

# Minutes of The Price City Council Meeting

## City Hall: Price, Utah

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April 22, 1998, 4:30 p.m.

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**Present:**

**Councilmembers:** Roy A. Nikas, Betty P. Wheeler, Joe L. Piccolo, Stephen L. Denison

Vernon W. Jones (Adminis. Ass't.), Pat Larsen (Finance Director), Gary Sonntag (PW Dir/City Eng.), Aleck Shilaos (Chief of Police)

**Excused: Mayor** Lou Colosimo, Joanne Lessar (City Recorder), Nick Sampinos (City Attorney)

**Others Present:** Kent Jones, Kelly Jones, Richard Oliver, Pam Moyes, Kleston Laws, Yvonne Jones, Ross Jones, Jennie K. Colosimo, Karen Bliss, Tacie Barlur, Mike Hughes, Trent Hughes, A. J. Knight, Mark Rasmussen, Dal Hansen

The Council led the Pledge of Allegiance.

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1. MAYOR PROTEMPORE - Councilmember Roy A. Nikas

**MOTION.** Councilmember Wheeler moved that in the absence of Mayor Colosimo, that Councilmember Roy A. Nikas be appointed Mayor Protempore. Motion seconded by Councilmember Denison and carried.

Mayor Protem Nikas called the roll with the above members in attendance.

2. MINUTES - April 8, 1998

**MOTION. Councilmember Bringhurst moved that the minutes of the April 8, 1998 meeting be approved as written. Motion seconded by Councilmember Denison and carried.**

3. ANNUAL GREEK FESTIVAL DAYS - Single Event Liquor and Beer Permit

**MOTION.** Councilmember Denison moved that local consent for a single event liquor and beer permit be approved for the annual Greek Festival to be held July 10th and 11th. Motion seconded by Councilmember Wheeler and carried.

4. SPRING GLEN DRAINAGE EASEMENT (CITY WATERLINE) - Approved

VERN JONES - Outside Water Connection

Vern Jones stepped down as Administrative Assistant and presented a proposal on behalf of him and his brothers. They own a farm and 20 acres of land located off Highway 6 in Spring Glen. Adjacent to the farm is Price City's 16" water line. A water valve, which is located at the top of the farm, is shut off whenever there is trouble in the line and it needs to be drained. The water comes out of this valve, goes through his farm and out into the river. There is a possibility that this property may be changing hands. His father, who was the previous owner of the property, had a verbal agreement to allow this water to run through his property. If this property changes hands, the control of this water goes with it. Vern stated that he and his brothers are willing to give the City a 12' easement (528 feet) to allow this drainage to go through the property. Currently, there is a culinary water line connection on the 16" water line, but it is controlled by Dick Lee and Lowdermilk, Inc. Several years ago, the City gave permission for Lowdermilk to hook onto this line. Lowdermilk, Inc. has the water account in their name, and his father paid Lowdermilk for whatever water he used, which was calculated through

a meter. Both of the meters are located in a meter box near the driveway approach. Vern requested that in consideration for the above easement, that the City allow him to disconnect his meter from Lowdermilk, Inc., and connect it to the main line. He is not sure what the costs would be to make this connection. It would be a standard outside water connection with he and his brother turning a share of water over to the City and paying the \$700 connection fee. **MOTION.** Councilmember Piccolo moved that the proposal be accepted as requested in exchange for a water connection on the main line and payment of all fees, and that the easement be recorded at the office of the County Recorder. Motion seconded by Councilmember Wheeler and carried.

#### 5. RESOLUTION #98-08 - Fee Increase For Swimming Pool

Pam Moyes, Swimming Pool Manager, discussed the increase in fees for the swimming pool per Resolution #98-08. Also discussed were options to bring in more revenue for the swimming pool, such as promotions, setting up different programs, having longer pool hours, etc. With this resolution, Pam explained that the 3 month pass has been eliminated and that the only passes now offered are the 6 month and one year pass. The Council discussed the possibility of continuing to sell the 3 months pass for this season as a one time offer only, and to let the purchaser know that for an additional fee that it could be extended to 6 months. **MOTION.** Councilmember Piccolo moved that Resolution #98-08, increasing the swimming pool fee schedule be adopted effective May 1, 1998, that staff be authorized to sell the 3 month pass for the next 90 days only with the above option, and that the Mayor and City Recorder be authorized to sign the resolution. Motion seconded by Councilmember Bringhurst and carried.

