

AGENDA

City of Spring Valley Village
Planning & Zoning Commission Meeting
Council Chambers at City Hall
1025 Campbell Road, Spring Valley Village, Texas
Tuesday, December 6, 2016 at 7:00 P.M.

1. CALL THE ROLL AND ANNOUNCE A QUORUM IS PRESENT
2. APPROVAL OF MEETING MINUTES FOR REGULAR MEETING ON OCTOBER 11, 2016
3. DISCUSSION AND POSSIBLE ACTION REGARDING AMENDING THE LIST OF REPLACEMENT AND UNDERSTORY TREES AND OTHER CHANGES TO THE TREE REGULATIONS
4. DISCUSSION AND POSSIBLE ACTION REGARDING THE DEFINITION OF FENCE OR WALL
5. REPORT REGARDING CITY COUNCIL ACTION ON PLANNING & ZONING COMMISSION MATTERS
6. ADJOURNMENT

Note: Per Chairman Hoffman, if a quorum is not made at the Planning & Zoning Commission meeting, the members present will meet as a sub-committee strictly to discuss the agenda items.

Posted this the 2nd day of December, 2016 at 9:00 a.m. pursuant to the Open Meetings Act, Chapter 551, Texas Government Code.

Attest:


Roxanne Benitez, TRMC, CCC II
City Secretary

In compliance with the Americans with Disabilities Act, the City of Spring Valley Village will provide reasonable accommodations for persons attending public meetings. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made no less than 48 hours prior to this meeting. Please contact the City Secretary's office at 713-465-8308 or email secretary@springvalleytx.com for further information.

Planning & Zoning Commission Meeting Minutes
City of Spring Valley Village
Tuesday, October 11, 2016

- 1. The Planning & Zoning Commission meeting was called to order by Chairman Trey Hoffman at 7:00 p.m. in the Council Chambers of City Hall, 1025 Campbell Road, Houston, Texas.**

Planning & Zoning Members present:

Trey Hoffman, Chair
Charlie Calderwood
Maryellen McGlothlin
Anne Marie McMichael
Louise Richman
Amy Winstead

City Officials present:

Marcus Vajdos, Council Member
Loren Smith, City Attorney
Art Flores, Building Official

- 2. Approval of meeting minutes for regular meeting September 13, 2016**

Ms. McMichael made a motion to approve the minutes. The motion was seconded by Ms. Winstead. The motion passed 5 to 0.

- 3. Discussion and possible action regarding amending the list of replacement and understory trees and other changes to the tree regulations**

Mr. Hoffman and Ms. Winstead attended the September 20, 2016 City Council meeting. Mr. Hoffman reviewed the five points that he presented to City Council:

1. Consider tree removal permits,
2. Coordinate tree protection when doing construction on a lot,
3. Give guidance when to plant new trees; delay planting in August,
4. Establish a tree fund,
5. Retain an urban forester.

The direction from City Council was to proceed and per the Mayor, it is not necessary to "reinvent the wheel" with respect to tree regulations.

Mr. Hoffman wants to set goals so that Mr. Smith can create a draft ordinance, vet it at the next P&Z meeting and then call a public hearing. Discussion followed among the P&Z members.

- Smaller lots in Spring Valley Village versus larger lots in Hunters Creek Village can determine the number and size of trees to be planted. It may not be reasonable to replace the same number of trees.
- Must be purposeful in determining the number of trees as live oaks can take over a lot. Trees can affect foundations.

