

AGENDA

Newton Planning Commission

April 26, 2016

7:00 p.m.

**City of Newton
City Hall – Council Chambers
401 N. Main Ave.
Newton, NC**

1. Roll Call
2. Consideration of Minutes
 - March 22, 2016 Meeting Minutes
3. Public Hearing
 - a) **Text Amendment 2016-03 - Farm and heavy equipment sales and rental.** The proposed zoning text amendment will define the use “Farm and heavy equipment sales and rental”.
 - b) **Rezoning #2016-02. Theodore H. Corriher** is seeking to rezone the properties located on the west side of S Ashe Av between W B St and W A St from a B-3 Central Business District to a B-4 General Business District. The area to be requested to be rezoned is 1.75 acres. According to Catawba County Tax Records the properties are identified as parcel numbers 3730-16-93-3449 and 3730-16-93-3681. Both properties are owned by the applicant.
 - c) **Text Amendment 2016-04 – Composition of the Subdivision Review Board.** The proposed subdivision text amendment relates to the composition of the subdivision review board and clarifies how members are appointed.
4. New Business
 - a) Annual election of officers
5. Old Business
6. Reports
7. Adjournment

The City of Newton does not discriminate on the basis of disability in the provision of its services as charged by the City Council of the City of Newton. All meetings are held in accessible facilities. Any person with a disability needing special accommodations should contact the City of Newton ADA Coordinator at least 48 hours prior to the scheduled meeting.

**Minutes
Newton Planning Commission**

March 22, 2016

The regular meeting of the Newton Planning Commission was held at 7:00 p.m. on March 22, 2016 in the Council Chambers at City Hall.

Members

Present: Ken Simmons, Chairman
Carmen Isenhower
Donny Setzer
Jim Smith
Mark Stalnaker
Melinda Travis
David Weldon

Members

Absent:

Staff

Present: Randolph S. Williams, AICP, Planning Director
John Cilley, City Attorney

Item 1: Call to Order

Chairman Simmons called the meeting to order at 7:00 pm.

Item 2: Consideration of Minutes from prior meeting

Chairman Simmons asked for consideration of the minutes of the **February 23, 2016** meeting.

Chairman Simmons ruled that the minutes approved as presented.

Item 3: Public Hearings

- a) **Rezoning #2016-02. Theodore H. Corriher** is seeking to rezone the properties located on the west side of S Ashe Av between W B St and W A St from a B-3 Central Business District to a B-4 General Business District. The area to be requested to be rezoned is 1.75 acres. According to Catawba County Tax Records the properties are identified as parcel numbers 3730-16-93-3449 and 3730-16-93-3681. Both properties are owned by the applicant.

Chairman Simmons opened the public hearing and recognized **Planning Director Randy Williams**.

Mr. Williams reviewed his memo with the Planning Commission. He stated that based on the information submitted by the applicant and review and analysis detailed in this memo,

Staff recommends the Planning Commission recommend approval to the City Council of the rezoning as submitted.

Mr. Bob Mullinax, the owner of 22 S Main Avenue stated that he was okay with Mr. Corriher's proposal. He urged the Planning Commission to define light assembly and add it to the use table because Corriher will not be there forever. He reiterated that he was in favor of the request but he wanted to make sure that it stays compatible. To rezone the property allows any use in the B-4 district possible and we need to make sure that the town is protected.

Collete Touchette stated that the commission should consider the site carefully. Assembly deals with manufacturing type and amount of parts. She was concerned with dust, shipping, and hours of operations.

Chairman Simmons closed the public hearing and opened the floor to discussion amongst the Planning Commission.

Mr. Stalnaker expressed concerns about the assembly.

Mr. Weldon stated that the proposed building was a positive and improvement to the site; but we need to establish parameters and look at the potential definition as we are trying to improve downtown.

Mr. Weldon made a motion to table the item so that the use could be better defined. It was seconded by **Mrs. Isenhower** and the motion was approved unanimously.

Item 4: New Business

There was no new business to discuss.