#### 6. JEHOVAH'S WITNESS CHURCH DRAINAGE - Discussion

Councilmember Denison reported that he has received several telephone calls from residents who are located south of the Jehovah's Witness Church building on Cedar Hills Drive. Last year these residents experienced flooding coming from the church property. In his discussion with Gary Sonntag about this situation, Gary informed him that a berm should have been built as part of the conditional use permit to help funnel the drainage to the curb and gutter. Either the berm is not there or it is not adequate. **MOTION.** Councilmember Denison moved that the Building Department send a letter to the Jehovah's Witness Church requesting that this problem be corrected, and that prior to mailing, that the letter be reviewed by Nick Sampinos. Motion seconded by Councilmember Piccolo and carried.

#### 7. DONALD M. MARTINEZ - Outside Water Connection Approved

Councilmember Denison reported that Donald M. Martinez, who lives on 800 South, is requesting an outside water connection. **MOTION.** Councilmember Denison moved that if the connection is made directly from the City's line, that the request be approved contingent upon turning in a share of Price River Water Users Association Stock or a fee of \$1,500 in lieu of the share of water, and that all the other necessary fees be paid. Motion seconded by Councilmember Piccolo and carried.

#### 8. HARDS COSTS - Rental of Civic Auditorium and Park Pavilions - Discussion

Councilmember Bringhurst reported that he, Gary Sonntag and Councilmember Wheeler discussed the hard costs involved in renting the Civic Auditorium and the park pavilions. It was suggested that it might be appropriate if a hard cost fee was set or what groups would be charged hard costs and what groups would be charged a rental fee. Examples would be for use by non-profit organizations or use for class reunions, family reunions, etc. Councilmember Bringhurst recommended a nominal fee of \$25 for the Civic Auditorium to non-profit or civic groups and \$30 to \$35 for the park pavilion or \$40 to \$45 if it involves the use of the kitchen. It was recommended that a committee consisting of Councilmembers Bringhurst and Wheeler, Lyle Bauer, Suda Merriman and Pat Larsen review this and make a recommendation to the Council.

#### 9. LITTLE LEAGUE BASEBALL BANQUETS - Park Rental Fees Approved

**MOTION.** Councilmember Bringhurst moved that the Little Leagues pay a minimum fee of \$30.00 for use of the park pavilions for their end of year banquets. Motion seconded by Councilmember Wheeler and carried.

#### 10. COLLEGE OF EASTERN UTAH, DSS EXPRESS, FABRIC FRENZY, INC. - Conditional Use Permits

Councilmember Piccolo reported that The Planning and Zoning Commission gave a favorable recommendation to the following requests for Conditional Use Permits.

College of Eastern Utah - Temporary permit for A-Frame sign for one day only.

DSS Express - 39 East Main, Edward Gilbert-Owner, Satellite Sales - Business and Sign.

Fabric Frenzy, Inc. - 545 East 100 North, April Barrett-Owner, Retail Fabric Sales - Business and Sign

**MOTION.** Councilmember Piccolo moved that the requests be approved, that conditional use permits be issued and that the businesses purchase a business license where necessary. Motion seconded by Councilmember Denison and carried.

**MOTION. Councilmember Bringhurst moved that the Public Hearing be opened to receive comments on the request of the College of Eastern Utah for an access to their dormitory off 6th North. Motion seconded by Councilmember Denison and carried.**

11. PUBLIC HEARING - College of Eastern Utah, Access To Dormitory

Mayor Protem Nikas opening the Public Hearing 5:30 p.m.