- It costs about \$2k per year to properly maintain trees on a Spring Valley Village lot. Rice University has created a planned public area. Lot sizes of 10,000/11,000 square feet make it difficult to plant a lot of trees. There were questions about the feasibility of a tree fund. Tree count may not be a proper way to regulate trees. Prohibit non-native trees. City Council should fund a forester/arborist.
- Biggest limit is impervious land ratios. The opinion is that people buying expensive homes will plant trees.
- Cannot legislate type of tree people will plant but disallowed trees will not count towards approved tree count.
- Cul de sac lots do not have much room in the front yard for planting trees.
- Prefer more large trees versus many small trees.
- Discussion of Bunker Hill Village tree ordinance and requirements for new construction. Lot size is a factor as Bunker Hill Village has larger lots than Spring Valley Village.
- Oak trees have more value than pine trees.
- Quality of trees is important especially in the public area. What is purpose of tree ordinance?
- The goal is to have a treed community and to discourage/prohibit clear cutting of lots. If a lot is less than 9,000 square feet, there is consideration for number of trees.
- Need to be careful with number of trees in front yard.
- Tree ordinance should not affect PAD residential ordinance.
- Start with the basics such as clear cutting.
- Ordinance enforcement is an issue.
- Keep formulas similar. If existing tree is 15 inches, larger tree can equal two or three trees.

Mr. Hoffman read 3.1004, 3.1005, and 3.1006 of the tree ordinance and discussed various points. In 3.1004 change 9 inch to 10 inch, correct "street" to "tree." Need to end up with at least one tree in the front and one tree in the back. A 20 inch tree counts as two trees if one keeps the tree. In 3.1006 change 2 inch to 3 inch. In 3.1008 change to \$500 from \$100 per tree. Add language regarding overhead utility lines.

Mr. Smith will modify "landscape or tree professional" language in 3.1009. He will add tree fund after 3.1009. Plus he will add urban forester language Ms. Winstead will give Mr. Smith an updated tree list for the draft ordinance.

Mr. Hoffman summed up the comments as follows:

- Tree removal permits are required except for natural disaster and advanced disease. Add part about clear cutting.
- Coordination of tree protection in 3.1003. Mr. Smith will get with Ms. Winstead and Mr. Flores regarding this so as to have an incentive to keep trees alive. Introduce language of urban forester to aid in spacing and stacking.
- Ms. Winstead considers having an urban forester serves notice that there is an expert available.

4. Report regarding City Council action on Planning & Zoning Commission matters

Mr. Smith reported on City Council action of P&Z matters:

- Fence ordinance – approved,
- Mr. White variance request – approved,
- Mr. Simpson variance request – denied.

A future agenda item will be the Bingle West PADD, however more information is needed.

5. Adjournment

Ms. McGlothlin made a motion to adjourn. Mr. Calderwood seconded the motion. The motion passed 5 to 0 and the meeting was adjourned at 9:19 p.m.

Signed: _____
W. K. (Trey) Hoffman, Chairman

Attest: _____
Louise Richman, Secretary

~~“ARTICLE 3.1000 - TREE SURVEY REQUIRED AS PART OF BUILDING PERMIT APPLICATION PROTECTION.~~

§ 3.1001 – Definitions

As used in this article, the following terms shall have the meaning given below.

Building permit. Shall mean any building or construction permit issued by the City of Spring Valley, Texas, for the construction, erection, or exterior alteration of any residential or commercial building, structure, or improvement.

Circumference or diameter of a tree. Shall mean circumference or diameter measured at a point on the tree 4½ feet above the surrounding ground level. The equivalent tree circumference or diameter may be used for measurement purposes. Tree diameter in inches \times 3.14 = Tree Circumference in inches. (For example: 9" diameter \times 3.14 = 28.26 circumference).

To measure a tree which forks or has two boles or stems at or below 4½ feet, only the circumference or diameter of the larger bole or stem will be measured.

Landscape or Tree Professional. As defined by certification either by a state agency or by a recognized trade association or alternatively by ten or more years of proven continuous experience in the planting, care, and maintenance of trees.

Qualified Tree shall mean a tree which is included on the City's approved planting list and has a diameter of at least twenty inches (20").

Protected Tree shall mean a tree which is included on the City's approved planting list and has a diameter of at least thirty inches (30").

Structure. That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner.

Tree. Shall mean a long-lived, branching, woody plant, usually with one main stem, which may attain a height of fifty feet (50') or more.

Understory tree. Shall mean a long-lived, branching, woody plant, which usually obtains a height less than fifty feet (50').

