



CITY OF RIO VISTA FIRE DEPARTMENT

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January 3, 2011

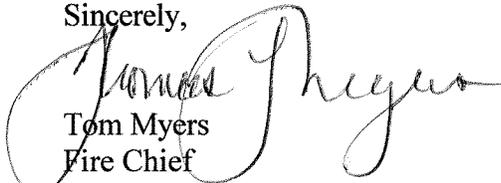
California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA. 95833

Dear Executive Director Walls,

In accordance with California Health and Safety Code Section 17958.7, the City of Rio Vista is filing the required information relative to its adoption of the 2010 California Fire Code (California Code of Regulations, Title 24, Part 9) with local amendments.

Enclosed is Ordinance No. 656, which includes the express findings and modifications or changes.

Sincerely,


Tom Myers
Fire Chief
Rio Vista Fire Department

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CALIFORNIA BUILDING
STANDARDS COMMISSION

ORDINANCE NO. 656

AN ORDINANCE OF THE CITY OF RIO VISTA ADOPTING BY REFERENCE THE 2010 EDITION OF THE CALIFORNIA FIRE CODE, AS AMENDED, BY REPEALING AND REPLACING CHAPTER 8.20 OF THE RIO VISTA MUNICIPAL CODE

WHEREAS, the State of California Building Standards Commission adopts the model codes and state amendments pertaining to the construction, alteration, and maintenance of buildings on a three year cycle; and

WHEREAS, the California Building Standards Commission published the 2010 Edition of the California Fire Code ("2010 California Fire Code"), in June 2010; and

WHEREAS, the 2010 California Fire Code becomes effective statewide on January 1, 2011; and

WHEREAS, special climatic, geologic, and topographical conditions exist in the City; and

WHEREAS, the City of Rio Vista ("City") wishes to adopt the 2010 California Fire Code and make more restrictive local amendments thereto as provided for in California Health & Safety Code section 18941.5, with such amendments being necessary to address those conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIO VISTA DOES ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council finds that in order to best protect the health, safety, and welfare of the citizens of the City of Rio Vista ("City"), the City Council should adopt the 2010 Edition of the California Fire Code. The City Council further finds that based upon the materials presented and the recommendations of the Fire Marshal, it is necessary to make these revisions in order to clarify procedural issues and to provide fire personnel with a better ability to protect the public. While it is understood that the adoption of such revisions may not prevent the incidence of fire, the implementation of these various revisions attempts to reduce the severity and potential loss of life, property and protection of the environment.

Under the provisions of Section 18941.5 of the California Health and Safety Code, local amendments must be based on climatic, geologic and topographical conditions. The following findings, required by Section 17958.7 of the California Health & Safety Code, address each of these situations and present the local conditions which, either singularly or in combination, justify the amendments to be adopted:

- A. TOPOGRAPHICAL: Topographical conditions are found in the City that increase the difficulty of combating fires. These include, but are not limited to, hilly areas with limited alley access that interfere with direct access to fires. City roadways are at times congested by both local and regional traffic. The Rio Vista Bridge and the Three Mile Slough Bridge cause significant access problems for fire equipment as they are open regularly for marine traffic. When they are not open they are two-lane with no refuge for traffic during an emergency response. State Route 12 bisecting the City is often lined with heavy traffic impeding the ability of fire apparatus to not only cross the highway but to travel along the highway to reach the western area of the City. These features impede the ability of fire equipment to quickly travel to the source of a fire incident. The City is also substantially surrounded by grassland, with more development extending from the urban center into these grass covered areas.
- B. CLIMATIC: Climatic conditions feature very hot and dry summers, with little or no rainfall between May and October. Humidity is typically low during this time. Furthermore, winds generated as air passes through the Carquinez Strait (the so-called "Delta Breeze") in the southwest are a prevalent condition, which can hamper firefighting efforts and increase the ferocity of a fire. In the winter months, heavy fog can cause emergency response times to increase due to lack of visibility. This increase in response times can result in an increase in the severity of fire incidents.
- C. GEOLOGIC: The City, situated in the Sacramento-San Joaquin Delta ("Delta") and abutting the Sacramento River, is subject to flood conditions. These flood conditions can limit access to buildings in the flood area, affect the availability of water for fire control, and cause fires. These flood conditions may onset due to seismic activity in the Delta area.
- D. ADMINISTRATIVE: This amendment is necessary for administrative clarification, and does not modify a building standard pursuant to California Health and Safety Code section 17958, 17958.7, and/or 18941.5.