Kleston Laws, District Engineer, Price District, Utah Department of Transportation - He was approached approximately one year ago regarding students jaywalking across 300 East between the dorms and the main campus. Approximately 3 months ago, he met with college officials and their security department and they expressed concern over the safety of the students. Several options were discussed to solve the problem; do nothing, leaving things the way were are, build a barricade down the middle of the street, place a raised planter on the east side of 300 East to discourage crossing the street, or build a decorative wall from the physical plant to 600 North. Both the planter and the wall concept is somewhat limited because of the existing driveway that comes out from the new dorms onto 300 East. The committee felt it would be in the best interests of both the college and UDOT to close this driveway and discussed relocating it on 600 North. They were told that the property is owned by the CEU foundation and that agreements had been made with residents on the north side of 600 North that would preclude that driveway being built. UDOT volunteered to remove the driveway on 300 East and put in on 600 North. The things the highway department hoped to gain besides eliminating the jaywalkers, was that the driveway causes conflicts on 300 East anytime vehicles cross the path of other vehicles or pedestrians cross and where they could come together could cause an accident. The committee felt it was advantageous to remove the driveway. These two alternatives seemed to be the best, but most of the committee favored the decorative wall. They even talked about closing 300 East Street, but this didn't go very far. He presented a picture of the proposed driveway on 600 East, which would be 150' from the east side of 300 East and would come out right where the travel lane is in the parking lot. It would fit well within the parking lot. He has some numbers that indicate traffic volume. The average traffic counts on 300 East Street in 1996 was 6,400 cars a day. It was found that 300 East street carries more vehicles on an average per day than Price Canyon. An auto count on 600 North indicates 4,000 vehicles a day.

Tracy Barker, 641 North 500 East - When the dorms were built, she attended a meeting that promised them a driveway would not be built on 600 North. She does not want to sound mean, but college kids are lousy neighbors. Every night she hears them hollering and carrying on until 11:30 p.m. It doesn't stop with the summer camps, it continues on all summer long. She is very unhappy that they want to do this to them. She is concerned about the people who live across the street from the proposed driveway. These people have lived there a long time and have put up with a lot. She questioned the count of cars. There are a lot of cars on the road between 7:30 a.m. and 8:30 a.m. every morning. Every high school kid comes down that road because it is the easiest way to get to the high school. She doesn't believe you are going to stop kids from crossing the street. They are going to find the easiest and shortest route. She is concerned about the people in the neighborhood. She questioned if there is going to be a problem with people turning into the parking lot and if there will be cars backing up at the corner waiting to turn.

Yvonne Jones, 461 East 6th North - Agrees with Tracy Barker with traffic on the street. High school kids are the biggest concern. They pull out of the parking lot from the Career Center and never stop. They go as fast as they can.

Jennie Colosimo, 405 East 6th North - Agrees with the above comments. Traffic coming down Veterans Lane, past the Armory, and on down to 3rd East is a nightmare. Cars come so fast around the corner, she has almost been hit backing out of her driveway. Now she may have to worry about cars coming from the dormitory parking lot. She thinks the college better think twice before they put in another entrance. She has had to build another double driveway onto 4th East because she can't back out on 6th North. She did this for her safety. She hasn't poured the concrete yet, and wonders if she should finish it if the cars are going to circle around her even more so with the other outlet on 6th North. Cars will turn right, zoom up 400 East and get out on 300 East. They'll get out whichever way is easiest and best. The people who live around

this area should be considered. She also pointed out about the large pool of water that collects on the corners, which freezes and is slick in the winter. Councilmember Nikas asked Mr. Laws if there were any plans to construct additional drainage in this area? Mr. Laws indicated that to date, nothing has been planned on this.

Mayor Protem Nikas stated that it seems the residents are concerned about the traffic coming out of the Career Center, or from the high school area down Veterans Lane, which is the 6th North. Mrs. Colosimo stated that this is correct. Councilmember Piccolo stated that some of the traffic congestion has probably been created since the college started using the old Durrant School. Mayor Protem Nikas felt that there is obviously an issue on that street and whether there are other ways to use that section as it is not a complete through street from Veterans Lane to 5th East. He asked the residents if they would support some discussion to resolve that issue.

Yvonne Jones - Brought up another problem with large trucks. They drive up 6th North, pull around the corner on 5th East, and back into the college entrance to load or unload equipment. By the time these trucks finish this process, traffic is blocked on both sides of 6th North.

Kelly Jones, 419 East 2nd North - She attended CEU and lived close enough to walk to attend classes. Placing a wall around the campus will not help. If students want to cross the street, they'll find a way. Pedestrians don't care where they cross. They'll walk down the road to get where they want to cross. There needs to be a way to regulate pedestrians not the traffic. Cars continue to stop for the pedestrians.

