

MAYOR
Michael L. Alvarez

MAYOR PRO TEM
David L. Cohn

INTERIM TOWN MANAGER
Scott J. Kaufhold



TOWN COUNCIL

Gordon B. Daniels

Gary M. Savoie

Amy R. Stanton

Mark A. Wireman

**Indian Trail Town Council
Regular Meeting
Tuesday, March 22, 2016
Civic Building—6:30 PM**

MINUTES

The Indian Trail Town Council convened at 6:30 PM on Tuesday, March 22, 2016 for a Regular Town Council Meeting in the Council's Chambers at the Civic Building—100 Navajo Trail, Indian Trail.

The following members of Council were present:

Mayor Michael L. Alvarez
Council Member Gordon B. Daniels
Council Member Mark A. Wireman

Mayor Pro Tem David L. Cohn
Council Member Amy R. Stanton

The following members of Council were absent:

Councilman Gary Savoie was not in attendance.

The following members of Staff were present:

Interim Town Manager/Director of Engineering Scott J. Kaufhold, Town Attorney Keith Merritt, Town Clerk Kelley Southward, Planning/Neighborhood Services Director Rox Burhans, Communications Coordinator Mike Parks and Senior Planner Gretchen Coperine.

1. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Alvarez called the meeting to order and to lead all in Pledge of Allegiance.

There was a moment of silence for events that unfolded in Brussels.

2. AGENDA ADDITIONS & DELETIONS

Councilwoman Stanton: Add a proclamation dedication for July 4th parade as Business item 11d.

Councilman Wireman: Add under Business Items, 11E, Council to direct staff to get RFP for trash contract.

Councilman Daniels: Consent Agenda, break out Item 8A, Consent Agenda as Business Item 11F, Budget Amendment #540-543.

3. MOTION TO APPROVE AGENDA

Councilman Daniels made motion to approve agenda as amended. Approved unanimously.

4. PRESENTATIONS/INTRODUCTIONS

a) Introduction of Jim Wojtowicz, Finance Director

Town Manager, Mr. Kaufhold, introduced Jim Wojtowicz from Poughkeepsie, New York where he was Finance Director. Jim has been here for two days and is actively engaged in the finances of Town. Welcome Jim aboard.

b) Rotary-Check Presentation by Robin McGrath

Union West Rotary was chartered on April 2, 1996 and we are proud to be celebrating our 20th anniversary this year. Union West Rotary is a civic organization that supports international and local projects and community services. In 2005, we started the Christmas parade. In 2011, Union West Rotary pledged to pay \$50,000 for the amphitheater. We were asked to pay it over ten years. In our fifth year, we are proud to say we were able to pay off our debt in five years. It is my honor to present the final installment to the Town of Indian Trail. Several members of Rotary were present and recognized.

5. PUBLIC COMMENTS

- Michael Falkenbury, 519 Picket Circle. Last November, I had the honor of running for Town Council. One of the other candidates said if he was reelected, he would have the opportunity to redeem himself from mistakes made in prior term. I was promised a public apology, I am still waiting on the apology. There is a problem with someone mimicking the Indian Trail facebook page and the Council needs to clarify which facebook page belongs to the Town. Fourth of July parade, there is a history that all council members do not participate in the parade. I suggest all give Town Council members, as a show of unity, participate in the Fourth of July parade.

6. PUBLIC COMMENTS FOR FY 2016/2017 BUDGET DEVELOPMENT

No one signed up for Public Comments for FY 2016/2017 Budget Development. Mayor Alvarez closed the public comments for this topic.

7. LAW ENFORCEMENT UPDATE

Lt. Coble:

There was an armed robbery at the Subway on Unionville Indian Trail Road, March 11, 2016. Black male with handgun robbed employees. Police response time was immediate; total of 12 deputies responded to scene. This brings the total number of robberies to four businesses on the 74 corridor. In response, we have assigned extra manpower for a uniformed presence and also added plain clothes detectives. We continue to work with neighboring jurisdictions, including Matthews.

On Sunday, March 13th, there was an armed robbery at Suburban Estates neighborhood, off Spring Harvest Drive. Detectives worked with CMPD and were able to identify the car used in the robbery through tag readers and video surveillance. A good suspect was identified, and once we have a search warrant, will move forward with criminal charges.

