

TOWN COUNCIL MEETING NO. 661, DECEMBER 8, 2004

ROLL CALL

Mayor Comstock called the meeting to order at 8:01 p.m. and led the Pledge of Allegiance. Ms. Howard called the roll:

Present: Councilmembers Davis, Driscoll and Toben, and Mayor G. Comstock
Absent: Councilmember Merk
Others: Dep. Town Planner Vlastic, Town Attorney Sloan, Town Administrator Howard, and Deputy Clerk Hanlon

ORAL COMMUNICATIONS

Bill Lane, Westridge, complimented the Town on the resurfacing/re-stripping of Portola Road. He suggested re-stripping the section between the church and Town property.

Ed Wells, Naranja Way, read his letter of 12/8/04, noting that a statement attributed to him in the 11/10/04 issue of *The Almanac* was a fabrication. He said he appreciated the dedication and hard work of the Council.

SallyAnn Reiss reminded the Council that the Town's volunteer appreciation party would be held on Friday.

PRESENTATION

- (1) Recognition of 5-Year Anniversary of Building Official, Brent Hipsher and Maintenance Worker II, Scott Weber

Mr. Young described Mr. Hipsher's work for the Town, noting that he was a very knowledgeable building inspector and well-respected in his field among other municipalities. He said Mr. Hipsher represented the Town well and helped with many Town projects. He thanked Mr. Hipsher for being a valuable team player. Mayor Comstock presented Mr. Hipsher with a plaque recognizing his service. Mr. Hipsher expressed his thanks.

Mr. Young described Mr. Weber's many duties and work for the Town. He said Mr. Weber was versatile and flexible and that it was a pleasure to work with someone so dedicated to the Town. Mayor Comstock presented Mr. Weber with a plaque. Mr. Weber said it was a pleasure to work for the Town.

REORGANIZATION OF THE TOWN COUNCIL

Mayor Comstock said it had been a pleasure to work with his colleagues on the Council and staff.

Councilmember Driscoll nominated Ed Davis as Mayor and Steve Toben as Vice Mayor. Mayor Comstock seconded the motion, and it passed by a vote of 4-0.

CONSENT AGENDA

By motion of Councilmember Driscoll, seconded by Councilmember Toben, the items listed below were approved by the following roll call vote:

Ayes: Councilmembers Comstock, Driscoll and Toben, and Mayor Davis
Noes: None

- (2) Warrant List of November 24, 2004, in the amount of \$154,978.48.
- (3) Warrant List of December 8, 2004, in the amount of \$549,582.98.
- (4) Resolution No. 2148-2004 Approving and Authorizing Execution of Amendment No. 4 to the Town Administrator Employment Agreement Between the Town and Angela Howard, per Deputy Town Clerk's memo of 12/3/04.

REGULAR AGENDA

- (5) Minutes of Special Council Meeting on November 3, 2004 (Removed from Consent Agenda)

Councilmember Driscoll submitted changes to the minutes of the 11/3/04 meeting. Ms. Howard said staff would make the changes and bring the minutes back for approval.

- (6) Minutes of Council Meeting on November 10, 2004 (Removed from Consent Agenda)

Councilmembers Comstock and Toben submitted changes to the minutes of the 11/10/04 meeting. By motion and second, the minutes were approved as amended by a vote of 4-0.

- (7) Green Building Information & Checklist Update (Moved up on agenda)

Carol Borck reviewed her memo of 11/19/04 on green building information and the checklist. She said the Town had received very positive input on staff's efforts to provide information and guidance on green building to both residents and local architects. She encouraged the Council to support use of the green building checklist with ASCC applications.

Councilmember Comstock thanked Ms. Borck for her efforts. Ms. Howard described Ms. Borck's work on this issue. Ms. Borck noted that the checklist was one of the most frequently downloaded documents on the website. Councilmember Comstock discussed use of flyash in concrete. He wanted to encourage architects, contractors and owners to give more serious consideration to its use. Responding to Councilmember Toben, Mr. Hipsher said a stamp could be developed for the plans that encouraged/recommended the use of flyash concrete. Responding to Councilmember Driscoll, he said flyash was a 25-30% markup on concrete. Councilmembers Comstock and Driscoll agreed it should be encouraged.