Item 5: Old Business

- a) Continued discussion of **Text Amendment #2016-02**. The proposed amendment would prohibit the use of metal and vinyl siding on new construction within the B-3 Central Business District and would establish an overlay-zoning district for the area around the Courthouse Square, generally bounded by Ashe Av to the west, Brady Av to the east, 3rd St to the north, and B St to the south. The purposes of the overlay-zoning district are to regulate the appearance of structures and restrict certain uses within the overlay. The draft ordinance includes language about evidence of vacancy as requested at the previous meeting by the Planning Commission.

Chairman Simmons recognized **Planning Director Randy Williams**.

Mr. Williams introduced the addition of evidence of vacancy provisions and definition to the SPI-8 ordinance which was requested at the previous meeting. He read the new subsection (i) which is as follows:

Evidence of Vacancy. The storefronts and façades of building(s)/structure(s) shall be maintained in a way that does not provide Evidence of Vacancy.

The interiors, when visible to passerby through storefront windows, shall be maintained in a way that does not exhibit Evidence of Vacancy. Any storage within the building(s) / structures(s) shall be concealed by means of storefront and/or window décor, displays, etc. Spray painting or frosting windows is not any acceptable means by which an Owner of Property may conceal that which is within.

Mr. Stalaker asked when the ordinance would take effect.

Mr. Williams responded that it would take effect when adopted by City Council.

Mr. Smith asked who would enforce this provision.

Mr. Williams stated that it would be a combined effort of the Code Enforcement and the Planning Department.

Mr. Weldon stated that in keeping with what's going on downtown that this would make downtown better.

Mrs. Travis said that good repair is one thing but she thought the intent was to get read of storage.

Mr. John Cilley, City Attorney took the time to review how zoning powers are granted by the State. He said that appearance issues are little more subjective than most other items. He questioned what constituted the items inside and what vacancy is. He said that the interpretation of screening needs to be objective. He stated that subsection (i) would be difficult to enforce and that most of the subsection deals with buildings. He expressed concerns about how that nothing discusses severability and that could invalidate the entire ordinance. He further stated that most of the communities that have an evidence of vacancy ordinance have it as a stand-alone ordinance for the entire jurisdiction and not just a small area.

Mr. Setzer said that he felt that this subsection should be eliminated and that the commission move forward.

Mr. Weldon said that the City Attorney makes a good point about the need.

Mr. Smith asked if there was a grandfather clause for this.

Mr. Cilley answered that there could be a grandfather clause in a stand-alone ordinance and begin enforcement.

Mr. Smith asked if any other jurisdictions in Catawba County have an evidence of vacancy ordinance.

Mr. Cilley answered that he was not aware of anyone that did.

Mr. Weldon made a motion to recommend the ordinance to City Council with the evidence of vacancy subsection removed and that staff draft a citywide evidence of vacancy ordinance for the Planning Commission to consider. The motion was seconded by **Mr. Setzer** and was unanimously approved by the Commission.

Item 6: Monthly Reports

Staff reviewed department activity and recent City Council actions. In addition, **Mr. Williams** informed the Commission that the City was awarded a Pedestrian Planning Grant through the North Carolina Department of Transportation.

Item 7: Adjournment

With no further business, the meeting was adjourned.

Respectfully submitted,

Randy Williams
Recording Secretary

MEMORANDUM

TO: Newton Planning Commission

FROM: Alex Fulbright, Assistant Planning Director

DATE: April 22, 2016

SUBJECT: Text Amendment 2016-03 – Farm and heavy equipment sales and rental

Background:

At the previous Planning Commission meeting, the Commission considered a rezoning request submitted by Ted Corriher on behalf of Corriher Implements. The Commission tabled the request so that the propose use could be better defined. Staff has proposed that following definition:

Farm and heavy equipment sales and rental means an establishment where farm and heavy equipment are sold, rented, repaired, fabricated and/or maintained.

Farm and heavy equipment sales and rental is a permitted use within the B-4 General Business district. This definition best describes what Mr. Corriher is doing and intends on doing.

Recommendation:

It would be Staff's recommendation to the Planning Commission, if it is their intent to forward the amendment, which is attached with this memo to the City Council with a favorable recommendation.