§ 3.1002 - Tree Survey Required; Exception; Tree Protection Plan Required

Prior to the issuance of any building permit, a tree survey shall be submitted concurrent with, and shall be approved as a part of, the application for a building permit.

(1) Exceptions. A tree survey is not required as a part of the application for a building permit in the following circumstances only:

(A) For a minor or small construction project for which the applicant certifies as true by signature that "No tree ~~nine~~ ten inches (~~9~~10" or larger in diameter (~~28.86~~31.4" or larger in circumference) will be removed or destroyed in connection with the construction of the improvements covered by this building permit application;" and provided, however, the Tree Protection Plan required by this Article in the following section shall be required.

(B) For a non-residential Planned Area Development ("PAD") in the City's PAD Zoning District which as approved by City Council includes tree and landscaping plans (an "Approved, Non-Residential PAD"); provided, however, the Tree Protection Plan required by this Article in the following section shall be required.

(2) Components of the Tree Survey. The tree survey shall be accurate and shall be prepared by a person with expertise to prepare such a document: for example, an architect, engineer, landscape or tree professional, or surveyor, ~~or homeowner.~~ The tree survey shall include and contain as a minimum the following information.

(A) The actual location (i.e. trunk location) of each tree on the subject lot or tract which is nine inches in diameter (~~28.26~~31.4" in circumference) or larger, identifying those which are to be removed or destroyed as a result of the building permit being requested.

(B) Building or structure outlines, including driveways, parking areas or other paved surfaces, pools, spas, fences, sprinkler systems, utilities, and other improvements and structural features to be constructed.

(C) The tree survey shall be accompanied by a Tree Protection Plan, as set out in the following section.

(D) The tree survey shall contain a scale, north arrow, name, address, and profession or occupation of the person who prepared it, and the name of the site owner and/or homebuilder/developer. The tree survey shall also identify the development and provide a description of the subject property and its location.

§ 3.1003 - Tree Protection Plan

The tree survey shall be accompanied by a "Tree Protection Plan" prepared by a landscape or tree professional.

The Tree Protection Plan shall indicate how all trees ~~nine~~ ten inches (910") in diameter or larger, which are identified by the tree survey, are to be protected, according to the following minimum requirements.

(1) Basic Tree Protection. During construction each tree or group of trees ~~nine~~ ten inches (910") in diameter or larger shall be completely enclosed within four feet (4') high chain link ~~or equivalent fencing~~, with lateral supports spaced no more than eight feet (8') apart, located outside the tree or trees drip line. The minimum drip line for this purpose is one foot (1') of radial distance from the base of the tree for every inch of tree diameter unless construction of improvements is to occur within this drip line area. In that event, the tree protection fence shall enclose the balance of the drip line area, and the area upon which construction activities will take place must be first covered with a minimum of six inches (6") of organic mulch or covered with three quarter inch ($\frac{3}{4}$ ") plywood to protect the tree roots.

(2) Tree Protection from Concrete Construction. During construction of concrete improvements to be constructed within the drip line of a tree, in addition to the basic tree protection required by the preceding subsection, the following additional minimum protection measures must be implemented.

(A) Plans for feeding, watering, pruning of limbs or roots, and drainage must be prepared and submitted. The plan must be approved by a landscape or tree professional who is retained by the applicant.

(B) Forced feeding and watering to assist in tree survival must be done on a schedule recommended in the Tree Protection Plan.

(C) A plastic vapor barrier must be installed beneath all concrete construction within the drip line of a tree.

(D) Recommended or necessary pruning of limbs or roots must be performed according to the Tree Protection Plan. Pruning of limbs or roots must be accomplished at least two (2) weeks prior to the construction in the drip line, if more than twenty percent (20%) of the construction is within the drip line; unless a landscape or tree professional approves of provisions for an alternative plan to protect the tree or trees. Pruning of roots exposed during construction, including utility installation, must be recommended by the Tree Protection Plan.

(3) Within the tree drip line, it shall be unlawful to pour or dispose of waste concrete, lime, paint, paint thinner, chemicals or other soil contaminants, or place any building or construction materials or topsoil.

