

# City of Port St. Lucie

## City Council

### Meeting Minutes

121 SW Port St. Lucie  
Blvd.  
Port St. Lucie, Florida  
34984

Shannon Martin, Vice Mayor, District III

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Jolien Caraballo, Councilwoman, District IV

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**Monday, July 12, 2021**

**6:30 PM**

**Council Chambers, City Hall**

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**1. Meeting Called to Order**

A Regular (Virtual) Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Vice Mayor Martin on July 12, 2021 at 6:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

**2. Roll Call**

Council Members

Present: Vice Mayor Shannon Martin  
Councilwoman Jolien Caraballo  
Councilman Dave Pickett  
Councilwoman Stephanie Morgan

**3. Invocation & Pledge of Allegiance**

The City Clerk gave the Invocation, and Vice Mayor Martin led the assembly in the Pledge of Allegiance.

**4. Proclamations and Special Presentations**

**4.a** Proclamation for Treasure Coast Waterway Cleanup Week

[2021-562](#)

Vice Mayor Martin read the Proclamation & presented it to Judith Sekscenski who urged the Public to sign up for the cleanup event on [www.tcwaterwaycleanup.com](http://www.tcwaterwaycleanup.com).

**4.b** 2021 Florida Legislative Session Final Report

[2021-497](#)

Ella Gilbert, Deputy City Attorney introduced Chris Carmody of Gray Robinson who provided a brief presentation. He explained the Policy updates for: impact fees, will not be able to be raised more than once every four years and not raise them by more than 25%; online sales tax, documentary stamp tax, home based business, and legal

advertising. He explained Port St. Lucie appropriation for the C-23 Water Quality Restoration and the General Appropriations: Visit Florida, Resilient Florida Trust Fund, Water Protection & Sustainability, Affordable Housing and Job Growth Grand Fund. He thanked the City's Team and State Representatives.

Vice Mayor Martin inquired about next session, to which Mr. Carmody replied that the session was taking place in September and felt that there would be legislation emphasis on Code Enforcement, Inspections, etc., due to the disaster at Surfside. He said it may be an interesting year due to reelections and redistricting. He felt that a big focus would be getting Florida back to work. Councilwoman Caraballo felt that it was not a great year for home rule and inquired if there would be full access to the building for the next Committee Weeks and Legislative Session, to which Mr. Carmody responded in the affirmative. Councilwoman Caraballo inquired as to when the City Council would receive a preliminary list of appropriation requests for discussion, to which the City Manager replied that they would be ready by the first City Council meeting of August. Councilwoman Caraballo stated that the City needed assistance with stormwater, to which Mr. Carmody replied that he was attending a webinar with DEP to explore opportunities. The City Manager thanked Mr. Carmody for providing guidance to staff during the pandemic. Vice Mayor Martin thanked the local delegation for their support.

**4.c** Discuss and Provide Feedback on St. Lucie County Public Transit System's Rebranding Strategy

[2021-554](#)

Clyde Cuffy, Permit Manager, introduced Diana Wesloski, St. Lucie County Director Community Services. Ms. Wesloski stated that the rebranding would help give the transit system a claim of distinction and added that the concept would be adopted by the St. Lucie County Commission on July 27th. She informed the City Council that the County received a grant of \$420,000 and would be implementing it in a tier fashion for the rebranding. Marni Roberts, BowStern, gave a brief presentation and explained the new rebranding including the logo and name for the St. Lucie County Public Transit System. The new logo consisted of a palette, brush, and lowercase letters which was easily read; the name is Area Regional Transit, "art". The palette will contain three paint daubs to represent the three services within the system and the vehicles will be covered in decorative wraps. She stated that they make mascots with the brush and palette, Hugh & Toni to help with public outreach.

Councilman Pickett inquired if contests could be held to swap out the bus wraps, to which Ms. Wesloski replied that there would a lottery selection and the art would be displayed on the buses and/or stops. Councilwoman Morgan appreciated how the artwork incorporated the whole county and voiced her excitement. Councilwoman Caraballo suggested that the art location be added to the wraps.

**5. Public to be Heard**

Richard Lawton spoke regarding his concerns on election issues in the country.

**6. Additions or Deletions to Agenda and Approval of Agenda**

Councilwoman Morgan moved to approve the Agenda with Item 10 b.) tabled to the July 26, 2021 City Council meeting. Councilwoman Caraballo seconded the motion. Under discussion, Councilwoman Morgan questioned why it was going to be tabled, to which the City Manager stated that staff wanted the item to be clear and decided to move it to the City Council meeting with the Site Plan item. Councilwoman Caraballo voiced her concerns over the item. The motion passed unanimously by roll call vote.