The findings above are applicable to amendments to the 2010 California Fire Code as follows:

Code Section	Description	Finding
1.11.4.7	Additional Fees	D
101.1	Title of Fire Code	D
103.1	Bureau of Fire Prevention	D
104.10.2	Arson Investigators	D
105.5	Grounds to Revoke Permit	D
105.6	Operational Permits	A, B, C
108	Board of Appeals	D
109.3	Violations	D
111.4	Failure to Comply	D

502.1	Fire Apparatus Access Road	A, B, C
503.2.1.1	Parking	A, B, C
503.2.2	Modifications	A, B, C
503.2.3	Surface	A, B, C
503.6	Security Gates	A, B, C
505.1	Address Identification	A, B, C, D
507.5.1	Where Required	A, B, C
603.9	Gas Meter Identification	A, B, C
605.3.1	Labeling	A, B, C
605.11	Electrical Shut off Accessibility	A, B, C
901.4.5	Automatic Fire Extinguishing System Control Room	A, B, C
903.2	Where Required in New Buildings	A, B, C
Deletions to section 903.2	Related to Fire Sprinklers	A, B, C
903.3.1	Standards	A, B, C
903.6	Where Required in Existing Buildings	A, B, C
907.8.2	Record of Completion	A, B, C
2701.5.1	Hazardous Materials Management Plan	A, B, C
3301.2	Fireworks Manufacturing	A, B, C
3402.9.6.1	Geographic Limits	D
3406.2.4.4	Geographic Limits	D
3506.2	Geographic Limits	D
3804.2	Geographic Limits	D

Section 2. Adoption Of New Chapter 8.20. Chapter 8.20 of the Rio Vista Municipal Code concerning the adoption of the 2007 California Fire Code is hereby repealed and a new Chapter 8.20 of the Rio Vista Municipal Code is adopted as follows:

8.20.010. Adoption of the 2010 California Fire Code.

The 2010 Edition of the California Fire Code based on the International Fire Code, 2009 Edition, ("2010 California Fire Code"), including Chapter 1 and appendices Chapters 4, A, B, C, F, H, I, and J are hereby adopted by reference, as amended by the additions, deletions, and amendments contained in this Chapter.

8.20.020. Definitions.

A. Whenever the word "jurisdiction" is used in the 2010 California Fire Code it shall mean the City of Rio Vista.

B. Whenever the term "fire code official" is used in the 2010 California Fire Code, it shall mean the fire chief or his/her designee.

8.20.030. Section 1.11.4.7 of the 2010 California Fire Code Added—Additional fees. Section 1.11.4.7 of the 2010 California Fire Code is added to read as follows:

1.11.4.7 Additional fees. In addition to any fees expressly authorized under state law, the City may establish fees sufficient to recover its costs in administering this code. The schedule of fees shall be those established and adopted from time to time by resolution of the City Council, based on recommendations by the fire chief

8.20.040. Section 101.1 of the 2010 California Fire Code Amended—Title. Section 101.1 of the 2010 California Fire Code is amended to read as follows:

These regulations shall be known as the Fire Code of the City of Rio Vista, hereinafter referred to as "this code."