(4) Drainage Affecting Trees. In the event construction causes or results in standing water or wet soil conditions which are harmful to the species of trees present, drainage must be provided for in the Tree Protection Plan to prevent suffocation and/or root rot of the tree.

(5) Physical Damage To Be Prevented. In connection with construction activities, no person shall damage any tree trunk or limb with any equipment, or by nailing or bolting into the tree, or by attachment of guy wires or cables.

(6) Fill Placed Within a Tree Drip Line. No fill dirt, soil, or sand, is permitted in excess of two inches (2") under any tree drip line except within the footprint or area of the building or structure constructed.

§ 3.1004 - Tree Replacement Required; Exceptions

(1) The owner and the homebuilder/developer of any lot or tract of land who remove or have removed any tree ~~nine~~ ten inches (910") in diameter (~~28.8631.4~~" in circumference) or larger, according to the tree survey made a part of a building permit application, shall be required to replace each such ~~street~~ tree removed with an approved tree planted on the lot or tract which is no less than three inches (3") in diameter (9.42" in circumference) measured after planting. The maximum number of trees which must be placed in accordance with this section is five (5). Such planted trees shall be any of the trees listed on the "Approved Replacement Trees" list attached hereto and made a part hereof as Exhibit A.

(2) Exceptions to Replacement Requirements. No replacement tree shall be required if, in the written opinion of a landscape or tree professional, the topography or natural conditions of the site, or the location of permitted structures and other improvements to the site, it is not reasonably possible to plant and maintain an otherwise required replacement tree. A property owner who is excused from providing a replacement tree pursuant to this subsection shall pay to the City the applicable tree replacement fee in an amount to be determined by resolution of City Council.

§ 3.1005 - Additional Trees Required

The owner and/or the homebuilder/developer of any lot or tract of land shall be required to plant on the lot or tract one (1) viable tree of no less than one inch (1") in diameter (3.14" in circumference) measured after planting, for each increment of one thousand square feet (1,000 sq. ft.), rounded up to the next higher increment for any partial increment, of non-permeable constructed

surface as reflected in the building permit application. Such planted trees shall be any of the trees listed on the "Approved Trees" list attached hereto and made a part hereof as Exhibit A.

§ 3.1006 - New Home Construction – Tree Permit Required; Minimum Tree Requirement for Each Lot

(1) A tree permit shall be required for the removal of any and all trees greater than three inches (3").

(a) Exceptions:

(i) Any tree which is dead or in an advanced stage of disease may be removed without a permit; and

(ii) Any tree which poses a threat to life or property may be removed without a permit.

(2) Without reducing or affecting the requirements of the previous Sections 3.1004 and 3.1005 of this article, and subject to the exception stated below, the owner and the homebuilder/developer of any lot or tract who construct any new home shall be required to have a minimum of five (5) viable trees, each a minimum of ~~two~~ three inches (23") in diameter (~~6.289.42"~~ in circumference), on the lot or tract after construction is complete, whether such trees are "replacement" trees planted in accordance with Section 3.1004 above, "additional" trees planted in accordance with Section 3.1005 above, or trees already growing on such lot or tract. Provided, further, a minimum of two (2) of the above-required five (5) trees shall be planted or growing in the front yard, that is in front of the principal residential building constructed on the lot or tract. It is the intent of this section that, for example, if the otherwise qualifying five (5) trees are native trees growing on the lot or tract in other areas which are not in front of the principal residential structure, that two (2) additional, viable ~~two~~ three inch (23") trees (~~6.289.42"~~ in circumference) must be planted in the front area as described. It is, accordingly, the intent of this section that each newly constructed home on a lot or tract have the minimum five (5) trees, at least two (2) of which are in the front, as stated. Any trees planted in accordance with this section shall be any of the trees listed on the "Approved Trees" list attached hereto and made a part hereof as Exhibit A.

Exception: If the lot or tract is less than 9,000 square feet in area (total area including easements), four trees are required.