**7. Approval of Consent Agenda**

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. Under discussion, Councilwoman Caraballo voiced that she was glad to see that staff had the ability to apply for a grant to allow de-escalation for the Police Department and voiced that she wanted to provide the funding no matter the outcome of the grant. The motion passed unanimously by roll call vote.

- 7.a** May 17, 2021 Special Council and June 14, 2021 Regular Council Meeting Minutes [2021-564](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.b** Award Contract # 20210034 for James E. Anderson (JEA) Reverse Osmosis Water Treatment Membrane Replacement [2021-531](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.c** Approve Declaration of Surplus and Trade-In of Departmental Fixed Asset Item. [2021-541](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed

- unanimously by voice vote.
- 7.d** Approve Amendment #1 to Contract #20200113 for the Construction of the Sagamore Stormwater Treatment Areas - East & West. [2021-540](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.e** Termination of Restrictive Covenant Executed by Colleen J. Hageman and Richard J. Hageman with Respect to Lots 7 and 8, Block 1300, Port St. Lucie Section Twelve, and recorded in Official Records Book 1458, Page 2637, Public Records of St. Lucie County, Florida. [2021-555](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.f** Approve Econolite as a Sole Source Vendor for Signalization Products & OEM Parts. [2021-542](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.g** Approve Contract #20100116 Renewal #4 for the Small Utility Enterprise License Agreement for the Mapping Portion of the Utility Asset Management System. [2021-536](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.h** Approval for Port St. Lucie Police Department to Apply for the 2021 COPS Office Community Policing Development (CPD) De-Escalation Training Grant [2021-566](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.
- 7.i** Approve a Major Site Plan for Verano Pod G-2 Multifamily (P21-053). [2021-550](#)
- Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed

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unanimously by voice vote.

- 7.j** Award Contract # 20210008 to Engineering Design & Construction (EDC), Inc. for the Design & Permitting of the Hegener Drive Extension Phase II.

[2021-545](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

- 7.k** Designation of Acting Roles for Council during Vacancy of Mayor's Seat.

[2021-565](#)

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

Approval of the Consent Agenda

Councilwoman Morgan moved to approve the Consent Agenda. Councilman Pickett seconded the motion. The motion passed unanimously by voice vote.

**8. Second Reading of Ordinances, Public Hearings**

- 8.a** Ordinance 21-57, Public Hearing, An Ordinance of the City of Port St. Lucie, Florida, Amending Ch. 111, Art. II, Business Tax Regulations of the Code of Ordinances to Provide Adjustments in Fees

[2021-462](#)

The City Clerk read Ordinance 21-57 aloud by title only. Vice Mayor Martin opened the Public Hearing. The City Manager stated that the item was regarding the changing of the department name. Vice Mayor Martin asked if there was anyone who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-57. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-57. The motion passed unanimously by roll call vote.

- 8.b** Ordinance 21-58, Public Hearing, Abandoning a Portion of a Twenty (20) foot Utility and Drainage Easement affecting Lot 24, Block 2182, Port St. Lucie Section Thirty-Three, recorded in Plat Book 15, Page(s) 1, 1A to 1V, of the Public Records of St. Lucie County, Florida.

[2021-496](#)

The City Clerk read Ordinance 21-58 aloud by title only. Vice Mayor Martin opened the Public Hearing and asked if there was anyone else

who wished to speak on the item, to which there was no one, therefore the Public Hearing closed.

There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-58. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-58. The motion passed unanimously by roll call vote.

- 8.c** Ordinance 21-59, Quasi-Judicial, Public Hearing, An Ordinance Rezoning 0.74-acres of Property, Located at the Northwest Corner of SW Conant Avenue and SW Domina Road, From Single-Family Residential (RS-2) Zoning District to Warehouse Industrial (WI) for Property Legally Described as Port St. Lucie Section 31, Block 1711, Lots 23, 24, and 25 (P21-083).

[2021-491](#)

The City Attorney read the Quasi-Judicial Procedures into the record for Items 8 c). The City Clerk administered the Oath of Testimony to staff and other interested parties. The City Clerk read Ordinance 21-59 aloud by title only. Vice Mayor Martin opened the Public Hearing and inquired if there was any ex-parte communication, to which there was none.