Jennie Colosimo - Asked what it would require to have an overpass for pedestrians? As far back as she can remember, there has only been one crosswalk for CEU students, which was located on 5th North. Everyone abided by it. However, enrollment at the college has grown. She does not see any reason to have more than one crosswalk. Mayor Protem Nikas agreed that the college has significantly grown and with the new business center and additional dorms on the west side of the campus, there are a lot of students going back and forth. Again, safety issue is the biggest concern. Councilmember Piccolo stated that the additional midblock crosswalk was built to accommodate the construction zone around the student activity center. As foot traffic between the physical facilities building and the new student center would have been in the hard hat area, they allowed students to cross at midblock by the tennis courts so they could get to the dormitories. This is intended to be removed once construction is finished and such items are in order that students can have proper access to the 5th North crosswalk. The reason for the additional crosswalk has not been only because of growth, but to accommodate construction and for safety purposes.

Mayor Protem Nikas asked Mr. Laws about the overpass walkway situation? Councilmember Piccolo intervened and stated if you can't get students to be energetic enough to walk to a crosswalk, how are you going to get them to climb two flights of stairs? Mr. Laws stated that this is his concern. Mr. Laws stated that if you get enough political pressure, it can obviously be built, but it would be very expensive.

Jennie Colosimo - Asked about 600 North and 3rd East, and what relief will the residents have at this intersection? The light at 4th North has really helped. She does not approve of a 4-way stop. Mayor Protem Nikas stated he was not aware of a 4-way stop. Jennie stated that this was brought up at a meeting at the college. Mayor Protem Nikas stated there are two issues involved. One is when cars exit from the current existing parking lot where the dorms are and when they turn left to head south, they have to cross a lot of traffic coming north. There are going to be lights down the block, but the college has a safety concern with people having to come out and cross two lanes of traffic. It doesn't matter how many signs you put up indicating no left hand turns, they will still turn left. The other issue that adds to more danger is when people cross the street from the dorm area from the west side of 3rd East to the east side, and you have people coming out of the parking lot and making a left hand turn. The other item is if you have people coming down from the west dorms and the business college and they come across an opening into a parking lot to get to their car, they are going to go through that first opening instead of going around on 6th North and into the other opening, assuming that planter boxes are built across there. There is some safety concerns as to what is going to happen to the students and people coming out onto 3rd East. This is just one of the many proposals by UDOT to help solve some of the safety problems. There are a lot of problems from the City side that don't specifically involve the UDOT street area. If something can be done, such as little projects here and there, that can reduce the overall safety concerns, particularly among the students and students' parents.

Councilmember Bringhurst addressed the current way the Career Center parking lot is being handled. If you live in the northeast section of town and you want to access the dorms, you probably drive down 600 North, enter the Career Center parking lot and work your way down to the dorms. CEU has funnelled dorm traffic into the Career Center parking lot. Of course, this increases traffic on 600 North to the dorms and Career Center by funneling the traffic with no other dormitory parking lot entrances off of that street. If the decision is made to open this entrance into the parking lot off of 600 North, it would be a benefit to not close the entrance on 300 East. It would create some relief to the Career Center parking lot

entrance and allow some of that traffic to funnel down and get to where they are going into the dorm parking lot, and also allow an opportunity for those from the northeast side of town to enter the parking lot off of 600 North instead of 300 East. This would reduce some of the pressure created on 600 North at least on the upper end to enter through the Career Center parking lot. If you had the Career Center entrance, the parking lot entrance on 600 North and the parking lot entrance on 300 East, you effectively reduce the pressure on all 3 of the entrances instead of creating more pressure on both entrances on 600 North and allowing no access off of 300 East.

Mayor Protem Nikas asked the residents how they felt about leaving the 3rd East entrance open. Jennie Colosimo stated this sounded better. Councilmember Piccolo stated the number of residents at the college will not increase by putting in a driveway. These people are already living here and driving around your neighborhoods. Irrelevant of where the driveways are, and he almost agrees with Mr. Bringham, these people are there now. They are still going to be in the neighborhood. If a 30' driveway is constructed that is easier to get in and out of, he thinks it is a very safe feature. A three lane driveway to get in and out of is not going to create the bottleneck that exists now.

Ross Jones, 461 East 600 North - He disagrees with Councilmember Piccolo. He is not concerned about the number of cars, he is concerned about getting out of his driveway. On 5th North, there is a yield sign and nobody yields. Coming out of the college there is a stop sign and nobody stops. He has had to wait 15 minutes to back out of his driveway and then almost get hit by a car driving down 5th East. Councilmember Bringham recommended leaving 300 East open on a trial basis and evaluate it.