At Sun Valley High School, there were 3 different threats on bathroom wall and 3 different small fires started. Worked with school system, and had a police presence on site. We were able to identify a 14 year old male suspect as being responsible for the threats on bathroom walls. A 17 year old suspect was identified as starting all three fires.

I participated in a conference call with NCDOT Turnpike, Director of Toll operations. Have already been in contact with Monroe Bypass Constructors, which is the company that is doing the work, but we want to build a relationship from a public safety aspect with the operators. We are planning a regional meeting where they will meet with all the public service entities that have jurisdiction on the turnpike. Roadway is going to have cameras that can detect a wrong way driver.

8. CONSENT AGENDA

- a) Approve Budget Amendments #540-#543 (moved to 11f during additions/deletions)
- b) Approve Tax Refunds in excess of \$500.00
- c) Approval of additional signatories for Town bank accounts
- d) Approve revised Closed Session Policy as directed by Council on 2/11/16

Motion made by Councilman Cohn to approve Consent Agenda. Motion approved unanimously.

9. PUBLIC HEARINGS

– Please adhere to the following guidelines:

- *Proceed to the podium, and state your name and address clearly;*
- *Be concise; avoid repetition; limit comments to three (3) minutes or less;*
- *Designate a spokesperson for large groups*

- a) **CZ2015-005 Waxhaw-Indian Trail Road:** This is a rezone request to establish a Conditional Zoning Single Family district for 49 single-family units on a parcel approximately 16 acres. The proposed project is intended to be a senior housing concept development. The parcels are located on the east side of Waxhaw Indian Trail Road, north of Blanchard Circle. (Parcels: 07117010, 07117010A, 07117010B and 07117010C) Applicant: Blake Communities VP2-SC, LLC.

Gretchen Coperine, Senior Planner with Town of Indian Trail

The request is to re-zone approximately 16 acres current zoning from Single Family (SF-1) to a proposed zoning Single Family (SF-5). SF-5 zoning district is a moderate/high density single family residential zoning district. The intent of the request is to allow approximately 49 single-family detached homes intended to be age-targeted housing for persons 55 years and older. The community will not be age-restrictive. The concept plan offers a single entrance point off Waxhaw Indian Trail, with required roadway improvement: left hand turn lane. 20 foot perimeter buffer, above and beyond what is required. There are 2.3 acres of open space, which is 1 acre above and beyond what is required. 12 guest parking spaces. There will be two stormwater management areas in the form of retention ponds. Homes will have an architectural mix of stone, brick and wood, 2 car garages.

Medium density, proposed density is 3 units per acre which is within admitted density.

Outside agency feedback and review. NC Dot did require TIA but did required improvements over Waxhaw Indian Trail Road. Union County Sheriff's department was concerned with parking, which has been addressed with Front set back of 25 feet. Schools: Indian Trail Elementary, Sun Valley Middle (below watch) and Sun Valley High (at watch level)

Two community meetings were held on January 22, with most of the concerns focused on with future drainage and flooding concerns. This project will not affect Arbors at Blanchard. Colton Ridge questioned where in relation the ponds will be in relationship to their property. There is a depiction included in the Plans; on east side a 20 foot perimeter buffer, and on the Colton ridge side an existing 15 foot buffer owned by Colton ridge HOA which will not be affected. The two ponds will tie into drainage and the applicant is at meeting to address technically how ponds tie in and how they will alleviate drainage.

Planning Board drafted an ordinance with draft conditions that address comments and requirements for the project. It addressed the concept plan implementation and roadway improvements. Planning board heard the item and had questions regarding the width of interior roads to accommodate emergency vehicles, (50 foot, which is standard), sidewalk widths and mail kiosk accessibility.

The Planning Board voted 5-0 to transmit a recommendation to approve as conditioned to the Town Council and made the following required findings: The project as conditioned is consistent with the goals of the Comprehensive Plan are satisfied as follows:

- Land Use and Housing Goals #1, 2 and 5: The proposed project promotes compatibility of land uses between neighboring properties and residential properties within surrounding jurisdictions, increases the diversity of housing options within Indian Trail, and proposes high quality design to promote attractive land development,; and
- Mobility and Transportation Goal #3: The proposed development incorporates pedestrian amenities and connectivity throughout the community, as well as opportunity to connect to any future development directly north of this development.

