



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider Options for Amending Lodi Municipal Code Chapter 16.40, Section 16.40.050-A.-4., Relating to Reimbursement Agreements, and Establish Policy for Payment of Reimbursement Agreements Entered Into Prior to Adoption of Existing Code

MEETING DATE: February 7, 1996

PREPARED BY: Public Works Director

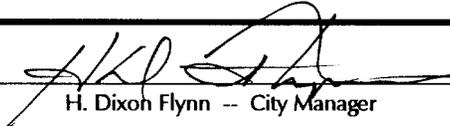
RECOMMENDED ACTION: Discuss and take appropriate action on proposed options for amending Lodi Municipal Code Chapter 16.40, Section 16.40.050-A.-4., relating to reimbursement agreements, and establish a policy for payment of reimbursement agreements entered into prior to adoption of the existing Code.

BACKGROUND INFORMATION: Ordinance No. 1527, adopted November 6, 1991, added Chapter 16.40, Reimbursements for Construction, to the Lodi Municipal Code. The purpose of the ordinance was twofold: 1) to bring the City into compliance with Government Code Sections 66485 through 66489 (Exhibit A) which require that the City either pay for or enter into an agreement to reimburse the installing party for construction of new public facilities containing supplemental size or length for the benefit of property outside their development, and 2) to allow the City to provide reimbursement for the construction of public facilities which benefit other properties but do not meet the criteria (supplemental size or length) for reimbursement under the Government Code. Some improvements are eligible for reimbursement from development impact mitigation fee funds as set forth in Section 16.40.020-A. (Exhibit B); others are not and require a separate agreement between the developer and the City for reimbursement. Section 16.40.050 (Exhibit B) sets forth the provisions to be contained in reimbursement agreements covering those improvements not reimbursed from development impact mitigation fee funds. Paragraph A.-4. of those provisions currently reads as follows:

"The agreement shall provide that the city will collect the appropriate charge from the properties identified in the agreement and reimburse the applicant or the applicant's heirs, successors or assigns, for a period of fifteen years from the date of the agreement. Beyond fifteen years, such charges shall be collected and paid into the appropriate development impact mitigation fee fund, except that agreements initiated by the city, the charge shall be placed in the city fund from which the improvement was originally funded or the general fund if the original fund no longer exists."

The stipulation that charges collected after fifteen years on private projects remain with the City reflected past practice on reimbursement agreements entered into prior to the current ordinance. The reasoning behind this policy was to consistently and equitably charge for all connections to public utilities. Recent appeals of these types of charges have cast some doubt on the appropriateness of this condition since the City did not pay for the improvements. The three options for amending the ordinance listed below were developed by staff for Council consideration:

APPROVED: _____


H. Dixon Flynn -- City Manager

Consider Options for Amending Lodi Municipal Code Chapter 16.40, Section 16.40.050-A.-4., Relating to Reimbursement Agreements and Establish Policy for Payment of Reimbursement Agreements Entered Into Prior to Adoption of Existing Code
February 7, 1996
Page 2

1. Reimbursement agreements for private projects will expire after fifteen years and no further reimbursement charges will be collected. Reimbursement agreements for City projects will have no expiration date.

The rationale for the distinction between private and City projects involves the ability of developers to recover their costs for reimbursable improvements by other means, such as income tax deductions and property sales income. The City, however, does not have any mechanism other than reimbursements to recover its costs. This option eliminates the questionable practice of retention of reimbursement charges by the City in cases where we did not pay for the original improvements.

2. All reimbursement agreements for private and City projects will expire after fifteen years and no further reimbursement charges will be collected.

This option imposes the same terms for both City and private projects. Retention of reimbursement charges by the City for private projects is eliminated and the term of all reimbursement agreements is limited to fifteen years.

3. No change.

This option leaves the existing ordinance as is with the City retaining any reimbursements collected after fifteen years.

Staff strongly recommends that Option 1 or 2 be adopted. The only distinction between the two options is whether or not City projects will be treated the same as private projects by imposing an expiration date on the agreements for City projects. This is a policy-setting matter for the Council. Both options will provide a reasonable time period for developers to recover their expenses and both eliminate the retention of reimbursement fees for private projects by the City.