Mayor Protem Nikas stated that the residents seem to be willing to accept the entrance off of 6th North if the entrance on 3rd East is available. He asked Mr. Laws if 3rd East can be modified as an entrance only? Dale Stapley, representing UDOT, stated that there are some problems with this, but it can be done. It can either be an in only or a right in right out. Both of those scenarios would help the traffic going in and out of the parking lot. This is not the only problem that is there. The traffic volume is to a point that they are afraid of accidents. There is more traffic on 3rd East than there is in Price Canyon, and everyone is concerned with Price Canyon with the number of vehicles and accidents. They have felt lucky up to this point that they haven't had a lot of accidents on 3rd East. They are trying to eliminate some of the conflict points with the traffic. In doing so, they realize it will be more of a problem with the residents that live in the area. It is going to be more difficult than what they have now, but it will be less difficult for the people that travel 3rd East. The conflict points are not only the driving people but also the pedestrian people. The next best thing would be to put up some type of a wall and force the pedestrians to specific locations. If you can't get out of the parking lot except to go up to the corner of 6th and there is an adequate crosswalk at that point, they'll cross it. The main crosswalk that used to be located on the north side of 5th North will now be located on the south side of 5th North in order to work and make it convenient for the kids. If the crosswalk and sidewalk structure aren't convenient, they are not going to use it. Both of the sidewalks that the kids are now accessing between the business building and dorms will be taken out. There will be no way for the kids to get over to the place where they are now jaywalking.

Karen Bliss, Director of the CEU Foundation, which is the entity responsible for the dorms and is the entity under the jurisdiction of the Price City Building authority, Planning and Zoning and City Council. The neighborhood is absolutely 100% correct. At the time the building permit was received for the dormitories, public hearings were held and the driveways were discussed. The reason you see the circuitous route through the Career Center parking lot over to the east side of the dorms is because we were instructed as a foundation, that there would be no additional driveways onto 600 North. They have adhered to that. Since that time, UDOT has contacted the college many times because of the concern of safety on 300 East. UDOT is making this request because they are the experts on traffic. CEU is definitely responsible for the number of students crossing the street due to our dorms and the computer business building on the other side of the street. She needs to clarify that the college does not have any funds to build an additional driveway on a trial basis, which will cost about \$40,000, and then find out it doesn't work. They do have the resources to work with Price City and UDOT and listen to the comments that have surfaced, many of which are excellent. She recommended working through some conceptual ideas that will impact more than just one location. More suggestions need to be made on paper.

Mayor Protem Nikas stated that he appreciates some of the comments regarding the incidents on Veterans Lane and the traffic heading westward along 6th North because this may be one of the pieces of the puzzle that needs to be put together. The City has a significant interest in the traffic on Veterans Lane and how this may effect the Durrant School property.

Jennie Colosimo - When talking of the difficulties on 600 North, this isn't only created by herself trying to get out of her driveway or the college students coming out of their exit, its all of the people in north and west Price who are circling above her and coming down. There's also a lot of activity at the nursing home, high school, and junior high. She also heard discussion of not allowing parking on 3rd East from 400 North to 600 North. It would be easier to see pedestrians as they cross the street if there were no cars parked on the street.

There being no further comments, Mayor Protem recommended that the Public Hearing be closed. **MOTION.** Councilmember Wheeler moved that the Public Hearing be closed. Motion seconded by Councilmember Piccolo and carried. The Public Hearing closed at 6:30 p.m.

#### 12. LETTER CARRIERS FOOD DRIVE DAY - Proclamation

Mayor Protem Nikas reported that Mayor Colosimo signed a proclamation proclaiming Saturday, May 9, as Letter Carriers Food Drive Day in Price City. **MOTION.** Councilmember Bringhurst moved that the proclamation be presented to the Postal Workers. Motion seconded by Councilmember Denison and carried.

#### 13. HOUSING AUTHORITY OF CARBON COUNTY - Interlocal Agreement (CDBG)

Vern Jones presented an interlocal agreement with the Housing Authority of Carbon County to allow Price City to administer the Community Development Grant Funds allocated to construct public improvements (curb, gutter, and sidewalk) along 300 South, between State Highway SR-55A and 1600 East. **MOTION.** Councilmember Denison moved that the agreement be approved and that the Mayor and City Recorder be authorized to execute the documents. Motion seconded by Councilmember Piccolo and carried.