The request for this conditional zoning district (SF-5 District) is a reasonable request and is in the public interest because it supports the goals of the adopted Comprehensive Plan and includes elements that benefit the general public in the areas of transportation, land use and housing.

Gretchen is requesting two motions from Council.

- Make the required consistency findings as read to record by Staff.
- Make final decision to approve as presented, approve with modifications, disapprove or request more information.

Open for questions and applicant is also available at meeting to answer questions.

Councilman Wireman:

Questions on application:

- 1.) There is not a date received on the application, when was it submitted?
A: Ms. Coperine: The submittal date was September 19, 2015 shows on page 5 of backup information of the Planning Report.
- 2.) Project description says “xx” lots, instead of 49 lots.
A: (Ms. Coperine) It is not uncommon as long as the concept plan itself has the adequate number of lots.
CM Wireman: I’m a little concerned about that because this is an official application they should include the number of lots they are requesting even if the number changes slightly upon review.
- 3.) Could not find the company name, Blake Communities VP2-SC, LLC registered with any Secretary of State. Similar registered names with Delaware and Florida but nothing that matches this name exactly and nothing in NC or SC.
A: Ms. Coperine deferred to applicant. Design professional representing developer, Matthew Velkovich with Summit Land Services 355 Centre Circle, Fort Mill, SC addressed Council stating he will need to ask the company to get clarification on the business entity.
CM Wireman felt it was important from an accountability standpoint. Further, the application is an official document and the information should be true and accurate and verified.
- 4.) Q: On design of home itself, in the interior is the return air flow located in the ceiling or lower level. Also are the front doors oversized and wheelchair accessible.
A: (Cary Avant, H&H Constructors of Fayetteville, NC) HVAC is in the ceilings. The front door is oversized and all cased openings are oversized.
- 5.) Retention Ponds, tying into some of the flows, what does downstream flow look like?
A: Mr. Velkovich. The area downstream in Colton Ridge has storm drainage that was sized to accept it one with 42” pipe and an 18” pipe. They are intended to accept water

from sites upstream. As part of our analysis, we will need to determine that we are not overburdening.

Councilman Cohn:

1.) Q: What is the proposed cost of the homes?

A: Cary Avant with H&H Constructors Inc. with home office in Fayetteville is a regional builder, building 500 homes a year in NC and SC. This is a popular product, and is heavily amenitized and active communities. More and more people are looking for an age targeted neighborhood, smaller more intimate neighborhood, with less hustle and bustle of activities. There is almost no burden on the schools. Price range is starting in the \$290's - \$325.

2.) Q: Mr. Cohn asked if Mr. Avant has done business with the investor, Blake Communities.

A: Mr. Avant replied that he has used the firm in the past for capital sources. If H&H finds property that meets H&H criteria, Blake Communities will source the property, purchase land, rezone and sell it back to H&H. H & H Constructors has five locations in Charlotte, in Concord, Mooresville, Monroe, Lake Wylie and are in process of developing 162 lots in York County and an 80-acre site in Denver.

Mayor Alvarez stated there was no one signed up for Public Comments for the Public Hearing and he closed the Public Comments portion.

Councilman Wireman made a motion to table topic requesting more information on the business entity Blake Communities VP2-SC, LLC is provided and continued at April 12, 2016 meeting to receive additional information. All in favor, with Councilman Cohn opposing. Motion approved 3-1.

10. BOARD & COMMITTEE APPOINTMENTS

a) Stormwater Committee—Council to appoint members to the following vacant seats:

- **Seat #1 (Regular Member unexpired 3-year term ends 6/30/16)**
- **Seat #4 (Regular Member unexpired 3-year term ends 6/30/18)**
- **Seat #7 (Regular Member unexpired 3-year term ends 6/30/16)**

Applications for the Stormwater Committee have been received from the following: Robin McGrath, William Dennis Gay and Jason Klinger (currently and Alternate Member)

Per Town Clerk, we only have two applications, the other did not come in as expected. Appoint to Seat #1 and Seat #4. Mr. Miller has provided written recommendation to Council for Mr. Gay and Ms. McGrath.