ORDINANCE 2016-__

**AN ORDINANCE AMENDING CHAPTER 102
“ZONING”**

**OF THE CITY CODE OF THE CITY OF NEWTON, NORTH CAROLINA
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON, NORTH
CAROLINA THAT:**

Section 1:

Chapter 102, “Zoning” of the City Code of the City of Newton shall be amended adding the following as a new definition in Code Section 102-201 to the “Definitions” of words and phrases contained in Chapter 102 “Zoning”:

Farm and heavy equipment sales and rental means an establishment where farm and heavy equipment are sold, rented, repaired, fabricated and/or maintained.

Section 2:

This Ordinance shall become effective from and after the date of its adoption.

Adopted on the ____ day of _____, 2016.

Anne P. Stedman, Mayor

ATTEST:

Amy Falowski, City Clerk

(SEAL)

MEMORANDUM

TO: Newton Planning Commission

FROM: Alex Fulbright, Assistant Planning Director

DATE: April 22, 2016

SUBJECT: Rezoning Application #2016-02 – Continued discussion

At the previous Planning Commission meeting, the Commission considered a rezoning request submitted by Ted Corriher on behalf of Corriher Implements (see attached memo). The Commission tabled the request. Some of the concerns were defining the use which is address as text amendment 2016-03. In addition, there were also concerns about noise and dust. The city has ordinances in place that address dust, odors, excessive noise related to shipping & loading, and loud compressors. Attached is a copy of the nuisance and noise ordinance with the related sections highlighted.

Memorandum

18 March 2016

To: Newton Planning Commission
From: Randolph S. Williams, AICP, Planning Director
Subject: Rezoning Application #2016-02

Request:

Ted Corriher on behalf of Corriher Implements is requesting that the property located at 12 South Ashe Street, containing 1.75 acres in two parcels be rezoned from an existing B-3 Central Business District to B-4 General Business District. The proposed rezoning if approved will permit commercial uses and product assembly. The subject adjacent sites are also known as Catawba County Pin # 373016933449 and 373016933681 and encompasses the block bordered by S. Ashe Avenue, S. A Street, S. Brady Avenue, and S. B Streets.

Property Owner:

THEODORE HORSLEY CORRIHER
12 S ASHE AV
NEWTON, NC 28658

Applicant:

THEODORE HORSLEY CORRIHER
12 S ASHE AV
NEWTON, NC 28658

Background:

Surrounding Zoning and Land Use:

	ZONING	LANDUSE
Subject	B-3 Central Business	Implement sales, service and assembly
North	B-3 Central Business	Service and institutional
South	B-3 Central Business	Office and parking
East	B-3 Central Business	Institutional and office
West	B-4 General Business R-7 Residential	Vacant business and residential

Zoning History:

The area under consideration has been zoned B-3 Central Business since the adoption of the City's 1953 Zoning Map. There have not been any zoning map amendments to the subject site or adjoining properties.

Corriher Implements have been in business and located at the site since 1946. Presently the business is a legal nonconforming use, based on permitted uses in the B-3 District. This is due to the fact the business was in place and operating at such time as zoning regulations were amended which did not permit the particular use in the zoning district. The present use is to remain and proposed the addition of light assembly.

Mr. Corriher plans to expand the building to consolidate the business in one location. Expansions of a nonconforming use or unpermitted use are not allowed based on the zoning ordinance. Therefore this rezoning would render the business as a permitted use and allow the business to expand. Mr. Corriher has indicated that he is aware and sensitive to the location of his business being close to the Courthouse Square. Therefore he plans to renovate the existing building and construct the new expansion to be in keeping with the surrounding site development and architecture. The expansion will be placed up to the sidewalk along S. Ashe Avenue and S. B Street and additionally be used to screen the open storage of materials and product on the site.

This request is consistent to the Rezoning 2010-01 submitted by Wayne Dellinger and James Caldwell to rezone six (6) properties from B-3 Central Business District to a B-4 General Business District. The effected properties were located within the northwestern quadrant of the intersection of West 1st Street and North Ashe Avenue and extended northward along North Ashe Avenue approximately 300 feet. The request was recommended for approval by the planning commission and approved by the City Council.

Transportation:

The site has frontage along Ashe and Brady Avenues, & A and B Streets, which are classified as local access streets, with the exception of A Street which is classified as a collector. There are planned improvements to A Street as part of the Streetscape Master Plans.