8.20.050. Section 103.1 of the 2010 California Fire Code Amended – Department of Fire Prevention. Section 103.1 of the 2010 California Fire Code is amended to read as follows:

The Bureau of Fire Prevention is established within the City of Rio Vista under the direction of the fire chief. The function of the bureau shall be the implementation, administration and enforcement of the provisions of this code, the National Fire Codes and, where necessary and appropriate, any fire or life safety provisions under state law, including the California Health & Safety Code and the California Penal Code, or the laws of the City of Rio Vista, not already covered by this Chapter.

8.20.060. Section 104.10.2 of the 2010 California Fire Code Added – General Authority (Arson). Section 104.10.2 of the 2010 California Fire Code is added to read as follows:

104.10.2 Arson. All sworn members designated by the fire chief to perform Fire Prevention Bureau or Fire Investigation Unit duties are hereby assigned as Fire/Arson Investigators and as such shall enforce the provisions of the California Penal Code as it pertains to arson. These members have peace officer status under 830.37 of the California Penal Code.

8.20.070. Section 105.5 of the 2010 California Fire Code Amended – Revocation. The following sentences shall be added after item #7 in Section 105.5 of the 2010 California Fire Code as follows:

The fire code official is further authorized to revoke any permit issued under the provisions of this code for any of the following reasons:

- (a) When deemed necessary for the protection of life, limb, or property; or
- (b) For the violation of any provisions of this code; or
- (c) For changing the occupancy, equipment, materials, processes, or other conditions in such a manner as to create a greater danger of fire or explosion or less protection than was present at the time of the issuance of such permit.

8.20.080. Section 105.6 of the 2010 California Fire Code Added – Required operational permits. The following operations are added to Section 105.6 of the 2010 California Fire Code and the remaining subsections renumbered accordingly:

105.6.6 Christmas Tree Lots. To operate a temporary or permanent Christmas Tree lot with or without flame-proofing services.

150.6.22 Haunted Houses. To operate a temporary or permanent haunted house.

150.6.43 Special Events. To conduct a special event which is not otherwise listed and in the opinion of the fire code official poses a fire or life safety concern to the public.

8.20.090. Section 108 of the 2010 California Fire Code Amended – Board of Appeals. Section 108 of the 2010 California Fire Code is amended to read in full as follows:

108.1 Appeals. A person appealing a decision under this chapter shall file a request with the fire chief who is responsible for processing the appeal. The appeal shall be in writing, stating the factual and legal grounds, and shall be filed within ten calendar days following the order, decision, or determinations made by the fire code official relative to the application and interpretation of this code. The fire chief shall notify the city manager of the appeal. The city manager shall set the matter for hearing before the City Council and notify the person appealing in writing of the time and place. The City Council shall conduct a hearing, prepare written findings of fact and issue a written decision on the matter, and preserve the complete administrative record of the proceeding. The City Council shall consider all relevant evidence presented by the appellant, the fire chief or other interested party. The decision of the City Council is final; it is reviewable by a court of competent jurisdiction.

108.2 Limitations on authority. An application for appeal shall be based on a claim that the intent of this code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The board shall have no authority to waive requirements of this code.

8.20.100. Section 109.3 of the 2010 California Fire Code Amended – Violation penalties. Section 109.3 of the 2010 California Fire Code is amended to read as follows:

Any person who violates any of the provisions of this code as adopted and amended herein or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate use under provision of this code, or an order by a court of competent jurisdiction, shall be guilty of a misdemeanor, punishable by a fine of not less than \$100.00, nor more than \$1,000.00 or by imprisonment for a period of time not to exceed one (1) year, or by both such fine and imprisonment. Each ten days that a violation continues after due notice has been served shall be deemed a separate offense.

8.20.110. Section 111.4 of the 2010 California Fire Code Amended—Failure to comply. Section 111.4 of the 2010 California Fire Code is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$100.00 dollars or more than \$1,000.00 dollars.

8.20.120. Section 502.1 of the 2010 California Fire Code Amended—Definitions. The definition of the term "Fire Apparatus Access Road" in Section 502.1 of the 2010 California Fire Code is amended to read as follows:

A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway. Alleys within the jurisdiction, whether privately-owned or City-owned, shall be designated as fire apparatus access roads by resolution of the City Council at the recommendation of the fire chief.