(Clerk's Note: A PowerPoint was shown at this time.) Patti Tobin, Long Range Planning Administrator, stated that she had been sworn in and added that the official file was submitted to the City Clerk's Office 5 days before the meeting and requested that it be entered into the record. She explained that the item was proposing to rezone approximately .74 acres from Single-Family Residential to Warehouse/Industrial with a proposed use of a warehouse facility; the property was currently vacant. She showed an aerial, a conversion map & explained the Future Land Use, Zoning, and surrounding uses. She informed the City Council that it was consistent with Policy 1.1.4.13 and added that the Planning & Zoning Board had recommended approval.

Vice Mayor Martin inquired if there was any member of the Public who wished to speak on the item to which there was no one, therefore the Public Hearing was closed. There being no further discussion, Councilwoman Morgan moved to approve Ordinance 21-59. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-59. The motion passed unanimously by roll call vote.

- 8.d** Ordinance 21-60, Public Hearing, Authorizing the

[2021-507](#)

Conveyance of a portion of Real Property Described as Lot 10, Block 783, Port St. Lucie Section Eighteen, According to the Plat Recorded in Plat Book 13, Page 17, of the Public Records of St. Lucie County, Florida, to the Florida Department of Transportation for the Floresta Drive Improvement Project from Southbend Boulevard to Prima Vista Boulevard, and Authorizing the Mayor, the City Manager, or their designee, to Execute the Deed Transferring said Real Property.

The City Clerk read Ordinance 21-60 aloud by title only. Vice Mayor Martin opened the Public Hearing. The City Manager stated that this item was part of the Floresta Drive Corridor and the portion would be conveyed at the intersection where it intersections with Port St. Lucie Boulevard to FDOT. Vice Mayor Martin inquired if there was any member of the Public who wished to speak on the item to which there was no one, therefore the Public Hearing was closed.

There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-60. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Ordinance 21-60. The motion passed unanimously by roll call vote.

- 8.e** Ordinance 21-61, Public Hearing, An Ordinance Moving the Special Election to fill Council District Three Seat to run concurrently with the Special Election for the Mayor's Seat as allowed by the Florida Elections Code which preempts conflicting provisions of the City Charter and City Code.

[2021-535](#)

The City Clerk read Ordinance 21-61 aloud by title only. Vice Mayor Martin opened the Public Hearing. Vice Mayor Martin inquired if there was any member of the Public who wished to speak on the item to which there was no one, therefore the Public Hearing was closed.

There being no further discussion, Councilman Pickett moved to approve Ordinance 21-61. Councilwoman Caraballo seconded the motion. Under discussion, the City Council expressed support for a City Charter review. The City Clerk restated the motion as follows: for approval of Ordinance 21-61. The motion passed unanimously by roll call vote.

## **9. Other Public Hearings**

There was nothing scheduled under this item.

**10. First Reading of Ordinances**

- 10.a** Ordinance 21-62, An Ordinance Amending Chapter 152 of the City's Code of Ordinances Relating to Floodplain Management [2021-552](#)

The City Clerk read Ordinance 21-62 aloud by title only. There being no discussion, Councilwoman Morgan moved to approve Ordinance 21-62. Councilwoman Caraballo seconded the motion, which passed unanimously by voice vote.

- 10.b** Ordinance 21-63, An Ordinance Amending Title XV, "Land Usage", Chapter 158, "Zoning Code", Article XVII, "Appeals" of the Code of Ordinances of the City of Port St. Lucie (P21-099). [2021-512](#)

(Clerk's Note: This item was tabled under Item 6.)

- 10.c** Ordinance 21-64, An Ordinance Adopting an Areawide Speed Limit Reduction within Specified Neighborhoods of the City of Port St. Lucie [2021-561](#)

The City Clerk read Ordinance 21-64 aloud by title only. (Clerk's Note: A PowerPoint was shown at this time.) Laura Dodd, Planner II, explained that the item was proposing to adopt a speed limit reduction to 25 mph within 27 designated neighborhoods per a performed study. She stated that this a result of the multimodal plan which is to make the City more pedestrian friendly. Councilwoman Caraballo inquired if all the previously discussed neighborhoods were included, to which Ms. Dodd responded in the affirmative and added that additional data collection was ongoing.

Under Public to Be Heard, Richard Lawton voiced his opposition to this item since he felt that lowering the speed limit would agitate drivers and the cost to change the signs was too costly. Vice Mayor Martin replied that the item was ongoing and added that staff had received many complaints from residents regarding speeding in the neighborhoods. Councilwoman Caraballo thanked Mr. Lawton for his comments and explained the proposed item. There being no further discussion, Councilwoman Caraballo moved to approve Ordinance 21-64. Councilman Pickett seconded the motion, which passed unanimously by voice vote.