Utilities:

City water, sewer, and electric are provided to the subject site.

Consistency and Conclusion:

The proposed request **is consistent** with the 2011 Core Area Plan's Future Land Use. The plan shows the area as a mixed use area consisting of commercial and residential uses.

Public Notice:

Public notice for this rezoning case has been performed as follows:

Newspaper: published on March 11, 2016 and March 18, 2016.
Posted on-site: posted March 10, 2016

Mailed notices: sent notice to the owner of the site, owners of adjacent property, and the owners of property within 100 feet of the property adjacent to the subject site. 33 letters were sent on March 10, 2016

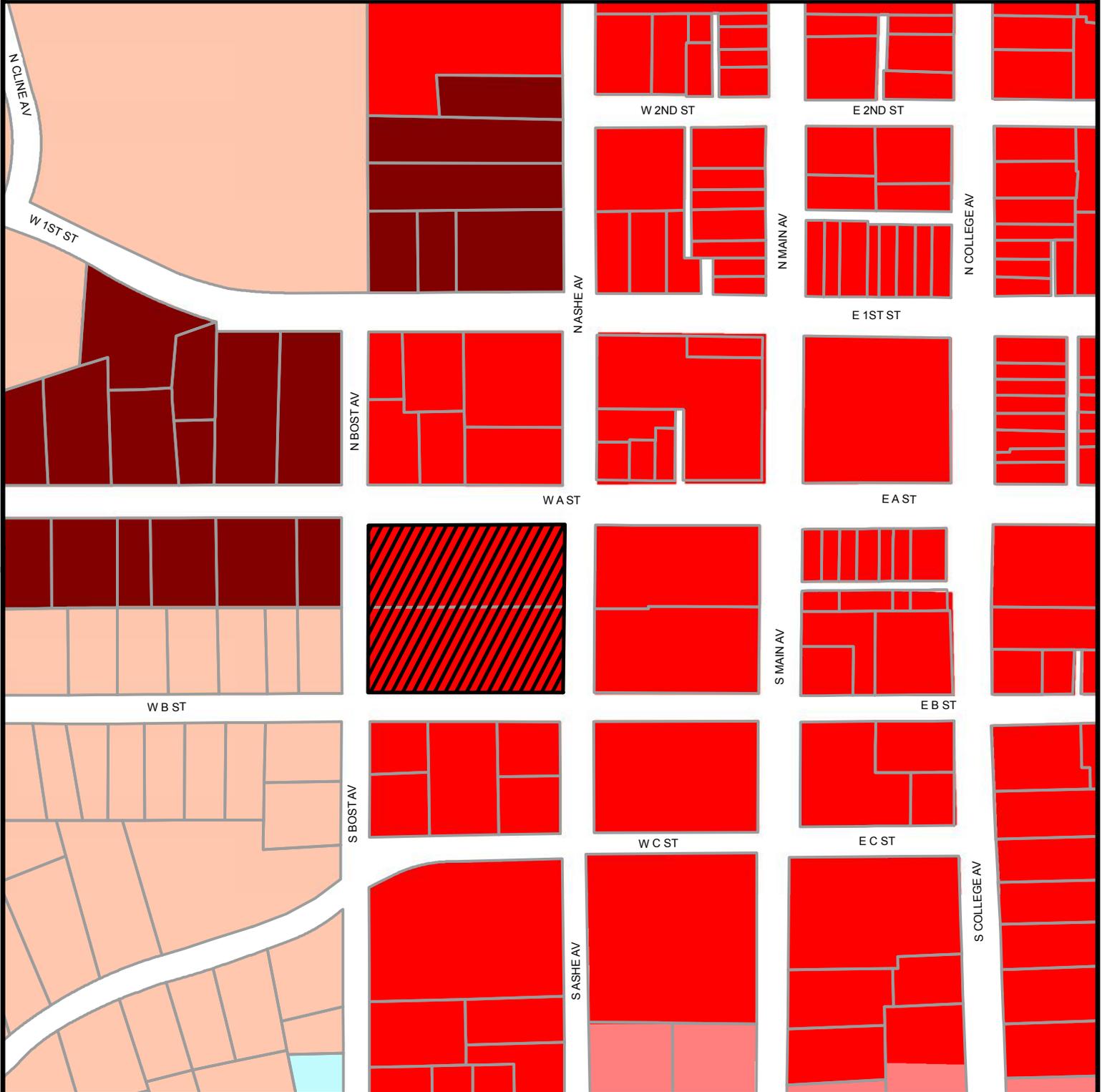
Recommendation:

Based on the information submitted by the applicant and review and analysis detailed in this memo, Staff recommends the Planning Commission recommend approval to the City Council of the rezoning as submitted.