8.20.130. Section 503.2.1.1 of the 2010 California Fire Code Added—Parking. Section 503.2.1.1 of the 2010 California Fire Code is added to read as follows:

503.2.1.1 Parking. Parking is authorized on fire apparatus access roads as follows:

1. Roadways less than 28 feet (8534mm) in width, no parking permitted.
2. Roadways between 28 feet (8534mm) in width and less than 36 feet (10973mm) in width, parking permitted on one side only. Parking is permitted on the side of the street that is absent of any fire hydrants.
3. Roadways 36 feet (10973mm) in width or greater, parking is not restricted.

8.20.140. Section 503.2.2 of the 2010 California Fire Code Amended—Authority. Section 503.2.2 of the 2010 California Fire Code is amended to read as follows:

The fire code official shall have the authority to require an increase in the minimum access widths, the minimum vertical clearances, or both, where they are inadequate for fire or rescue operations.

8.20.150. Section 503.2.3 of the 2010 California Fire Code Amended—Surface. Section 503.2.3 of the 2010 California Fire Code is amended to read as follows:

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced with a permanent surface of asphalt or concrete.

8.20.160. Section 503.6 of the 2010 California Fire Code Amended—Security gates. Section 503.6 of the 2010 California Fire Code is amended to read as follows:

The installation of security gates or other structures or devices which could obstruct fire apparatus access roads or otherwise hinder emergency operations across a fire apparatus access road, are prohibited unless they are approved by the fire chief. Where automatic security gates are installed, they shall be equipped with approved emergency key-operated switches overriding all command functions and opening the gates. All automatic gates shall be equipped with a Knox box key switch, which will activate the gate when operated by the Knox key. The security gates and the emergency operation shall be maintained operational at all times. Automatic gates shall have a battery back-up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

8.20.170. Section 505.1 of the 2010 California Fire Code Amended—Address identification. Section 505.1 of the 2010 California Fire Code is amended to read as follows:

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. The approved minimum size dimensions of the numbers shall be as specified in Table 505.1.

Where a building is set back from the street or road fronting the property and where approved address numbers, building numbers or approved building identification may not be clearly identifiable due to distance from the street or roadway, or landscape, architectural, or other obstructions, approved address numbers, building numbers or approved building identification must be placed both at the driveway serving such building as well as on the building.

Any business or apartment building which affords vehicular access to the rear of the building through a driveway, alley way or parking lot, shall also display approved address numbers, building numbers or approved building identification on the rear of the building in a location approved by the fire code official.

A commercial or residential complex with a set of integrated buildings shall display an approved diagram of the premises which clearly indicates the location and address of each unit in the complex and such diagram shall be erected at the entrance driveways. In addition, the fire code official may require that individual buildings on the premises be identified.

An approved identification of multiple buildings within an industrial complex shall be required which clearly indicates each individual building in the complex. Identification shall be placed on each building in a size and location required by the fire code official.

Table 505.1

Distance to Building Address as Measured from the Street or Road Fronting the Property	Minimum Height of Number
25 Feet	3 inches
26-40 Feet	5 inches
41-55 Feet	9 inches
Over 55 Feet	12 inches

8.20.180. Section 507.5.1 of the 2010 California Fire Code Amended—Where required. Section 507.5.1 of the 2010 California Fire Code is amended to read as follows:

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).

8.20.190. Section 603.9 of the 2010 California Fire Code Added—Gas meter identification. The following sentence shall be added after the final sentence in Section 603.9 of the 2010 California Fire Code as follows:

All buildings providing natural gas service through more than one (1) service meter or through multiple service connections shall have individual gas shutoffs identified in a manner approved by the fire code official indicating areas or units served.