(3) It is the intent of this ordinance to promote the retention of Qualified Trees and Protected Trees. Accordingly, an owner and/or homebuilder/developer shall be given credit for retaining Qualified Trees and Protected Trees as follows:

(a) Each Qualified Tree shall count as two (2) trees for purposes of determining the number of trees required on a lot; and

(b) Each Protected Tree shall count as three (3) trees for purposes of determining the number of trees required on a lot.

Each Qualified Tree or Protected Tree for which the owner and/or homebuilder/developer is given credit pursuant to this subsection shall remain healthy and living for a period of one (1) year following construction. Should such Qualified Tree or Protected Tree not survive for that period, the minimum tree requirements shall be recalculated without the provided tree credits and the owner and/or homebuilder/developer shall comply with the requirements of this section without consideration of the credit(s) for the Qualified Tree(s) or Protected Tree(s).

§ 3.1007 – Example

To illustrate the combined, but independent, application of Sections 3.1004, 3.1005, and 3.1006 of this article, the following example is provided for illustration.

Facts: Nine trees, 910 inches in diameter, are removed from a lot or tract for construction of a home and improvements. The home and improvements are calculated to total 5,800 square feet of non-permeable constructed surface.

Trees required: Section 3.1004 requires a maximum of 5 "replacement" trees. In this case, 9 are removed and 5 are to be replaced. Section 3.1005 requires 6 "additional" trees. Section 3.1006 would require 2 of those trees in front of the principal residential building. Total trees required are: $5 + 6 = 11$ trees.

§ 3.1008 – Timing

Each tree planting required by this article shall be completed within thirty (30) days or, if the season or weather are such that a successful planting is unlikely, no later than the following January after the completion of the improvements, as reflected in the building permit application. In the case of postponed plantings, later than 30 days, tree deposits equivalent to \$1500.00 per tree shall be made to city to assure performance.

§ 3.1009 - Modification of the Tree Replacement, Additional Trees, and New Home Construction - Minimum Tree Requirements

An owner and the homebuilder/developer of any lot or tract of land may plant understory trees as a substitute for standard "replacement trees". Understory tree substitutes must be recommended in writing to the building

official by a landscape or tree professional. It must be demonstrated in writing that the spacing of existing trees or the tree canopy cover on the property make such planting of standard replacement trees impractical. If, based on an inspection of the property, the Building Official determines that such conditions in fact exist and the understory tree request is warranted, the building official shall so note such modification on the request, which shall then be filed as a part of the building or construction permit.

Implementation of this section shall be based, to the extent possible, on objective, verifiable information.

§ 3.1010 - Destruction of Damage to Trees on Public Property

Nothing in this article shall prevent the City of Spring Valley or any public utility from performing necessary maintenance and repair activities which may affect trees located on or over public property or utility easements.

§ 3.1011 – Penalty

Any person, firm, partnership, association, corporation, company, or organization of any kind who or which intentionally, knowingly, recklessly, or with criminal negligence violates any of the provisions of this article shall be deemed guilty of a misdemeanor, and, upon conviction thereof, shall be fined in accordance with the general penalty provision found in Section 1.106 of this code. Each day during which such violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this article shall occur, and any agent, contractor, builder, architect, person, association, organization, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense, and, upon conviction thereof, shall be punished as above provided.”

Exhibit "A"

City of Spring Valley Village Revised Replacement Tree List

	Common Name	Botanical Name
Maple	Chalk Maple	Acer leucoderme
Redbud	Redbud	Cercis canadensis
Chinese Fringe Tree	Chinese Fringe Tree	Chionanthus retusus
Hawthorn	Parsley Hawthorn	Crateagus marshallii
Holly	Dahoon Holly	Ilex cassine
	Possumhaw Holly	Ilex decidua
	Yaupon Holly	Ilex vomitoria
Magnolia	Sweet Bay	Magnolia virginiana
	Saucer Magnolia	Magnolia x soulangiana
Wax Myrtle	Southern Wax myrtle	Myrica cerifa
Laurel	Cherry laurel	Prunus caroliniana
	Mexican Plum	Prunus Mexicana
Viburnum	Rusty Black-Haw	Viburnum rufidulum