Rezoning #2016-02

Theodore H. Corriher
12 S ASHE AV



Subject Site



Multifamily Residential (R-7)



General Business (B-4)



Highway Business (B-2)



Office and Institutional (P-1)



Central Business (B-3)



NOT TO SCALE

**CITY OF NEWTON, NC
APPLICATION FOR AMENDMENT TO THE OFFICIAL ZONING ATLAS**

Application # 2016-02

TO THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF NEWTON, NC:

I, the undersigned, do hereby make application and petition to change the Zoning Atlas of the City of Newton as hereinafter requested.

1. The property for which this Zoning Atlas Amendment is requested is shown as Atlas Sheet _____ Block _____ Parcel _____ PIN 3730 16 93 3681. (If more than one parcel is involved, attach a list of all other properties, the nature of the proposed amendment, and a legal description for each). (373016933449)
2. The present zoning classification of the property for amendment is B3.
3. The proposed zoning classification of this property is B4.
4. Property owner (s): Name: THEODORE H. CORRIHER
Address: 12 S. ASHE AVENUE
Phone: (381-6571) (H) (W) 828-381-6571
5. As required by Article 13 of the Zoning Ordinance, I have attached the following material related to the proposed amendment herein referenced above:

____ A fully dimensional survey map at a scale of not less than 100 feet nor more than 20 feet to the inch showing all land, structures and uses covered by this proposed amendment.

____ A legal description of each parcel proposed for amendment.

____ A description of the changed or changing conditions, if any, in the jurisdiction of the City of Newton, which makes the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

____ A description of how the proposed amendment will carry out the purpose and intent of the adopted Land Development Plan.

The above and attached information is true and accurate to the best of my knowledge.

Theodore H. Corriher _____
Signature * Date of Filing

- If the applicant is different from property owner, a signed statement by the owner giving permission to rezone their property or properties should be submitted. In the case where more than one property owner is involved, all property owners must submit a written statement giving permission to rezone their properties.-

Sec. 62-4. - Conditions constituting public nuisance.