A summary of the options is attached as Exhibit C.

Existing Agreements

In a related matter, staff is requesting that Council make a policy decision regarding existing reimbursement agreements, especially those entered into prior to the existing ordinance. Unlike recent reimbursement agreements, these agreements were not recorded. Most provide that reimbursement charges collected within ten years of the date of the agreement be paid to the developer with all reimbursements collected after ten years being payable to the City. Reimbursement agreements for City funded projects have no expiration date, however, some of these agreements cover improvements paid for by Federal Economic Development grants.

Most of the reimbursement agreements involved were entered into between 1974 and 1986. There have also been four reimbursement agreements entered into under the new ordinance. Currently, staff is requiring payment of reimbursement charges under the terms of these agreements as written even though, in most cases, the money is being retained by the City. In keeping with the above recommendation for an amendment to the existing reimbursement agreement ordinance, staff is providing the following options for a policy-setting decision for existing reimbursement agreements.

Consider Options for Amending Lodi Municipal Code Chapter 16.40, Section 16.40.050-A.-4., Relating to Reimbursement Agreements and Establish Policy for Payment of Reimbursement Agreements Entered Into Prior to Adoption of Existing Code
February 7, 1996
Page 3

1. Existing reimbursement agreements for private projects will be considered expired when the time period for developer reimbursement expires. In other words, no monies will be collected and retained by the City on private projects. Reimbursements for City projects will continue to be collected, except for those projects or portions of projects funded by Federal Economic Development or other grant monies. Reimbursements for projects or portions of projects funded by grant monies would be considered expired.
2. Existing reimbursement agreements for private projects will be considered expired when the time period for developer reimbursement expires. Reimbursements for City projects will be considered expired after a period of fifteen years from the date of the agreement, except for those projects or portions of projects funded by Federal Economic Development or other grant monies. Reimbursements for projects or portions of projects funded by grant monies would be considered expired.
3. No change from current policy. Reimbursements for private projects will be collected until the entire reimbursement amount is recovered, even though the money may be retained by the City.

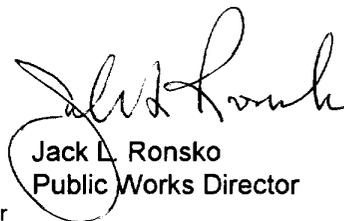
To assist in the decision-making process, staff has reviewed the status of the outstanding reimbursement agreements. There are currently 52 outstanding agreements totaling \$446,220 in unpaid reimbursement charges for both City and private projects where the monies collected are being retained by the City. Of that total dollar amount, \$84,993 are for City projects, which includes \$29,233 for projects funded by grants. To date, reimbursements totaling \$60,684 have been collected and retained by the City on the current outstanding reimbursement agreements for private projects.

Many of the older existing reimbursement agreements are located in industrial areas or in areas which will not be developing for many years. These fees add to the cost of development and are difficult to explain to prospective businesses, especially when the fees for private projects are being retained by the City. In addition, it is unlikely that the City could ever collect the total outstanding amount. Some of the agreements would require payment from property outside the General Plan area.

To maintain consistency with the previous staff recommendation for amending the reimbursement ordinance and eliminating the retention of reimbursement charges by the City for private projects, staff recommends that the Council adopt either Option 1 or 2. As with our other recommendation, the only distinction between the two options is whether or not reimbursement agreements for City projects will have an expiration date.

A summary of the options is attached as Exhibit D.

FUNDING: None needed.



Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

Attachments

cc: City Attorney
Community Development Director
City Engineer
Senior Civil Engineer
Associate Civil Engineer - Development Services

Article 6. Reimbursement

66485. Local ordinance may impose requirement that facilities contain supplemental size or length

There may be imposed by local ordinance a requirement that improvements installed by the subdivider for the benefit of the subdivision shall contain supplemental size, capacity, number, or length for the benefit of property not within the subdivision, and that those improvements be dedicated to the public. Supplemental length may include minimum sized offsite sewer lines necessary to reach a sewer outlet in existence at that time.

[Amended, Chapter 704, Statutes of 1983]

66486. Local agency must agree to reimburse subdivider for oversizing

In the event of the installation of improvements required by an ordinance adopted pursuant to Section 66485, the local agency shall enter into an agreement with the subdivider to reimburse the subdivider for that portion of the cost of those improvements, including an amount attributable to interest, in excess of the construction required for the subdivision.