Councilman Cohn made a motion to appoint Mr. William Dennis Gay to Seat #1 and Ms. Robin McGrath appointed to Seat #4. Approved unanimously.

b) Planning/Tree Board—Council to appoint members to the following vacant seats:

- **Seat #2 (Regular Member unexpired 3-year term ends 6/30/17)**
- **Alternate #2 (unexpired 3-year term expires 6/30/17)**
- **Alternate #3 (unexpired 3-year term expires 6/30/16)**
- **Alternate #1 (possible-dependant on appointment to Seat #2; this Alternate member has applied for the Regular Member Seat)**

Applications for the Planning/Tree Board have been received from the following: Jorge Aponte (currently an Alternate Member); Joseph Lytch, Helen Killough, William Dennis Gay, Samantha Towns and Jayson Derosier.

Per Town Clerk, Council received a resignation creating a vacancy in another regular meeting seat. When a seat becomes vacant, it needs to be advertised on Town's website and announced at a meeting,

per policy, but Town Clerk will defer to Mr. Merritt as to whether position can appointed at this meeting. Consensus that the current policy be followed; the new vacancy/appointment should be added to next Agenda.

Councilwoman Stanton recommends appointing Ms. Samantha Towns to Seat #2 Regular Member on Planning/Tree Board. Unanimously approved.

Councilman Cohn recommends appointing Mr. Dennis Gay to Alternate #2 on Planning/Tree Board. Unanimously approved.

Councilman Cohn recommends appointing Ms. Helen Killough to Alternate #3 on Planning/Tree Board. Unanimously approved.

Alternate #1 is already filled by Mr. Jorge Aponte.

- c) Parks, Arts, Recreation and Cultural (PARC) Committee—Council to appoint members:**
- **Seat #9 (Regular Member unexpired 3-year term ends 6/30/17)**

There are multiple vacancies on this committee but only one application has been received to date; Susan R. Bryant

Councilman Wireman made motion to approve Susan R. Bryant to Seat #9 on PARC Committee. Unanimously approved.

11. BUSINESS ITEMS

- a) Council consideration to approve Chestnut Parkway Phase 2 for 65% Design Plans (“Right-of-Way” Plans)**

Mr. Kaufhold:

This is a follow-up item from the budget retreat the direction was to continue to move forward with the development of design plans for Chestnut Parkway Phase 2 from Old Monroe Road to Gribble Road. RS&H was selected. The proposed design has been divided into two parts which is typical of a project of this size and scope. The first part will accomplish 65%/75% design (“Right-of-Way Plans”).

The funds would come from the street fund; it was originally planned under transportation improvement fund, but those were rolled over, \$4.8M in street fund where we would have to allocate it.

There is a warehouse of data demonstrating the need. The Raleigh office’s latest numbers show Chestnut Parkway was going to have enough traffic in the future to need a six lane facility.

The piece over the railroad was requested by the State on state-wide projects and funding list. Division 10 agreed to add that project to the list, and the State selected it, the State has only funded \$3 million of an \$18-20 million project.

Mr. Merritt

Q: If you do this first (Old Monroe to Gribble), do you know what the tie in will be? Will it have to be re-designed when DOT provides funding for the 2nd phase?

A: (Mr. Kaufhold) in 2006, the Town hired a firm to do a feasibility study. High level study that looks at the corridor and as part of that study they come up with three alternative alignments. For Chestnut Parkway, went through public process, one alignment was selected.

We have the geometrics. NCDOT has hired a firm to start environmental process for the middle piece.

We started out on the first piece, which was from 74 to Matthews Indian Trail Road, and used the feasibility study. It was handed off to DOT consultants for the piece over the bridge. The consultant that came up scope and fee also used the same feasibility study.

Councilman Cohn made a motion to approve funding and scope of work by RS&H Architects-Engineers-Planners Inc. for Chestnut Parkway Phase 2 for 65% design plans (Right-of-Way Plans). Motion approved unanimously.

b) Council consideration to approve awarding bid for the Rodgers Road sidewalk project (Resolution #R160322-1).

Mr. Kaufhold:

This is federally funded project, and long awaited. The process is that once the Town is ready to award for construction, the local Town officials have to provide a resolution which will then go to the State for approval. It will take around 30 days to get approval from the State. The resolution when approved, hopefully this evening, may potentially allow construction to begin within 30-45 days. The project is expected to last five months. Grant money will be used for this project, \$550,000 - \$650,000 range depending on what our CEI costs will be. As was agreed, the upfront money will be funded by the street fund. Once construction has started, we can file for reimbursement of expenses within the first 60 days, we do not have to wait until end of the project.