- (a) The existence of any of the following conditions on any vacant lot or other parcel of land within the city limits is hereby declared to be dangerous and prejudicial to the public health and safety and lessens the attractiveness and livability of the city and thus constitutes a nuisance:
- (1) Overgrowth or heavy growth of weeds, bushes, poison oak, poison ivy or other noxious vegetation or overgrowth of grass and weeds over 15 inches in height.
 - (2) Conditions which have become or will become, if not corrected, a breeding ground or harbor for mosquitoes, snakes, rats, or other pests.
 - (3) A collection place for lumber, brick, blocks, nails and building materials, unless such conditions are temporary in nature and caused by current construction in progress pursuant to a lawfully issued building permit.
 - (4) A collection place for garbage, food waste, litter, animal waste, trash and refuse or any other rotten or putrescible matter of any kind.
 - (5) Rotten, damaged or dilapidated sheds, outbuildings, garages or other uninhabited structures which have collapsed or partially collapsed or pose a danger of fire or pose a risk to neighborhood children or to adjacent property and property owners.
 - (6) An open or unsecured storage or collection place for chemicals, oils, gasoline, flammable liquids or other similar harmful or dangerous substances, gasses or vapors.
 - (7) The use of carports, open porches, stoops, decks verandas, terraces, patios or other outdoor areas that are visible from streets or sidewalks shall not allow collection of storage for old, worn out, broken or discarded machinery, car parts, junk, furniture (not including typical outdoor or yard furniture intended for outdoor use by the manufacturer), stoves, refrigerators and appliances, cans or containers, household goods or plumbing and electrical fixtures or other similar materials that increase the likelihood of a fire or any other hazard.
 - (8) A collection place or pool or pond of stagnant or foul water by any manmade berm, dam, ditch or impoundment.
 - (9) A storage place or place of collection for broken bottles, glass, tin, aluminum and other sharp, pointed, jagged or rusted metal.
 - (10) A collection place for sewage and sewage drainage or the seepage from septic tanks.
 - (11) A collection place for tree limbs, dried brush, dead vegetation or other rubbish.
 - (12) Any discharge into or polluting of any stream, creek, river or other body of water of any dangerous substance or any other material likely to harm the water or any vegetation, fish or wildlife in or along the water or the storage of such harmful materials and substances in a manner so that it is likely that such streams, creeks, rivers or other bodies of water will be polluted.
 - (13) Any conditions or use of property which results in the emission of pollutants and particles into the atmosphere or causes noxious odors and stenches to be emitted into the air.
 - (14) An occupied or used improvement thereon without utility service(s) resulting in conditions which are detrimental to the health, safety or welfare of citizens and the peace and dignity of the city.
 - (15) The frequenting or congregating thereon by person(s) in a manner and under circumstances manifesting the purpose to engage in a violation of any subdivision of the North Carolina Controlled Substances Act, G.S. 90-86 et seq.). Such circumstances shall include those enumerated in section 66-8(c)(1) through (9).
 - (16) The keeping or maintaining thereon of drug paraphernalia, as defined in state law.
 - (17) The presence of any unauthorized word, figure, or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted or engraved on or otherwise affixed to the surface

of public or private property to the extent that the defacement was not authorized in advance by the owner or occupant of the property, or, despite advance authorization, is deemed by the city council to have a negative impact on the quality of urban attractiveness and the aesthetic appearance of the city, is prejudicial to the general public health, safety and welfare, results in material public annoyance, inconvenience, discomfort and the emotional stability of occupants of property in the vicinity where it exists.

(18) Any other act or condition which violates state or federal law or the rules of the county health department or conditions declared to be a nuisance by the council of the city.

(b) Notwithstanding the above, the use of property for a lawful business or commercial purpose pursuant to all required licenses and permits and in full compliance with the zoning rules and regulations in effect in the city shall not be considered as a nuisance so long as the use of the property and the conditions created thereon further such lawful business use or commercial use.

(Code 1972, § 16-4; Ord. No. 90.26, § 1; Ord. No. 94.43, § 1, 9-21-1994; Ord. No. 2001.52, § 1, 11-20-2001; Ord. No. 2002.31, 8-21-2002; Ord. No. 2010.6, § 1, 3-2-2010)

Sec. 58-2. - Prohibited noises enumerated.

The following acts are declared to be loud or disturbing noises in violation of this chapter, but such enumeration shall not be deemed to be exclusive:

- (1) Sounding any horn or signal device on any automobile, motorcycle, bus or other vehicle while not in motion, except as a danger signal if another vehicle is approaching, apparently out of control or while in motion only as a danger signal after or as brakes are being applied and deceleration of the vehicle is intended; the creation by means of any such signal device of any unreasonably loud or harsh sound; and the sound of such device for an unreasonable period of time.
- (2) Using any gong or siren upon any vehicle, other than police, fire or other emergency vehicles.
- (3) Playing any radio, phonograph, musical instrument, tape player or sound amplification device in such manner or with such volume as to annoy or disturb the quiet, comfort or repose of any person in any place of business, dwelling, hotel or other type of residence.
- (4) Keeping any animal or bird which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person in the vicinity.
- (5) Using any automobile, motorcycle or other vehicle so out of repair, so loaded or in such manner as to create loud grating, grinding, rattling or other noise.
- (6) Discharging into the open air the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or motor boat engine, except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
- (7) Using any mechanical device operated by compressed air unless the noise created thereby is effectively muffled and reduced.
- (8) Erecting (including excavating), demolishing, altering or repairing any building in a residential or business district other than between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, except in the case of urgent necessity in the interest of public safety and then only with a permit from the building inspector. Such permit may be renewed for a period of three days or less while the emergency continues.
- (9) Creating any excessive noise on a street adjacent to any school, institution of learning or court while the same is in session or within 150 feet of any hospital, which unreasonably interferes with the working of such institution; provided, that conspicuous signs are displayed in such streets indicating that the same is a school, court or hospital street.
- (10) Creating any excessive noise on Sundays on any street adjacent to any church; provided, that conspicuous signs are displayed indicating that the same is a church street.
- (11) Creating loud and excessive noise in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers.
- (12) Sounding any bell or gong attached to any building or premises which disturbs the quiet or repose of persons in the vicinity thereof.
- (13) Shouting and crying of peddlers, barkers, hawkers and vendors which disturbs the quiet and peace of the neighborhood.
- (14) Using of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale or display of merchandise.
- (15) Using any mechanical loudspeaker or amplifiers on trucks or other moving vehicles for advertising or other purposes, except where a specific license is received from the police department.

