

Common Council Actions

NOVEMBER 28, 2006
COMMON COUNCIL MEETING 8:00 P.M. EST COUNCIL CHAMBERS

CALL TO ORDER

Mayor Moccia called the meeting to order at 8:04 p.m. and led the assembly in reciting the Pledge of Allegiance.

I. ROLL CALL

Ms. Roman called the Roll. There were thirteen (13) members present and two (2) members absent.

PRESENT: Michael Coffey Matthew Miklave
Kevin Poruban Joanne T. Romano
Douglas Sutton Herbert A. Grant
Carvin J. Hillard Fred A. Bondi
Nicholas Kydes Douglas E. Hempstead
Kelly L. Straniti Gwen L. Briggs
William Krummel

ABSENT: Rev. Phyllis Bolden Richard McQuaid

II. ACCEPTANCE OF MINUTES

Regular meeting – November 14, 2006.

**** MR. BONDY MOVED TO ACCEPT THE MINUTES.**

The following corrections were noted:

Page 2, first motion – please change “** MR. PORUBAN MOVED TO APPROVE” to “** MS. STRANITI MOVED TO APPROVE”

Page 3, first motion – please change “** MR. BONDY MOVED TO APPROVE”
To “** COUNCIL PRESIDENT COFFEY MOVED TO APPROVE”

**** THE MINUTES WERE APPROVED AS CORRECTED WITH EIGHT IN FAVOR (COFFEY, ROMANO, GRANT, HILLARD, BONDY, KYDES, HEMPSTEAD, AND STRANITI) AND FIVE ABSECTIONS (KRUMMEL, PORUBAN, MIKLAVE, BRIGGS AND SUTTON).**

III. PUBLIC PARTICIPATION

Let it be noted that the following comments and remarks by all speakers have been summarized and are not necessarily verbatim.

The first speaker was Joseph Sette of 232 West Norwalk Road. Mr. Sette stated that he was a realtor and president of the West Norwalk Association. However, Mr. Sette stated that he was expressing his opinions as a private citizen. Mr. Sette went on to say that Mr. Seligson had demonstrated his commitment to Norwalk in the form of other completed projects. Mr. Sette pointed out that Stamford had given Norwalk a very good example of how not to proceed in development and listed several projects that had resulted in difficulties for that city. Mr. Sette concluded his remarks by saying that no other developer would do as well for the city as Mr. Seligson and said that he was in favor of Mr. Seligson being approved as the Master Developer for the West Avenue Corridor Redevelopment Plan Area B.

The second speaker was Mr. Gordon Tully of 6 Walnut Avenue. Mr. Tully greeted the Council Members and stated that he had been an outspoken critic of the West Avenue Corridor Redevelopment Plan from the early days. He then went on to state that he was now in favor of the plan. He gave a brief overview of his objections and said that he had spoken with Mr. Sheehan about several of the design issues, but had not brought in any design plans. After many discussions with Maribeth Becker about the project, Mr. Tully contacted Doug Adams and spoke with Mr. Adams at length. Mr. Tully said that he was very impressed with the cohesive plan and the street work design. He reminded the Council Members that this type of work takes time and money. He also stated that a committee sets the ground rules for the design plan and then the developer creates the design within the rules. In conclusion, Mr. Tully stated that he was in favor of awarding the development to Mr. Seligson.

Attorney John Louizos, from Curtis, MacArthur and Barrett, and was representing Currie Tire came forward at this time to address the Council. Attorney Louizos submitted copies of a letter to the City Clerk for distribution to the members of the Council. Attorney Louizos cited several letters from the past that opposed the use of eminent domain in this project. He also stated that the Council had not elected to use a Request for Proposals (RFP) during this selection process. He stated that his client would be exploring the possibility of constructing a condominium unit on their property in the future.

Ms. Nancy Esposito addressed the Council next. She stated that her business was located on 4 Merwin Street. Ms. Esposito said that it was very discouraging to read the newspaper reports that basically refer to the selection of Mr. Seligson as Master Developer as a done deal. She stated that in light of those articles, it was almost futile to attend the meetings and that there has been an appearance of impropriety with the project. Ms. Esposito referred to a letter that Mr. Sheehan, the Director of the Redevelopment Agency, helped Mr. Seligson write regarding this project. This, she felt, was improper. She also referred to Representative McKinney who is very concerned about eminent domain in his area. A developer worked with the Town of Fairfield to start a project, property was taken under eminent domain and then the developer sold the land to a third party at a profit and without ever breaking ground. Ms. Esposito pointed out that this was

not beyond the scope of possibility for Norwalk. She also commented that several people had stated that this project was “long overdue”. Ms. Esposito wished to know what the rush was to start the project and questioned what was so wrong with the area to require such a plan be put into action.