Councilman Cohn made motion to approve Rodgers Road sidewalk project Resolution #R160322-1. Unanimously approved.

c) Council consideration to direct staff/Planning Board to prepare a UDO text amendment to allow for flexibility in dumpster enclosure(s) materials for change of use facilities. (Councilman Daniels)

Councilman Daniels:

Ask Staff to consider preparing a UDO text amendment in consideration of waste facilities for change of use. Presently, homes that convert to a business may have to have a dumpster enclosure as if they were a corporate structured business. It would give the business owners a chance to abide by the ordinance without the costs being too high.

Rox Burhans provided an example for Council: On Indian Trail road, parcels which may be zoned commercial, there are people that still live on the street, and they may want to convert the house to a business.

Motion by Councilman Daniels to direct Staff to prepare a UDO text amendment to bring back to Council to allow for flexibility in dumpster enclosures for change of use facilities. Approved unanimously.

d) Proclamation July 4th parade (Mayor Alvarez)

Each year, the Mayor has had a Proclamation for July 4th parade and this year he would like to propose dedication for Korean War veterans. Mayor will bring back drafted Proclamation for approval.

Motion made by Councilman Daniels to dedicate July 4th to Korean War Veterans and will prepare Proclamation for Council review and approval. Approved unanimously.

e) **Direct Staff to prepare RFP and work with Monroe on trash contract.**

Councilman Wireman:

Waste Pro Management contract is up for review a year from now. Need to direct Staff to get an RFP out to start process. Monroe has same time period as for their renewal so we may be able to save money if the Town works with Monroe on a joint RFP. Staff would contact them to see if there is an interest.

Councilman Wireman made a motion to direct staff to start RFP process and to reach out to the Town's counterparts in Monroe to see if they have an interest in participating in a joint RFP. Motion approved unanimously.

f) **Request to Pull Budget Amendments #540-#543 from Consent Agenda. (Councilman Daniels)**

Councilman Daniels:

- Budget Amendment is not signed by the Town Manager.
- Lawn mower was \$42,000, but the price on the lawn mower went up? Is this the same lawn mower that is now showing \$49,000? Where is the money coming from, is it Playground equipment

Mr. Kaufhold will send all the details to the lawn mower question from the last meeting. There was no information provided on playground equipment during the last budget.

Mr. Cohn: It was clearly stated in the last meeting that the money would be pulled from the playground fund. It was approved at the last Town Council meeting.

Per Councilman Wireman, we are still at \$42,000 point, but other equipment was included.

Motion made by Councilman Wireman to approve Budget Amendments #540-#543, motion carries by a vote of three (3) to one (1) with Councilman Daniels opposing. Motion is approved.

12. DISCUSSION ITEMS: none

13. UPDATES

a) Manager's Update: Scott Kaufhold, Interim Town Manager

- Next Council meeting will provide bid results for traffic calming.
- Fee proposal for next drainage study on Traywick (Cottage Creek, back side of UC Public Works Facility)
- Closing out three large contracts. These are close-outs with specific contractors: Crooked Creek Park, Sauceman \$4.8 million project with \$22,000 to spare; Chestnut Square Park, Goodrum contract is closed with \$114,000 to spare; and Chestnut Parkway from park limits to 74 with Devere, contract is closed with \$22,000 savings. All came in under budget. These were capital project ordinances and will be asking Council to re-allocate those funds.
- Town Hall project, architect is finalizing revisions to floor plan, final costs on that. We are recommending the architect and construction manager will handle the Furniture, Fixtures and Equipment (FFE) portion of the contract. Need proposal on table. Need to make decision on roundabout or turn lanes. 11 change orders totaling \$271,000 only 4 involved money the rest were a wash; the biggest chunk occurred 4-5 months ago.
- Grant to study road, getting \$60,000 back