8.20.200. Section 605.3.1 of the 2010 California Fire Code Added—Labeling. The following sentence shall be added after the final sentence in Section 605.3.1 of the 2010 California Fire Code as follows:

All buildings providing electrical service through more than one (1) service meter or through multiple service connections, shall have each main electrical disconnect identified in a manner approved by the fire code official indicating areas or units served.

8.20.210. Section 605.11 of the 2010 California Fire Code Added—Electrical shut off accessibility. Section 605.11 is added to the 2010 California Fire Code to read as follows:

605.11 Electrical shut off accessibility. All buildings constructed after July 1, 2005, shall have main electrical shut off accessible to the exterior of the structure. This may be accomplished by placing the shut off on the building exterior, an electrical room with a door leading directly to the exterior or a remote electrical (shunt) switch on the building exterior.

8.20.220. Section 901.4.5 of the 2010 California Fire Code added—Automatic fire extinguishing system control room. Section 901.4.5 of the 2010 California Fire Code is added to read as follows:

901.4.5 Fire Control Room. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. Said room shall contain all system control valves, fire alarm control panels and other fire equipment required by the fire code official. Fire control rooms shall be located within the building at a location approved by the fire code official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room.

8.20.230. Section 903.2 of the 2010 California Fire Code amended—Where required in new buildings. Section 903.2 of the 2010 California Fire Code is amended to read as follows:

Approved automatic sprinkler systems shall be provided in the following new buildings and structures: All Group A, Group B, Group E, Group F, Group H, Group I, Group M, Group R, Group S, and Group U occupancies, as defined in the California Fire Code, Chapter 2, regardless of the type of construction or square footage. Any occupancy not specifically mentioned shall be included in the group which it most nearly resembles based on the proposed life and fire hazard.

Exceptions:

1. Private garages, carports, and sheds not exceeding 1,000 square feet (93 m²) that are detached and separate from other structures and provided with exterior wall and opening protection as per the 2010 California Building Code as adopted and amended, Chapter 704-715 for Group U-1 occupancies.
2. Sheds exceeding 1,000 square feet (93 m²) but not exceeding 3,000 square feet (278 m²) shall not require fire sprinklers at the discretion of the Fire Chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.
3. Agricultural buildings as defined in Appendix C of the 2010 California Building Code not exceeding 2,000 square feet (186 m²), not exceeding 25 feet (7620 mm) in height, having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, and located in an agricultural zone or as exempted by the Fire Chief. Additionally, agricultural buildings exceeding 2,000 square feet (186 m²) but not exceeding 5,000 square feet, not exceeding 25 feet (7620 mm) in height, having a clear unobstructed side yard exceeding 60 feet (18,280 mm) in all directions, and located within an agricultural zone,

shall not require fire sprinklers at the discretion of the Fire Chief when the applicant demonstrates that the applicant's proposal does not increase the fire hazard or fire load.

4. Groups B, M, S, and U Occupancies not exceeding 1,000 square feet (93 m²) that are detached and separate from other structures and provided with exterior wall and opening protection as per Chapters 704-715 of the 2010 California Building Code.
5. Greenhouses of non-combustible construction.

8.20.240. Sections 903.2.1, 903.2.2, 903.2.3 (except 903.2.3.1), and sections 903.2.4 through 903.2.10 of the 2010 California Fire Code deleted—Where required. Sections 903.2.1, 903.2.2, 903.2.3 (except 903.2.3.1), and sections 903.2.4 through 903.2.10 of the 2010 California Fire Code are deleted in their entirety.

8.20.250. Section 903.3.1 of the 2010 California Fire Code amended—Standards. Section 903.3.1 of the 2010 California Fire Code is amended to read as follows:

Sprinkler systems shall be designed and installed in accordance with current fire department standards and Section 903.3.1.1, unless otherwise permitted by Sections 903.3.1.2 and 903.3.1.3.

8.20.260. Section 903.6 of the 2010 California Fire Code amended—Where required in existing buildings. Section 903.6 of the 2010 California Fire Code is amended to read as follows:

Approved automatic sprinkler systems in existing buildings and structures shall be provided in the locations described in Sections 903.6.1 through 903.6.6.