Mr. Keal Evans, the owner of a business located at 539 West Avenue spoke next. He commented that he had moved his business into town five years ago and had purchased property that was an eyesore. Since then, his property had improved greatly and his customers were bringing business to Norwalk. This plan would close his business and destroy five jobs. He pointed out that the articles in the paper often speak about what will be done with his property and stated that he still owns the property. There has been no effort on the part of the Redevelopment Agency to assist him in finding a suitable location for his business. He also wished to know why there was such a rush to push this project through.

Mr. Paul Zullo spoke next and stated that he was in support of Mr. Seligson being appointed as the Master Developer for this project. Mr. Zullo said that Mr. Seligson had submitted a very progressive design and that he would like to see Mr. Seligson approved as the Master Developer.

The Mayor asked if there was anyone else who was present who wished to speak on the matter. Another Norwalk resident came forward to address the Council. He said that he had heard about the vitality of the SONO area, so he began to visit the area. During the daytime and early evening there is very little pedestrian traffic, the vitality happens only during the late evening hours when the young people are there visit the bars. There are a number of empty stores, some of which have been empty for years. What will happen to SONO when a “new” area around Wall Street is created, he wondered. There is no Master Plan, nor does anyone know what the consequences will be by creating more retail space. This resident went on to state that he did not believe that Mr. Seligson has the financial means to create this project. He also asked what was wrong with finding a solution to the businesses already located in the project area. Rather than creating more problems, find solutions to the problems that already exist. By taking people’s homes away and forcing them to leave Norwalk, which is what was done at Reed Putnam, Norwalk is simply repeating a mistake it has already made.

There were no additional members of the public that wished to speak at this time.

IV. MAYOR

A. RESIGNATIONS AND APPOINTMENTS

Resignations: Elizabeth Fenton – Historical Commission
Nathaniel Yordon – Maritime Authority

Mayor Moccia expressed his thanks to both Ms. Fenton and Mr. Yordon for their willingness their hard work while occupying these positions.

Appointments: Peter Bondi – Historical Commission

Council Member Fred Bondi recused himself from the meeting at 8:30 p.m.

**** MR. KYDES NOMINATED MR. PETER BONDI TO FILL THE UNEXPIRED TERM OF MS. E. FENTON ON THE HISTORICAL COMMISSION WHICH EXPIRES – 12/31/09.**

Mr. Miklave stated that he had a question. He then said that he was told last evening that Mr. Peter Bondi was being appointed to this important commission following a discussion that the Mayor had with Council Member Fred Bondi, Mr. Peter Bondi's father. During this discussion, Council Member Bondi specifically asked for Mr. Peter Bondi's appointment. Mr. Miklave asked the Mayor if that was accurate. The Mayor replied that it was not. The Mayor stated that he was not present to be inquired about his appointments. He stated that the nomination was on the floor. Mr. Miklave stated that this was an important question to ask because Mr. Miklave had been told that this appointment had political ramifications elsewhere. He stated that the importance of the Historical Commission in the life of the City required him to treat this appointment differently than he would treat other appointments. During his five years on the Council, Mr. Miklave stated that he had never spoken publicly against an appointment. However during recent conversation with other Council Members, it was disclosed to Mr. Miklave, that a Council Member related to the nominee was actively advocating that, even though he public has recused himself from the current deliberations. Mr. Miklave stated that this was a dangerous precedence. He also stated that he had been told that voting against this nominee could lead to other Council Members voting against other issues, which seemed to indicate that there was a trading of the appointment in return for a political deal elsewhere. The Mayor stated that he felt that this was out of order and that Mr. Miklave's comments were inappropriate for the Council and that it was also inappropriate to make accusations about political deals being made. The Mayor stated that Mr. Miklave should have more respect for his fellow Council Members in this body and stop using hearsay. The Mayor requested that Mr. Miklave state whether he would vote for or against a candidate without making accusations. Mr. Miklave stated that he was only recounting what he had been told the previous evening and it had not been hearsay. The Mayor suggested that Mr. Miklave take that issue up with his constituents. Mr. Miklave then asked by what rule the Mayor had to stop a debate by a Council Member. He then asked Attorney Nolin, as the parliamentarian, for a ruling. Attorney Nolin stated that Mr. Miklave was out of order by attacking a member of the Council without naming them and allegations about his own caucus, which Attorney Nolin believed to be private business. Attorney Nolin also commented that Mr. Miklave had not spoken to the qualifications of the candidate before the Council. Mr. Miklave stated that the nominee's resume did not include the fact that he had previously served on the Commission and resigned. Mr. Miklave asked why this was and why he was seeking re-appointment. For those reasons, and reasons that Mr. Miklave could not express on the Council floor, Mr. Miklave stated that he would vote against the nomination.