b) Department Head Update: Planning & Neighborhood Services—Rox Burhans

- Mayor's Tree initiative project is actively being planned. Program is where we go out to schools and explain the importance of tree, show how to plan a tree and send them home with a tree. out with Mayor Alvarez and go to 4th grade classes, largest session ever, going to 7 schools. Passing out schedule and email Pam Goode if you want to attend any of these sessions. Will also send out schedule via email.
- New employee in the Planning department, Julia Zwiefel from the Community and Economic Development Department and has a planning background.
- New residential re-zoning application received for project called Sardis Point, located at intersection of Oakwood Lane and Sardis Road or Union Indian Trail Road.
- The Planning Board heard two text amendment cases at the March meeting. One being a developer initiated amendment related to hotels and mixed use developments within village centers. They did approve it with modifications. Will discuss at Public Meeting. The other is the grand opening banner amendment that Town Council asked for draft and work it through process.
- School Impact Assessment Update – The assessment is basically to look at how we can provide Council with more information related to school impacts associated with new developments and school growth. The Planning staff has met with other Union County planners and talked about the topic. Spoke to Union County public schools facilities director. The facilities department was pleased with the information they are reporting with demographics study and bond initiative. They feel they are managing pretty well. Overall they didn't see the benefit of additional information. Also spoke with Charlotte Mecklenburg Schools which produces detailed information for zoning boards, financial impacts, student information etc. I was able to get a good general idea as to how their program operated.

c) Department Head Update: Parks & Recreation

Jason Tryon is out of town, Mike Parks to provided update for Communications instead of a Parks and Recreation update. Before Mr. Parks came forward Councilman Wireman asked Mr. Kaufhold for an update on the shed construction at Crooked Creek Park. Mr. Kaufhold said he would come prepared with an update on that issue for the next Council Meeting.

Communications efforts:

- The Town has two facebook pages, the main Town of Indian Trail page, one is specific to Parks and Recreation. Some individuals in the community had started their own pages regarding Parks and rec. People were asking questions on those pages thinking they were Town pages. The Town has claimed those pages and will take over maintenance of those sites. Our Twitter page has 1,000 followers, instagram and constant contact email . Website has had over 100,000 visitors. Problems with 30 broken links throughout our website, search function doesn't work, outdated information, town initiatives. Granicus is only accessible via explorer, most people use Firefox.
- Visited HOAs re: community engagement issues, Sun Valley HOA issues. Code violation issues, questions on Rogers Road sidewalk projects.
- Connecting Businesses with Union County on April 6th.
- Created a webpage for the Park Master Plan, in process of creating town hall update page, and ready to begin working on town hall forums that Council approved.

14. COUNCIL COMMENTS

Mayor Alvarez

Thanks to Susan for all her hard work on "Hop to It". See the parks are open for tournaments; wish the Staff a good tournament season. Lt. Coble, thanks for update. Have a safe holiday.

Councilman Cohn

Town of Indian Trail Town Council Meeting March 22, 2016

Thanks to everyone for coming, look forward to next meeting.

Councilman Daniels

Thanks to everyone for coming. Two things I want to get into Granicus and the minutes, some good points for the budget discussion. I will give to Ms. Southward to include with minutes. Relayed a message that when apologies go unsaid, it affects people.

Councilman Wireman

I have yet to hear an apology to the residents for not asking the right questions at the right times and how that has cost the Town. Lt. Coble and law enforcement, thanks for keeping us safe. Thanks to Council for another good meeting.

Councilwoman Stanton

Thanks to the residents who are here. Thanks to Staff for doing a wonderful job for the town and to Lt. Coble and his sidekick. Congratulations to the applicants on their newly appointed roles.

15. CLOSED SESSION

Councilman Daniels moved to enter Closed Session pursuant to NCGS 143-318.11(a)(6) Personnel Matters; motion carried unanimously.

Upon conclusion of Closed Session, Councilwoman Stanton moved to enter Regular Session; motion carried unanimously.

16. POSSIBLE ACTION FOLLOWING CLOSED SESSION

Councilman Wireman moved to suspend the rules to add to the agenda "consideration of hiring a Town Manager" and the motion carried by a vote of three (3) to one (1) with Councilman Daniels opposing.

Councilwoman Stanton moved to appoint/hire Scott Kaufhold as our full Town Manager and take the "Interim" off; the motion carried by a vote of three (3) to one (1) with Councilman Daniels opposing.

Mr. Kaufhold was congratulated.

17. ADJOURN

Councilman Daniels moved to adjourn; carried unanimously.

Attest:



Kelley Southward, Town Clerk





Michael L. Alvarez, Mayor