[Amended, Chapter 704, Statutes of 1983]

66487. Methods of payment under reimbursement agreement

In order to pay the costs as required by the reimbursement agreement, the local agency may:

(a) Collect from other persons, including public agencies, using such improvements for the benefit of real property not within the subdivision, a reasonable charge for such use.

(b) Contribute to the subdivider that part of the cost of the improvements that is attributable to the benefit of real property outside the subdivision and levy a charge upon the real property benefited to reimburse itself for such cost, together with interest thereon, if any, paid to the subdivider.

(c) Establish and maintain local benefit districts for the levy and collection of such charge or costs from the property benefited.

66488. Local agency may adopt plan and map delineating benefited areas for drainage and sanitary sewer facilities and establishing charges

Any local agency within a local drainage or sanitary sewer area may adopt the plan and map designated in Section 66483 and impose a reasonable charge on property within the area which, in the opinion of the legislative body, is benefited by such drainage or sanitary sewer facilities. The charge collected must be paid to the local agency or subdivider constructing such drainage or sanitary sewer facilities, and any local agency within the drainage or sanitary sewer area may enter into a reimbursement agreement with the subdivider.

66489. Local agency may establish benefit area for bridge and major thoroughfare improvements

Any local agency may establish an area of benefit pursuant to Section 66484 and may impose a reasonable charge on property within the area which in the opinion of the legislative body, is benefited by the construction of the bridge or major thoroughfare. The charge collected shall be paid to the local agency or subdivider constructing the bridge, and any local agency having jurisdiction over any property which, in the opinion of the legislative body, is benefited by the construction of the bridge or major thoroughfare may enter into a reimbursement agreement with the subdivider.

ORDINANCE PREPARED BY PUBLIC WORKS DEPARTMENT

ORDINANCE NO. 1527

AN ORDINANCE OF THE LODI CITY COUNCIL
RELATING TO PUBLIC IMPROVEMENT REIMBURSEMENTS FOR CONSTRUCTION

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. Chapter 16.40 is hereby added to Title 16 - "Subdivisions"
of the Lodi Municipal Code to read as follows:

Chapter 16.40

Reimbursements For Construction

16.40.010 Findings and Purpose.

The Council hereby finds and declares as follows:

A. Construction of new streets and water, sewer and storm drains often benefits other properties. Such benefit may occur through the provision of supplemental capacity (oversize lines) or installations across or opposite unserved property which would be required to make such improvements upon development or service connection.

B. The State of California, in Government Code Sections 66485 through 66489 requires that the City either pay for or enter into an agreement to reimburse the installing party, including an amount attributable to interest for such installations. To pay the costs as required by the reimbursement agreement, the City may collect funds from the other properties which benefit from such installations.

C. The City of Lodi has adopted a Development Impact Mitigation Fee ordinance (Chapter 15.64 of the Lodi Municipal Code) which provides for reimbursement and collection of funds under only a portion of the circumstances described in (A) above.

D. The purpose of that chapter is to identify the improvements which are reimbursable under the Development Impact Mitigation Fee program and to provide a uniform reimbursement procedure for the cost of improvements which are to be reimbursed from other properties. For purposes of this chapter, "applicant" shall mean the owner of the property for which the improvements are being installed or are required to be installed per the City Code.

16.40.020 Improvements to be Reimbursed.

A. The cost of the following improvements shall be reimbursed from the appropriate Development Impact Mitigation Fee Fund. The terms of the reimbursement shall be in accordance with Chapter 15.64 of this Code.

- 1) Oversize water mains and major crossings required per Chapter 13.08 of this Code;
- 2) Oversize sewers and storm drains required per Chapter 13.12 of this Code;
- 3) Excess width street construction and right-of-way required per Chapter 15.44 and 16.24 of this Code;
- 4) Any other construction identified in the City Capital Improvement program as a project to be funded with Development Impact Mitigation Fees.

B. The cost of other improvements which benefit other property or would be required of that property upon development, shall be reimbursed in accordance with this chapter.