Council President Coffey stated that he would be supporting Mr. Peter Bondi's nomination and went on to list the reasons for this. He stated Mr. Peter Bondi had one of the largest historical collections of Norwalk items and had a deep understanding of the history of the City. Everyone on the Council takes historic preservation seriously and Council President Coffey said that he would be voting for Mr. Peter Bondi this evening.

Mr. Hillard also spoke in favor of the candidate. Mr. Hillard said that he knows Mr. Peter Bondi and believes that he will be a positive addition to the Commission.

Mr. Krummel stated that he was uncomfortable with the nomination. He stated that there have been reports of controversial behavior at one or more of the meetings. Mr. Krummel then stated that when he went to verify this, the minutes of those meetings are missing. He asked why this appointment was being made when the candidate had previously decided to leave the Commission. He requested that this nomination be tabled until further questions could be answered. When asked if he was making a motion to table, Mr. Krummel replied that he wished to hear more debate before making the motion to table.

Mr. Hempstead asked as a point of information if there was anything in existing Ethics Code that prevents any member, family or otherwise, from actively soliciting support for a volunteer Board position. Mr. Hempstead pointed out that Council Member Bondi recused himself from this portion of the meeting. Attorney Nolin commented that Council Member Bondi had recused himself, which Attorney Nolin believed was the correct thing to do, but as a member of the public, Council Member Bondi is totally entitled to lobby members of the Council to support a family member for a non-paying volunteer position.

Mr. Miklave asked for a point of order. When Mayor Moccia recognized him, Mr. Miklave asked by what rule of the chair Mr. Hempstead's question about the recusal of Council Member Bondi was in order while his commentary about those same issues was out of order. The Mayor replied that Mr. Hempstead had asked a question while Mr. Miklave made a statement. Mr. Miklave then went on to state that it would have been the Mayor's ruling that if Mr. Miklave had phrased his commentary in the form of a question, that would have been an appropriate form of discussion. The Mayor stated that he was not going to get into a legal debate with Mr. Miklave at this time.

Council President Coffey moved the question.

Mr. Miklave asked for a point of order and then asked for clarification on the technical aspects of the points of order. When he asked for a second point of order on what rule allows the Council cut off debate on a topic and requested a reference. Attorney Nolin stated that Mason's Rules provides for calling a question. Mr. Miklave then asked if this required a vote. The Mayor stated that there would be a vote. Mr. Miklave stated that he was trying to clarify the issue. The Mayor replied that he was trying to cause a legal debate over an appointment in an attempt to make a point. The Mayor requested a roll call vote.

** COUNCIL PRESIDENT COFFEY MOVED THE QUESTION ON THE APPOINTMENT OF MR. PETER BONDI TO FILL THE UNEXPIRED TERM OF MS. E. FENTON ON THE HISTORICAL COMMISSION WHICH EXPIRES – 12/31/09.

** THE MOTION TO MOVE THE QUESTION REGARDING THE APPOINTMENT OF PETER BONDI TO THE HISTORICAL COMMISSION PASSED WITH SIX IN FAVOR (COFFEY, ROMANO, GRANT, HILLARD, KYDES, AND MOCCIA), FIVE AGAINST (MIKLAVE, PORUBAN, HEMPSTEAD, BRIGGS, KRUMMEL) AND TWO ABSTENTIONS (STRANITI AND SUTTON).