**11. Resolutions**

- 11.a** Resolution 21-R80, A Resolution of the City of Port St. Lucie, [2021-532](#)



Florida, Authorizing the City Manager, or his Designee, to Enter Into and Execute a Local Agency Program (LAP) Agreement with the State of Florida Department of Transportation (FDOT) Concerning the Construction of Sidewalk Improvements Within and Along NW Curtis Street from NW Prima Vista Boulevard to NW Floresta Drive.

The City Clerk read Resolution 21-R80 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R80. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R80. The motion passed unanimously by roll call vote.

- 11.b** Resolution 21-R81, Approving a Preliminary and Final Plat for Leafy Road Estates (P21-009)

[2021-557](#)

The City Clerk read Resolution 21-R81 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R81. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R81. The motion passed unanimously by roll call vote.

- 11.c** Resolution 21-R82, A Resolution of the City Council of the City of Port St. Lucie, Florida, Authorizing the City Manager to enter into an Interlocal Agreement between St. Lucie County and the City of Port St. Lucie, for the Design, Construction, Maintenance and Use of the Transit Transfer Facility located on SE Deacon Avenue and SE Belvedere Street.

[2021-549](#)

The City Clerk read Resolution 21-R82 aloud by title only.

There being no discussion, Councilwoman Morgan moved to approve Resolution 21-R82. Councilwoman Caraballo seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R82. The motion passed unanimously by roll call vote.

- 11.d** Resolution 21-R83, A Resolution to Appoint Alternate Board Member to Affordable Housing Advisory Committee (AHAC)

[2021-560](#)

The City Clerk read Resolution 21-R83 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve

Resolution 21-R83. Councilwoman Morgan seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R83. The motion passed unanimously by roll call vote.

- 11.e** Resolution 21-R84, Approving a Preliminary and Final Plat for Port St. Lucie Section 25, Replat of Lot 11, Block 24 (P21-102)

[2021-551](#)

The City Clerk read Resolution 21-R84 aloud by title only.

There being no discussion, Councilwoman Caraballo moved to approve Resolution 21-R84. Councilman Pickett seconded the motion. The City Clerk restated the motion as follows: for approval of Resolution 21-R84. The motion passed unanimously by roll call vote.

- 11.f** Resolution 21-R85, A Resolution of the City Council of the City of Port St. Lucie Authorizing the City to Join with The State of Florida and Other Local Governmental Units As a Participant in The Florida Memorandum of Understanding and Formal Agreements Implementing a Unified Plan

[2021-556](#)

The City Clerk read Resolution 21-R85 aloud by title only. Councilman Pickett moved to approve Resolution 21-R85. Councilwoman Caraballo seconded the motion. Under discussion, Councilwoman Caraballo voiced that the item was regarding the opioid issues. The City Attorney added that this Resolution was approving the settlements. Attorneys Cynthia Angelos and John Romano gave a brief update on the opioid litigation. Attorney Romano explained how the funds would be distributed.

The City Clerk restated the motion as follows: for approval of Resolution 21-R85. The motion passed unanimously by roll call vote.

## **12. Unfinished Business**

There was nothing scheduled under this item.

## **13. New Business**

- 13.a** Solid Waste Program Update and Discussion

[2021-544](#)

Carmen Capezzuto, Neighborhood Services Director, stated that there are issues with yard waste during this time of year and due to rapid growth, a pandemic, and a labor intensive pick up style by Waste Pro has caused staff to look to modify the ordinance to provide a high standard of service to the residents. He introduced Keith Banasiak, Waste Pro COO & Vice President who explained that their drivers had a hard job, therefore the company was having hiring issues and voiced

that Wastepro had to communicate better with residents and City staff. He stated that equipment and funding were not issues, but they had to heighten recruiting efforts.

Councilwoman Morgan thanked Wastepro workers and Mr. Banasiak for his time as well as appreciated the patience of the residents. Councilwoman Caraballo suggested a timeline for solutions to provide to the residents and requested that staff provide a directive on the ordinance. She also suggested that staff and Wastepro come up with different ways of communicating with the residents. Councilman Pickett inquired as to how many routes, drivers, helpers, and the number of shortages, to which Mr. Banasiak replied that he did not have the exact numbers but stated that they were short six routes on a daily basis. The City Council requested comparable cities' solid waste programs, and a timeline with a strategic plan to resolve the issues. Vice Mayor Martin looked forward to the ordinance changes and reminded the Public that changing the contract would not be easy, it would be time consuming and may cost the residents more money. Councilwoman Caraballo stated that the City Council needed solutions for the next time.