16.40.030 City Eligibility.

Whenever the City constructs improvements meeting the requirements of this chapter, the City shall be eligible for reimbursement in a like manner as other applicants.

16.40.040 Application for Reimbursement.

A. Whenever an applicant constructs improvements eligible for reimbursement under this chapter, the applicant shall file a request with the Public Works Director. The request shall include:

- 1) A description of the improvements and the additional properties receiving the benefit;
- 2) Engineering calculations and data as described in the City's Public Improvement Design Standards;
- 3) An itemized cost estimate for the improvements;
- 4) Application fees as determined by City resolution.

B. All such applications shall be filed no later than one year after the acceptance of the improvements by the City. The City will make no effort to delay project approval or otherwise condition payment of reimbursements from other properties benefiting from the improvements prior to completion of a reimbursement agreement.

16.40.050 Reimbursement Agreement.

A. Within 60 days of receipt of a completed application, the Public Works Director shall prepare a reimbursement agreement containing the following provisions:

- 1) The amount of reimbursable costs shall include construction costs less any applicable credits plus ten percent for administrative and engineering costs. Applicable City engineering and processing fees shall

also be added. Costs of financing, bonds or other applicant costs shall not be included.

2) The total reimbursable cost shall be apportioned to the benefitting properties as appropriate. Costs of transitions, utility stubs or other minor work shall not be apportioned to adjacent property.

3) The reimbursable amount shall be recalculated annually to include an amount attributable to interest, using the Engineering News Record 20 Cities Construction Cost Index as of the end of the year. The reimbursable amount for subsequent years shall be the prior year reimbursable amount less any reimbursements made during the year, all multiplied by the percentage change in the Index over the year.

4) The agreement shall provide that the City will collect the appropriate charge from the properties identified in the agreement and reimburse the applicant or the applicant's heirs, successors or assigns, for a period of 15 years from the date of the agreement. Beyond 15 years, such charges shall be collected and paid into the appropriate Development Impact Mitigation Fee Fund, except that agreements initiated by the City, the charge shall be placed in the City fund from which the improvement was originally funded or the General Fund if the original fund no longer exists.

5) Prior to approval of the reimbursement agreement, the City Council shall conduct a public hearing. The hearing shall be conducted within 90 days of receipt of the completed application. The applicant and property owner of each parcel identified in the reimbursement agreement shall be notified of the hearing by registered mail at least ten calendar days prior to the hearing.

B. The reimbursement agreement shall be numbered and filed by the Public Works Director.

16.40.060 Collection of Reimbursements.

A. For any property on which the City Council has approved a public improvement reimbursement agreement, the appropriate charge shall be collected by the City upon development. Development shall mean any of the following:

- 1) Service connection to the utility covered by the reimbursement agreement;
- 2) Filing of a final subdivision map;
- 3) Filing of a final parcel map unless the City requirement for installation of public improvements is waived or deferred;
- 4) Issuance of a building permit.

B. In the event the activity described in (A) above only occurs on a portion of the area covered by the reimbursement agreement, the reimbursement charge shall be apportioned by the Public Works Director and the appropriate charge made upon the developing portion.

16.40.070 Payment of Reimbursements.

A. Upon collection of reimbursement charges, the Public Works Director shall prepare a letter of entitlement stating the amount of the charge collected, reference the agreement number and administrative charge to be retained by the City. The letter shall be forwarded to the Finance Director for actual reimbursement.

B. The administrative charge for collecting the charge and mailing the reimbursement shall be determined by the City Council by resolution.

C. The Finance Director shall mail the reimbursement amount to the last address on file with the Finance Director of the applicant.

D. Any reimbursement amount returned or unclaimed after two years from the date of mailing shall be deposited in the appropriate Development Impact Mitigation Fee Fund.

Section 2. 13.08.110 of the Lodi Municipal Code is amended to read as follows:

13.08.110 Minimum size.

The minimum size water main shall have a nominal inside diameter of six inches except as approved by the Public Works Director in accordance with the City of Lodi Public Improvement Design Standards. In areas zoned or master planned for commercial and industrial uses, the minimum size shall be eight inches in diameter. Larger size mains may be required as determined by the public works director from the city master water plan.