** THE MOTION TO APPROVE THE APPOINTMENT OF MR. PETER BONDI TO FILL THE UNEXPIRED TERM OF MS. E. FENTON ON THE HISTORICAL COMMISSION WHICH EXPIRES – 12/31/09 PASSED WITH EIGHT IN FAVOR, (COFFEY, ROMANO, SUTTON, GRANT, HILLARD, KYDES, HEMPSTEAD, STRANITI) AND FOUR AGAINST (MIKLAVE, PORUBAN, BRIGGS AND KRUMMEL).

Council Member Bondi rejoined the meeting at this point.

Mayor Moccia commented that regarding the Historical Commission, he had not received a copy of Ms. Fenton resignation letter, which was dated October 21, 2006 or nor had he been informed of the vacancy on the Commission. Mayor Moccia stated that he had discovered this situation when speaking with the Curator of the Museum.

Amy Bien – Maritime Authority

** MS. STRANITI NOMINATED MS. AMY BIEN TO FILL THE UNEXPIRED TERM OF N. YORDON ON THE MARITIME AUTHORITY WHICH EXPIRES - 07/01/09.

Ms. Straniti stated that it has been a pleasure to know Ms. Bien and that she was very pleased to present this candidate for nomination.

** THE MOTION PASSED WITH 12 IN FAVOR (COFFEY, ROMANO, SUTTON, GRANT, HILLARD, KYDES, HEMPSTEAD, STRANITI, BONDI, PORUBAN, BRIGGS AND KRUMMEL) AND ONE ABSTENTION (MIKLAVE).

Donna King – Maritime Authority

** MR. COFEY NOMINATED DONNA KING TO SUCCEED E. BOWERS) ON THE MARITIME AUTHORITY WITH A TERM THAT EXPIRES - 07/01/11.

Mr. Hempstead stated that he knew Ms. King and was please to support her as a candidate for the Maritime Authority.

Mr. Miklave stated that he was please to support Ms. King and had known her for some time. He commented that Ms. King was instrumental in Mr. Miklave's becoming a

Council Member. Mr., Miklave then stated that his only regret was that he did not have the opportunity to vote on an equally qualified candidate, Mr. Ken Baker. Mr. Miklave then proceeded to extol Mr. Baker's qualifications. Mr. Miklave then stated that when Mr. Baker had been up for reappointment, certain individuals had engaged in a campaign to prevent this reappointment. Mayor Moccia stated that Mr. Miklave was making political speeches about other Council Members again. He then asked Mr. Miklave to conclude his statements and to move on. Mr. Miklave stated that there were many who no doubt would prefer that Mr. Miklave not expose what he believes to be a great injustice. While appreciating the rule of the chair, he would conclude his remarks.

Mr. Bondi also stated his support for Ms. King's appointment.

**** THE MOTION PASSED UNANIMOUSLY.**

Reappointment:

Jane Ready – Board of Assessment Appeals

**** MS. BRIGGS NOMINATED MS. JANE READY FOR REAPPOINTMENT TO THE BOARD OF ASSESSMENT APPEALS WITH A TERM EXPIRING - 11/01/09.**

Mr. Hempstead asked as a point of information whether the Council had to vote on a reappointment. It was agreed that this was a mayoral reappointment and did not need to be voted on by the Council.

Paul Jones – Redevelopment Agency

**** MR. KYDES NOMINATED MR. PAUL JONES TO THE REDEVELOPMENT AGENCY WITH A TERM THAT EXPIRES – 11/01/11.**

Mr. Miklave expressed his support of Mr. Jones to this position.

**** THE MOTION PASSED UNANIMOUSLY.**

B. REMARKS

The Mayor commented that the decision regarding a prime developer was before the Council. He stated that he recognized the comments made by the public. Mayor Moccia stated that he wished to point out that there will be 345 units of housing in this plan and relocation efforts will be made for those currently residing in the project area. It is important to understand that the property owners and neighborhood must be treated with respect and consideration. The Mayor stated that he intends to insure that the businesses and residents are treated fairly. This is just the first step.

V. COUNCIL PRESIDENT

A. GENERAL COUNCIL BUSINESS

Council President Coffey invited everyone to a reception on November 30th from 6:30 to 7:30 for a thank you reception for all the volunteers who serve on agencies and commissions. Following that, there will be an Open Government Forum. This was done before and a number of people had been identified as possible candidates for the various boards and commissions.