- (16) Conducting, operating or maintaining any garage or filling station or business of any kind in any residential district so as to cause the emission of loud or offensive noises therefrom between the hours of 11:00 p.m. and 7:00 a.m.
- (17) Firing or discharging a gun, squibs, firecrackers, gunpowder or other combustible substance in the streets or elsewhere for the purpose of making noise or disturbance, except by permit from the police department.
- (18) Using any loudspeaker or amplifier within the fire district, as defined in this Code.

(Code 1953, ch. J, art. 5, § 2; Code 1972, § 15-2; Ord. No. 93.37, § 1, 7-14-1993)

MEMORANDUM

TO: Newton Planning Commission

FROM: Alex Fulbright, Assistant Planning Director

DATE: April 22, 2016

SUBJECT: Text Amendment 2016-04 – Composition of the Subdivision Review Board

Background:

At a recent Subdivision Review Board meeting, the issue of composition of the Subdivision Review Board was broached. The existing ordinance needs to be changed to reflect current position titles. In addition, it was discussed that there was the need for clarification on who could serve as an alternate in the event of absence and how the vice-chairmen was selected. The current ordinance reads as follows:

- (b) *Composition; chairman.* The SRB shall consist of the city manager, planning director/assistant city manager, director of parks and recreation, director of public works, police chief, and fire chief. Attendance at all meetings is required, but a member may designate an alternate when attendance at an SRB meeting is precluded by illness, accident, vacation or irreconcilable conflict. The chairman of the SRB shall be appointed by the city manager to serve at his pleasure.

The proposed ordinance, if adopted would address those issues. It reads as follows:

- (b) *Composition; chairman.* The SRB shall consist of the City Manager, Planning Director, Director of Parks and Recreation, Director of Public Works, Police Chief, and Fire Chief. The City Manager may designate an alternate to serve on the SRB in his place or in the place of any department head for any length of time determined by the City Manager. Attendance at all meetings is required of each SRB member. The chairman and vice-chairman of the SRB shall be appointed by the city manager to serve at his pleasure.

Recommendation:

It would be Staff's recommendation to the Planning Commission, if it is their intent to forward the amendment which is attached to the City Council with a favorable recommendation.

ORDINANCE 2016-__

**AN ORDINANCE AMENDING CHAPTER 90
“SUBDIVISION”**

**OF THE CITY CODE OF THE CITY OF NEWTON, NORTH CAROLINA
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON, NORTH
CAROLINA THAT:**

Section 1:

Chapter 90, “Subdivision” of the City Code of the City of Newton shall be amended by deleting Section 102-307 subsection (b) in its entirety and adding in its place the following:

- (b) *Composition; chairman.* The SRB shall consist of the City Manager, Planning Director, Director of Parks and Recreation, Director of Public Works, Police Chief, and Fire Chief. The City Manager may designate an alternate to serve on the SRB in his place or in the place of any department head for any length of time determined by the City Manager. Attendance at all meetings is required of each SRB member. The chairman and vice-chairman of the SRB shall be appointed by the city manager to serve at his pleasure.

Section 2:

This Ordinance shall become effective from and after the date of its adoption.

Adopted on the ___ day of _____, 2016.

Anne P. Stedman, Mayor

ATTEST:

Amy Falowski, City Clerk

(SEAL)