Section 3. 13.08.130 of the Lodi Municipal Code is amended to read as follows:

13.08.130 Oversized mains.

Wherever the city requires that a water main larger than eight-inches in diameter be installed in order to serve additional property or to conform to the water master plan, the applicant shall be reimbursed the difference in cost between the actual water main to be constructed and an eight-inch diameter water main. The reimbursement shall be made in accordance with Chapter 16.40 of this code.

Section 4. 13.08.140 of the Lodi Municipal Code is amended to read as follows:

13.08.140 Major crossings.

A. Wherever the city master water plan requires that a water main cross a right-of-way listed as follows, the city will reimburse the applicant one-half the estimated cost of that crossing:

1. Woodbridge Irrigation District;
2. Southern Pacific Transportation Company;
3. Central California Traction Company;
4. Highway 99;
5. Highway 12;
6. Lower Sacramento Road;
7. Hutchins Street (south of Kettleman Lane).

B. The limits of the crossing shall be determined by the public works director. The reimbursement shall be made in accordance with Chapter 16.40 of this Code.

Section 5. 13.12.300 of the Lodi Municipal Code is amended to read as follows:

13.12.300 Purpose.

The city council is desirous of adopting a sewer service and extension policy that is fair and equitable to all developing properties and that provides that the cost of extension shall be distributed among subsequently developing properties connecting

hereto. For purposes of this Article, storm drains shall be considered as sewers except as specifically stated otherwise.

Section 6. 13.12.340 of the Lodi Municipal Code is amended to read as follows:

13.12.340 Minimum diameter.

The minimum size sewer main shall have a nominal inside diameter of six inches. The minimum size storm drain shall have a nominal inside diameter of twelve inches. Larger size mains may be required as determined by the public works director in accordance with the city public improvement design standards or the city master sewer and storm drain plans.

Section 7. 13.12.370 of the Lodi Municipal Code is amended to read as follows:

13.12.370 Reimbursement - Oversized mains.

Wherever the city requires that a sewer main larger than ten inches in diameter or a storm drain larger than eighteen inches in diameter be installed in order to serve additional property or to conform to the applicable master plan, the applicant shall be reimbursed for the oversized pipe. The reimbursement shall be based on the difference in cost between the actual pipe to be installed and a ten-inch sewer or eighteen inch storm drain as applicable. The difference in cost shall be determined by the public works director. The reimbursement shall be made in accordance with chapter 16.40 of this code.

Section 8. Section 16.24.04 of the Lodi Municipal Code is amended to add the following:

C. The subdivider or developer shall be reimbursed for excess width street construction and right-of-way or for construction of permanent improvements which front adjacent property.

Reimbursement shall be made in accordance with chapter 16.40 of this Code. For purposes of this section excess width streets are defined as :

- 1) new streets over 68 feet in width;
- 2) widenings of existing street in excess of 34 feet on one side.

Section 9. Section 15.44.050 of the Lodi Municipal Code is amended to add the following:

F. Street improvements and dedications made pursuant to this chapter are eligible for reimbursement as provided in Chapter 16.24 of this Code.

Section 10. Sections 13.08.150, 13.08.160, 13.08.170, 13.01.180, 13.08.190, 13.08.200, 13.08.210, 13.12.350, 13.12.360, 13.12.380, 13.12.390, 13.12.400 and 13.12.410 of the Lodi Municipal Code are hereby repealed.

Section 11. Effective Date. This ordinance takes effect 60 days after its adoption.

Section 12. Publication. The City Clerk shall either: (a) have this ordinance published once within 15 days after adoption in a newspaper of general circulation, or (b) have a summary of this ordinance published twice in a newspaper of general circulation, once 5 days before its adoption and again within 15 days after its adoption.

Approved this 6th day of November 1991



DAVID M. HINCHMAN
Mayor

Attest:

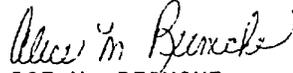
Alice M. Reimche
ALICE M. REIMCHE
City Clerk

=====
State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No.1527 was introduced at a regular meeting of the City Council of the City of Lodi held October 16, 1991 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held November 6, 1991 by the following vote:

- Ayes: Council Members - Pennino, Pinkerton, Sieglock, Snider and Hinchman (Mayor)
- Noes: Council Members - None
- Absent: Council Members - None
- Abstain: Council Members - None

I further certify that Ordinance No. 1527 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.