(Clerk's Note: A PowerPoint was shown at this time.) Mr. Capezzuto explained the actions taken by staff and proposed the Solid Waste Ordinance changes. Vice Mayor Martin inquired if staff was going to be able to enforce the ordinance, and voiced concern over using cubic yard measurements. Mr. Capezzuto replied that the Solid Waste Division contracted with the Behavioral Insights Team to discuss the educational piece and stated that staff had the ability to issue citations and would allow for residents to correct violations. He added that if there were issues Code Enforcement Officers could be used for enforcement. Councilwoman Caraballo stated that she wanted fines separated and kept under solid waste to deal with the issues directly. Mr. Capezzuto expressed that it would be a learning curve for the residents and needed to implement changes now. He said that they would hold one on one & stakeholder meetings and create long term solutions. Councilwoman Morgan reiterated that best practices from comparable cities was needed. The City Manager explained the timeline to the City Council and requested that the City Council allow staff to move forward with the nine proposed changes. The City Council requested a Special Meeting to discuss the Solid Waste Program.

There being no further discussion, Councilwoman Caraballo moved to approve Item 13 a.) with the nine proposed changes. Councilman

Pickett seconded the motion, which passed unanimously by roll call vote.

**13.b** Board Member Appointments to the Planning and Zoning Board

[2021-574](#)

Teresa Lamar-Sarno, Deputy City Manager, gave a brief background on the Board and stated that the Board no longer had District positions. She informed the City Council that the Planning & Zoning Board recommended four applicants and stated that the City Council had the right to appoint at their discretion. Councilwoman Morgan voiced her concerns over the fact that the Board did not have fair City representation. She reiterated that the City Council needed a Charter Review. Vice Mayor Martin replied by saying that the Planning & Zoning Board needed applicants that had experience and could perform effectively over district representation since that was the job of the City Council. Vice Mayor Martin and Councilwoman Caraballo stated that the process had been arduous and took too long. Councilwoman Morgan stated that if there were districts, the City Council could appoint/remove members quicker.

There being no further discussion, Councilwoman Caraballo moved to approve Item 13 b.). Councilman Pickett seconded the motion, which passed by roll call vote with Vice Mayor Martin, Councilwoman Caraballo, and Councilman Pickett voting in favor and Councilwoman Morgan voting against.

**14. City Manager's Report**

The City Manager stated that FreedomFest had been a success. He informed the City Council that there had been an incident where staff, the Police Department, and Martin & St. Lucie County Fire District stepped in to help a worker who was trapped in a water filled trench. He thanked the whole team and added that they would be recognized for their efforts. Councilwoman Caraballo inquired if there would be any issues with the smart signalization under Item 7 f.), to which Heath Stocton, Public Works Interim Director, responded in the negative.

**15. Councilmembers Report on Committee Assignments**

Councilwoman Morgan- She stated that on the 14th FDOT would be holding a workshop regarding Midway Road, Jenkins to Selvitz Road from 5:30 p.m. to 7:00 p.m. at the Fenn Center & a public meeting on the 22nd regarding the widening of the Turnpike. She stated that she was looking forward to the Retreat and encouraged a Charter Review as well as a discussion on reevaluating the Cameo Site for a Police/Public Works Training Facility.

Councilman Pickett- On the 30th he attended the Hands of St. Lucie County event, on the 4th he attended FreedomFest and on the 11th he attended an event at the VFW.

Councilwoman Caraballo- She updated the City Council on Spanish Lakes. She encouraged staff to be readily available for the senior citizens who are in need of assistance.

Vice Mayor Martin- She attended FreedomFest on the 4th and fireworks at Tradition. She informed the City Council that there were issues with the soccer clubs and hoped that it would not turn into a political issue. Therefore, herself and staff were going to meet to discuss a resolution & she would provide an update to the City Council at the Retreat. She stated that the Cameo Site was held for the Adventure Park because of the Turnpike frontage and felt that the Police Training Facility needed to stay on campus.

**16. Public to be Heard - (if necessary as determined by City Council at conclusion of public to be heard)**

**17. Adjourn**

There being no further business, the meeting was adjourned at 9:00 p.m.

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Sally Walsh, City Clerk

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Shanna Donleavy, Deputy City Clerk