903.6.1 Addition to floor area. An automatic sprinkler system shall be installed throughout every building or structure when a building permit is issued for an addition to the floor area in existence on the effective date of this ordinance of twenty percent (20%) or more within a 12-month period and the aggregate floor area of the building exceeds 3,599 square feet (334.48m²)

903.6.2 Alterations or repairs. An automatic sprinkler system shall be installed throughout every building or structure exceeding 3,599 square feet (334.48m²) when a building permit is issued for alterations or repairs and, within any 12-month period, such alterations or repairs exceed fifty percent (50%) of the assessed value of the existing building or structure.

Exception:

1. One- and two-family dwellings.

903.6.3 Dwelling alteration. An automatic sprinkler system shall be installed in any dwelling when a building permit is issued and the work to be done includes any alteration, replacement, or rebuilding of more than fifty percent (50%) of the exterior walls with the exception of the replacement of wall coverings.

903.6.4 Special conditions. The Fire Chief may require the installation of an automatic sprinkler system throughout an existing building or structure when:

1. There is a change in the character of the occupancy or use of any building or structure which increases or may cause to increase the hazard of fire or threat to life or safety.
2. Any alteration or change in the use of a building or structure or portion thereof changes access to the property so as to impede the fire department's ability to control a fire.

903.6.5 Pyroxylin plastics. All structures occupied for the manufacture or storage of articles of cellulose nitrate (pyroxylin) plastic shall be equipped with an approved automatic fire-extinguishing system where required in Chapter 46.

903.6.6 Group I-2. An automatic sprinkler system shall be provided throughout Group I-2 fire areas where required in Chapter 46.

8.20.270. Section 907.8.2 of the 2010 California Fire Code amended—Record of completion. Section 907.8.2 of the 2010 California Fire Code is amended to read as follows:

A serially numbered certificate from an approved nationally recognized testing laboratory shall be provided for all required fire alarm systems indicating that the system has been installed in accordance with the approved plans and specifications and meets NFPA standards. Certification shall be required for all new systems to be installed after July 1, 2003. All existing systems must obtain certification in a reasonably prompt manner, as determined by the fire code official. A copy of the certification must be provided to the fire code official at no cost.

8.20.280. Section 2701.5.1 of the 2010 California Fire Code amended—Hazardous Materials Management Plan. The following sentences shall be added after the final sentence in Section 2701.5.1 of the 2010 California Fire Code as follows:

When a business which handles hazardous materials is required to complete a HMMP, the fire code official may require the installation of a secured box containing a copy of the HMMP at the primary facility entrance or fire control room as required by the fire code official. This box shall be waterproof and capable of holding the document in a rolled condition without folding. Other characteristics of the box may be approved by the fire code official. Businesses which handle an "extremely

Section 6. Inconsistency. To the extent that the terms of provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance(s), motion, resolution, rule, or regulation governing the same subject matter thereof and such inconsistent and conflicting provisions of prior ordinances, motions, resolutions, rules, and regulations are hereby repealed.

Section 7. Effective Date. This Ordinance shall go into effect and be in full force and effect upon the latter of (1) at 12:01 a.m. on the 31st day after its passage or (2) January 1, 2011.

Section 8. Filing. The Fire Chief, or his or her designee, shall transmit a copy of this Ordinance to the California Building Standards Commission for filing.

This Ordinance was introduced at a meeting of the City Council held on November 4, 2010, and passed and adopted by the City Council of the City of Rio Vista on the 18th day of November, 2010 by the following roll call vote, to wit:

AYES:	COUNCILMEMBERS	Jones, Krebs, Norman, Richards, and Mayor Vick
NOES:	COUNCILMEMBERS	None
ABSENT:	COUNCILMEMBERS	None
ABSTAIN:	COUNCILMEMBERS	None

Jan Vick, Mayor

ATTEST:

Carolyn Parkinson, MMC
Interim City Clerk