B. CONSENT CALENDAR

** COUNCIL PRESIDENT COFFEY MOVED THE FOLLOWING ITEMS ON THE CONSENT CALENDAR:

B. LAND USE AND BUILDING MANAGEMENT

1. Authorize the Mayor, Richard A. Moccia, to execute an Amendment to Salamone and Associates, P.C.'s contract for engineering services for the Health Department Building, to prepare a Building Needs Assessment Report for a total not to exceed \$8,400.00. Acct. #09042012 5777 C0299.

2. Authorize the Mayor, Richard A. Moccia, to execute a Lease Agreement with Community Health Center, Inc. for two offices in the Health Department Building to provide dental services for 6 months for a total rental payment of \$9,000.

3. Authorize the Mayor, Richard Moccia, to execute a new Lease Agreement with N.E.O.N., Inc. for the use of Ben Franklin Center and the terms of the agreement shall include, but not limited to, the following:

- Lease period shall be ten years, with two 5-year options thereafter.
- NEON shall be responsible for its share of utility expenses, miscellaneous repairs and common charges.
- The City will continue to provide capital repairs and replacement subject to the availability of funds.

4. Authorize the Mayor, Richard A. Moccia, to execute an amendment to Gilbane Building Company's program management contract for period beginning January 1, 2007 and ending December 31, 2007 for a total not to exceed \$599,717.00. Where applicable, the appropriate fee will be charged against specific projects for future State reimbursement. Funds are available from various capital budget accounts.

C. HEALTH, WELFARE AND EMERGENCY PREPAREDNESS

1. Technical correction: Correct Common Council action of Aug. 8, 2006, item VII.D2.

2. Authorize the Mayor Richard A. Moccia to take all necessary steps to apply for, secure and accept the Emergency Management Program Grant from the Federal and State Governments.

Corrected action to read as follows:

2. Authorize the Mayor Richard A. Moccia, to execute any and all documents needed to apply for, secure, accept and enter into the Memorandum Of Agreement with the State Department of Emergency Management & Homeland Security regarding State use of FY 2006 Homeland Security Grant Funding.

** THE MOTION PASSED UNANIMOUSLY.

A. PLANNING COMMITTEE

** MR. MIKLAVE MOVED THE FOLLOWING TWO ITEMS:

1. Approve not to advance a formal request for proposals for Plan Area B of West Avenue Corridor Redevelopment Plan at this time.
2. Approve the designation of Stanley M. Seligson Properties as the Master Developer of the West Avenue Corridor Redevelopment Plan Area B until March 16,2007 by which time Stanley Seligson Properties must have produced a Conceptual Development Plan and assembled a development team that has been accepted by the Redevelopment Agency and the Common Council.

Mr. Miklave stated that it was important to clarify what the Council was being asked to approve at this meeting. The Council is being asked to approve Stanley Seligson Properties as the Master Developer Project. In the future, the Council will be presented with a land disposition agreement by which it will be determined what is built. The vote at this meeting will determine who gets the first chance at developing the area. Later, there will be a vote on what will be built and the precise location.

Mr. Miklave went on to say he would vote in favor of this proposal for five reasons: 1.) Mr. Seligson is a Norwalk property owner; 2.) putting out an RFP would only delay the process further; 3.) Mr. Seligson already owns approximately 60% of the property in the area, 4.) Mr. Seligson has already invested 12 million dollars into this area, and 5.) Mr. Seligson has been involved in the planning of this project for over 20 years.

Ms. Romano expressed strong concerns about this project and stated that she will be watching very carefully. She stated that she is against the use of eminent domain and will be watching to see that the business owners are given fair treatment.

Mr. Krummel stated that he was uncomfortable with the arrangement. He felt that it is important to have an open competition and having an RFP. He also mentioned that Mr. Seligson has two houses on Berkley and Maple Street that he plans to demolish. Those two building could be used for affordable housing. Mr., Krummel stated that the

Historical Commission had been told there were no plans to use this excellent housing stock as affordable housing.

Mr. Bondi stated that he felt Mr. Seligson was the best choice for the project and went on to list some of the completed projects that Mr. Seligson had done in Norwalk.

