cleanup exceed the value of the residual land). If this situation occurs the Taxpayers may be left with an uncollectable. The City might be able to secure the ownership of the property eventually. Depending on if the City could find some use of the property for Governmental purposes the City might be able to have a benefit. If there is not a Government purpose for the property, the City might be able to sell the property on the open market; since we have already indicated above that the cost of the corrections exceeded the residual value, the Taxpayers would take a loss on the sale and never recapture the money spent. There are many variations of the above possible paths: the property is sold to a new private property owner; the land is donated to the City or other party; the city purchases the land; etc.

RECOMMENDATION: The Council needs to review the legal, political, social, financial, budgetary, and other questions of initiating action(s) to address potentially unsafe structures in the City and provide direction to staff on how the Council may wish to proceed.

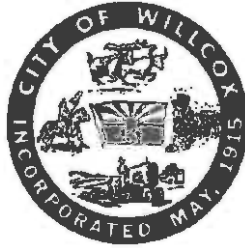
FISCAL IMPACT: Unknown each situation is unique.

Prepared by: Pat McCourt

Approved by: _____



City Manager



NOTICE OF EXECUTIVE SESSION

CITY COUNCIL

In accordance with Resolution No. 370 of the City of Willcox, and Section 38-431.01 of the Arizona Revised Statutes **NOTICE IS HEREBY GIVEN** that the **MAYOR AND COUNCIL** of the City of Willcox, County of Cochise, Arizona, will hold an **EXECUTIVE SESSION**, if approved, during the **SPECIAL** meeting on **MONDAY**, the **9TH** day of **APRIL** 2012 at **6:30 p.m.**, in the **CITY COUNCIL CHAMBERS, 300 W. REX ALLEN DRIVE, Willcox, AZ**

Item for Consideration and Discussion are:

A.R.S. §38.431.03A(3) DISCUSSION OR CONSULTATION FOR LEGAL ADVICE WITH THE ATTORNEY OR ATTORNEYS OF THE PUBLIC BODY; AND (4) DISCUSSION OR CONSULTATION WITH THE ATTORNEYS OF THE PUBLIC BODY IN ORDER TO CONSIDER ITS POSITION AND INSTRUCT ITS ATTORNEYS REGARDING THE PUBLIC BODY'S POSITION REGARDING CONTRACTS THAT ARE THE SUBJECT OF NEGOTIATIONS, IN PENDING OR CONTEMPLATED LITIGATION OR IN SETTLEMENT DISCUSSION CONDUCTED IN ORDER TO AVOID OR RESOLVE LITIGATION.

Consideration and/or discussion regarding consultation for legal advice with the Attorney or Attorney's of the public body.

DATED AND POSTED this 6th day of APRIL 2012, at 4:00 P.M.

CITY OF WILLCOX, ARIZONA

/s/ Cristina Garcia Whelan, CMC
City Clerk Cristina Garcia Whelan, CMC

**CITY OF WILLCOX
EXECUTIVE SESSION**

AGENDA

NOTE DATE: MONDAY, APRIL 9, 2012

NOTE TIME: 6:30 p.m.

300 W. REX ALLEN DRIVE

Willcox, Arizona

1. CALL TO ORDER
2. ROLL CALL
3. CONSIDERATION OF ARIZONA REVISED STATUTES 38-431.03(A)(3) – DISCUSSION OR CONSULTATION FOR LEGAL ADVICE WITH THE ATTORNEY OR ATTORNEYS OF THE PUBLIC BODY; AND §38-431.03A(4) DISCUSSION OR CONSULTATION WITH THE ATTORNEYS OF THE PUBLIC BODY IN ORDER TO CONSIDER ITS POSITION AND INSTRUCT ITS ATTORNEYS REGARDING THE PUBLIC BODY'S POSITION REGARDING CONTRACTS THAT ARE THE SUBJECT OF NEGOTIATIONS, IN PENDING OR CONTEMPLATED LITIGATION OR IN SETTLEMENT DISCUSSION CONDUCTED IN ORDER TO AVOID OR RESOLVE LITIGATION.

Consideration and/or discussion pursuant to Arizona Revised Statutes §38-431.03(A)(3 and 4), as stated relating to consultation with the City Attorney(s) of the public body; and instruct City Attorney(s) the public body's position.

4. ADJOURN

"Mine, Yours, Ours"