City of Spring Valley Village Revised Approved Replacement Tree List

	Common Name	Botanical Name
Maple	Drummond Red maple	<i>Acer rubrum</i> var. <i>drummondii</i>
Birch	River Birch	<i>Betula nigra</i>
Hickory	Hickory species	<i>Carya</i> varieties
Ash	Green Ash	<i>Fraxinus pennsylvanica</i>
	White Ash	<i>Fraxinus americana</i>
Holly	American Holly**	<i>Ilex opaca</i>
Walnut	Black Walnut	<i>Juglans nigra</i>
Cedar	Eastern Red Cedar	<i>Juniperus virginiana</i>
Sweet Gum	American Sweet Gum	<i>Liquidambar styraciflua</i>
Magnolia	Southern Magnolia	<i>Magnolia grandiflora</i>
	Little Gem magnolia**	<i>Magnolia grandiflora</i> 'Little Gem'
Pine Tree	Loblolly Pine	<i>Pinus taeda</i>
	Longleaf Pine	<i>Pinus palustris</i>
Pistache	Chinese Pistache	<i>Pistacia chinensis</i>
	Texas Pistache	<i>Pistacia texana</i>
Sycamore	Mexican Sycamore	<i>Platanus</i>
Oak	Live oak	<i>Quercus virginiana</i>
	Shumard Oak	<i>Quercus shumardii</i>
	Nuttall Oak	<i>Quercus nuttallii</i>
	Water Oak	<i>Quercus nigra</i>
	Bur Oak	<i>Quercus macrocarpa</i>
	Swamp Chestnut Oak	<i>Quercus michauxii</i>
	Laurel Oak	<i>Quercus laurifolia</i>
	White Oak	<i>Quercus alba</i>

	Chiquapin Oak	<i>Quercus muehlenbergii</i>
Laurel	Texas Moutain Laurel**	<i>Sophora secundiflora</i>
Cypress	Bald Cypress	<i>Taxodium distichum</i>
	Montezuma Cypress	<i>Taxodium mucranutum</i>
Elm	American Elm	<i>Ulmus Americana</i>
	Lacebark Elm	<i>Ulmus parvifolia</i>
	Winged Elm	<i>Ulmus alata</i>
	Cedar Elm	<i>Ulmus crassifolia</i>

Note: ** refers to trees suitable for restricted grow spaces and power lines

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS AMENDING SECTION 11:01.01, FENCE OR WALL DEFINED, OF SECTION ELEVEN: SUPPLEMENTAL DISTRICT REGULATIONS, OF ARTICLE 12.200, ZONING ORDINANCE RETAINED, TO INCLUDE TREES, HEDGES AND OTHER PLANT MATERIALS IN THE DEFINITION OF FENCE; PROVIDING A PENALTY NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY CONSTITUTING A NEW VIOLATION; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the zoning regulations of the City of Spring Valley Village, Texas does not specifically include trees, hedges and other plant material in the definition of a fence or wall; and

WHEREAS, the City Council of the City of Spring Valley Village, Texas finds it to be in the best interest of the health, safety and welfare of the citizens to specifically include trees, hedges, and other plant material in the definition of fence or wall; now, therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRING VALLEY VILLAGE, TEXAS:

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. Section 11.01.01, Fences, of Definitions, is hereby amended by adding thereto the language underscored below:

“11:01.01 FENCE OR WALL DEFINED: The term "fence or wall," as used herein, shall be construed to mean any enclosing barrier, including any visual barrier, exceeding twenty-four (24) inches in height, unless otherwise specified in Planned Area Development Districts, constructed of ornamental metal, masonry, wood, trees, hedges, or other plant material, but excluding those fences as set forth below in paragraph 11:04, PROHIBITED FENCES.”

Section 3. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a

misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

Section 4. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Spring Valley Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

ADOPTED this _____ of _____, 2016.

Tom Ramsey
Mayor

ATTEST:

Roxanne Benitez
City Secretary