Ms. Straniti commented that she supported this plan because she felt it was woman friendly and also for the reasons that Mr. Miklave had cited.

Mr. Hempstead complimented Mr. Miklave as the head of the Planning Committee for moving this project forward. He said there were many positive aspects to the plan and it would be good for Norwalk.

Council President Coffey commented that he would support this proposal. He appreciated the public who attended and expressed their opinions. The City needs to move forward.

**** THE MOTION PASSED WITH TWELVE IN FAVOR (COFFEY, ROMANO, SUTTON, GRANT, HILLARD, KYDES, HEMPSTEAD, STRANITI, BONDI, PORUBAN, BRIGGS AND MIKLAVE) AND ONE OPPOSED (KRUMMEL).**

**** MR. MIKLAVE THEN MOVED THE FOLLOWING THREE ITEMS:**

3. Amend the proposed Option Agreement to stipulate that the Agency's option shall expire 5 years from the date of this approval.
4. Approve the amended Option Agreement between the city and the Redevelopment Agency for the purchase of the High Street Municipal Parking lot.
5. Authorize Mayor Richard A. Moccia to sign the Agreement on behalf of the City.

There was some discussion as to the actual location of the properties covered by the Option Agreement. Mr. Miklave then asked Mr. Sheehan to come forward and clarify the matter. Mr. Sheehan approached the podium and reviewed the proposal for the Council Members. Following some discussion, it was discovered that Item #3 was repetitive and unnecessary.

**** MR. MIKLAVE THEN MOVED AMEND HIS MOTION BY TABLING ITEM #3: AMEND THE PROPOSED OPTION AGREEMENT TO STIPULATE THAT THE AGENCY'S OPTION SHALL EXPIRE 5 YEARS FROM THE DATE OF THIS APPROVAL AS UNNECESSARY.**

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. MIKLAVE MOVED TO AMEND THE ORIGINAL MOTION BY ADDING TWO ADDITIONAL ITEMS:**

6. Approve the attached Option Agreement between the city and the Redevelopment Agency for the purchase of the Isaacs Street Municipal Parking Lot.

7. Authorize Mayor Richard A. Moccia to sign the Agreement on behalf of the City and take all related steps to effectuate the sale of the Isaacs and High Streets lots under the terms and conditions set forth in their respective Option Agreements.

There was some additional discussion about the terms of the agreement and it was agreed that Item #5 was unclear because it did not specifically name the contract under consideration and therefore unnecessary.

**** MR. MIKLAVE THEN MOVED TO AMEND HIS MOTION BY TABLING ITEM #5 AUTHORIZE MAYOR RICHARD A. MOCCIA TO SIGN THE AGREEMENT ON BEHALF OF THE CITY AS UNCLEAR AND UNNECESSARY.**

**** THE MOTION PASSED UNANIMOUSLY.**

A discussion followed regarding the remaining language of the resolution. Mr. Miklave apologized because the language of the resolution was not drafted clearly.

**** THE MOTION TO:**

APPROVE THE AMENDED OPTION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY FOR THE PURCHASE OF THE HIGH STREET MUNICIPAL PARKING LOT; AND

APPROVE THE ATTACHED OPTION AGREEMENT BETWEEN THE CITY AND THE REDEVELOPMENT AGENCY FOR THE PURCHASE OF THE ISAACS STREET MUNICIPAL PARKING LOT; AND

AUTHORIZE MAYOR RICHARD A. MOCCIA TO SIGN THE AGREEMENT ON BEHALF OF THE CITY AND TAKE ALL RELATED STEPS TO EFFECTUATE THE SALE OF THE ISAACS AND HIGH STREETS LOTS UNDER THE TERMS AND CONDITIONS SET FORTH IN THEIR RESPECTIVE OPTION AGREEMENTS. PASSED UNANIMOUSLY.

VIII. RESOLUTIONS FROM COMMON COUNCIL

There was no additional business.

IX. MOTIONS POSTPONED TO A SPECIFIC DATE

There was no additional business.

X. SUSPENSION OF THE RULES

There was no additional business.

XI. ADJOURNMENT

** MR. HEMPSTEAD MOVED TO ADJOURN.

** THE MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Sharon L. Soltes

Telesco Secretarial Services