ALICE M. REIMCHE
City Clerk

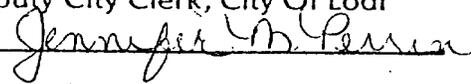
Approved as to Form


BOBBY W. McNATT
City Attorney

ORD1527/TXTA.02J

The foregoing Document Is Certified
To Be A Correct Copy Of The Original
On File In This Office.

Jennifer M. Perrin
Deputy City Clerk, City Of Lodi

By 
Dated: _____

SUMMARY OF
ORDINANCE NO. 1527 AMENDMENT OPTIONS

<u>Option No.</u>	<u>Funding Source</u>	
	<u>Private</u>	<u>City</u>
1 Different terms for Developer and City	Developer reimbursed for term of agreement. Agreement expires after 15 years.	City reimbursed until all reimbursement fees are paid. No expiration date.
2 Same terms for Developer and City	Developer reimbursed for term of agreement. Agreement expires after 15 years.	City reimbursed for term of agreement. Agreement expires after 15 years.
3 No Change	Developer reimbursed for 15 years. City retains fees after 15 years. No expiration date.	City reimbursed until all reimbursement fees are paid. No expiration date.

SUMMARY OF
POLICY OPTIONS FOR EXISTING REIMBURSEMENT AGREEMENTS

<u>Option No.</u>	<u>Funding Source</u>		
	<u>Private</u>	<u>City</u>	<u>Grant (City)</u>
1 Different terms for Developer and City	Developer reimbursed for term of agreement (10 to 15 years). Agreement expires after Developer reimbursement term.	City reimbursed until all reimbursement fees are paid. No expiration date.	Agreements would be considered expired.
2 Same terms for Developer and City	Developer reimbursed for term of agreement (10 to 15 years). Agreement expires after Developer reimbursement term.	City reimbursed for term of agreement. Agreement expires after 15 years.	Agreements would be considered expired.
3 No Change	Developer reimbursed for term of agreement (10 to 15 years). City retains fees after Developer reimbursement term. No expiration date.	City reimbursed until all reimbursement fees are paid. No expiration date.	Treated like other City projects. City reimbursed until all reimbursement fees are paid. No expiration date.

ORDINANCE NO. 1625

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING LODI MUNICIPAL CODE CHAPTER 16.40,
SECTION 16.40.050 -A. - 4. RELATING TO REIMBURSEMENT AGREEMENTS

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

Section 1. Lodi Municipal Code Section 16.40.050 A. - 4. Reimbursement Agreements - is hereby amended to read as follows:

4. The agreement shall provide that the city will collect the appropriate charge from the properties identified in the agreement and reimburse the applicant or the applicant's heirs, successors or assigns, for a period of fifteen years from the date of the agreement only. Reimbursement Agreements to recover funds advanced by City for projects shall expire after 15 years; reimbursement charges will not be collected after that time.

Section 2. - No Mandatory Duty of Care. This ordinance is not intended to and shall not be construed or given effect in a manner which imposes upon the City, or any officer or employee thereof, a mandatory duty of care towards persons or property within the City or outside of the City so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

Section 3. - Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this ordinance are severable. The City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof.

Section 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

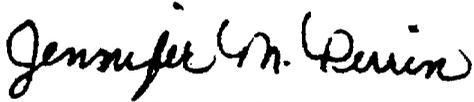
Section 5. This ordinance shall be published one time in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this 21st day of February, 1996



DAVID P. WARNER
Mayor

Attest:



JENNIFER M. PERRIN
City Clerk

State of California
County of San Joaquin, ss.

I, Jennifer M. Perrin, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1625 was introduced at a regular meeting of the City Council of the City of Lodi held February 7, 1996 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held February 21, 1996 by the following vote:

Ayes:	Council Members - Davenport, Pennino, Sieglock and Warner (Mayor)
Noes:	Council Members - None
Absent:	Council Members - None
Abstain:	Council Members - None

I further certify that Ordinance No. 1625 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.



JENNIFER M. PERRIN
City Clerk

Approved as to Form:



RANDALL A. HAYS
City Attorney