#### 14. PRICE CANAL - Discussion - Tabled

**MOTION.** Councilmember Bringhurst moved that the canal discussion be tabled. Motion seconded by Councilmember Wheeler and carried.

#### 15. RESOLUTION #98-09 - Adoption of Job Descriptions For Shop Assistant, Equipment Technician I, Equipment Technician II, Equipment Technician III

Vern Jones presented Resolution #98-09, adopting the job descriptions for the Shop Assistant, Equipment Technician I, Equipment Technician II, and Equipment Technician III. **MOTION.** Councilmember Piccolo moved that Resolution #98-09 be approved and that the Mayor and City Recorder be authorized to sign the resolution. Motion seconded by Councilmember Bringhurst and carried. Councilmember Piccolo stated that he would like to see the Master Mechanic job description adopted within the near future.

#### 16. EQUIPMENT TECHNICIAN I - Permission To Advertise For Position

**MOTION.** Councilmember Piccolo moved that permission be given to advertise for the position of Equipment Technician I. Motion seconded by Councilmember Denison and carried.

#### 17. ERIC SANDERS - Rehire

**MOTION.** Councilmember Denison moved that Eric Sanders be rehired as a Water Treatment Plant Operator, Temporary/FT. Motion seconded by Councilmember Piccolo and carried.

#### 18. RESOLUTION #98-10 - Adopting Building Permit Fees Per Uniform Building Code 1997 Edition

**MOTION.** Councilmember Piccolo moved that Resolution #98-10, adopting building permit fees per the Uniform Building Code 1997 Edition be approved effective May 1, 1998, and that the Mayor and City Recorder be authorized to sign the resolution. Motion seconded by Councilmember Wheeler and carried.

#### 19. RESOLUTION #98-11 - Adopting Building Valuation Data Per Building Standards Manual

**MOTION.** Councilmember Piccolo moved that Resolution #98-11, adopting the building valuation data per the Building Standards Manual be approved and that the Mayor and City Recorder be authorized to sign the resolution. Motion seconded by Councilmember Denison and carried.

#### 20. UTAH DEPARTMENT OF TRANSPORTATION AGREEMENT - Curb and Gutter Repairs On SR-10

Gary Sonntag presented an agreement with the Utah Department of Transportation, which is to set up the terms through which the City will repair various sections of curb and gutter, and provide handicap ramps at intersections on SR-10

(Carbon Avenue). UDOT will reimburse the City for the cost of materials, not to exceed \$2,000. **MOTION.** Councilmember Piccolo moved that the agreement be approved and that the Mayor and City Recorder be authorized to execute the documents. Motion seconded by Councilmember Bringhurst and carried.

**MOTION. Councilmember moved that the Council Meeting adjourn and that a meeting of the Redevelopment Agency convene. Motion seconded by Councilmember and carried.**

Meeting adjourned at 6:45 p.m.

Reconvened at 7:07 p.m.

## 21. BUILDING MAINTENANCE POSITION

The Council reviewed the job description for the Building Maintenance Position and made a few changes. The committee will meet again, incorporate those changes and provide an updated version of the job description at the next meeting.

## 22. EXECUTIVE SESSION - Purchase of City Property

**MOTION.** Councilmember Bringhurst moved that the meeting adjourn and that an Executive Session convene for the purpose of discussing a proposal to purchase City property. Motion seconded by Councilmember Denison and carried.

Meeting adjourned at 7:25 p.m.

**MOTION. Councilmember Bringhurst moved that the Executive Session adjourn and that the Council Meeting reconvene. Motion seconded by Councilmember Denison and carried.**

Reconvened at 7:36 p.m.

## 23. MANAGEMENT TRAINING CORPORATION - Proposal Accepted For Purchase of Price City Property (Wellington Area)

**MOTION.** Councilmember Bringhurst moved that the City accept the proposal submitted by Management Training Corporation on the City property located in Wellington contingent upon execution of the contract, that staff be directed to prepare the contract and that it be brought back to the City Council for review. Motion seconded by Councilmember Piccolo and carried.

Meeting adjourned at 7:39 p.m.