- (8) PUBLIC HEARING: Zoning Ordinance Amendments to Floodplain Combining District

Mr. Vlasic reviewed the staff report of 11/30/04 on the proposed amendment to Chapter 18.32 of the Zoning Ordinance, Floodplain Combining District.

Mayor Davis opened the public hearing, and there were no comments.

Councilmember Toben moved first reading of title, waive further reading, and introduction of Ordinance No.

2004-____ Amending Chapter 18.32 [F-P (Floodplain) Combining District Regulations] of the Portola Valley Municipal Code. Councilmember Driscoll seconded, and the motion carried 4-0.

(9) Town Center Master Plan Concept – Next Steps

Ms. Howard reviewed her memo of 11/29/04 on proposed action items for the next phase of the Town Center project. She discussed staff's recommendation to hire Hulbert and Associates to appraise the buildings (item #1).

Referring to the proposal from Hulbert and Associates, Councilmember Comstock said he concurred that it would not be likely that the "Income Approach" would yield meaningful information. However, the "Cost Approach" implied that you started off with what it would cost to build an equivalent building today. Taking into account the age of these buildings, the appraiser would deduct depreciation from that. He did not believe that was a sound method for valuing these buildings. The value of something was what a knowledgeable person was willing to pay for it. That had to be the fundamental basis of any appraisal. Under ordinary circumstances, he did not question the three standard methods available to appraisers for determining the value set forth in Mr. Hulbert's proposal. But, this was not a standard case. It involved the structures and not the land. Secondly, these buildings were in a very unique location. It would be unlikely that the appraiser could find comparables that would be applicable. This happened to be one of the very few built up areas along the San Andreas Fault. Hayward, for example, got rid of their buildings on the fault and moved away. He reiterated that he thought the "Cost Approach" was a very backward way of getting something. Responding, Ms. Sloan said the "Cost Approach" was the cost minus the depreciation. She did not think it referred to replacement cost. Councilmember Comstock suggested that be spelled out. Additionally, he suspected that the real value of these buildings would lie in their salvage or scrap value. One could estimate how many pounds of steel there were in those buildings and arrive at a very fair appraisal of their value. Or, there might be an individual who thought these buildings were just what he needed for his purposes. If he wanted to move the buildings, he would be willing to pay something for them. He questioned whether appraisers had a lot of experience with that—no matter how many years they had been in the business. He was concerned about whether this appraiser could provide a realistic value.

Councilmember Driscoll said the Council should not do anything that gave the appearance of spinning the value of these buildings one way or another. A professional appraiser should be hired to do a professional appraisal without the Council telling him how to do it. While he was interested in hearing more about what the "Cost Approach" was, he preferred to hire the appraiser and just let him do his job. Councilmember Toben concurred.

Councilmember Comstock wanted some assurance that what the appraiser came up with would be based on a sensible and reasonable approach—not something that was pulled out of a handbook because it was a standard method.

Ms. Sloan agreed this was an unusual situation. However, this firm had been in business for thirty years. They must have run into other unusual situations. She said she would ask for more information about the three methods cited and about scrap value. Mr. Hulbert could expand his proposal, but staff felt he should get started doing the work.

Mayor Davis said he had called other communities and asked about this particular firm. It was highly recommended for its expertise and professionalism.

SallyAnn Reiss, Golden Oak, said the next thing the Council would have to do would be to prove that the cost estimates for retrofitting the buildings were correct. She felt that the Council's gut instinct, which was

based on the knowledge gained throughout the process, was correct. If this went back and forth, it would take ten years.

Kevin Webster, Westridge, said houses were worth nothing—the property was everything. He questioned why it was not being assessed. What it would cost to rebuild the buildings as currently constructed was the value—not what you paid for it 15 years ago. The land had appreciated—not the structures.

Allan Brown, Goya Rd., said how to value buildings in the floodplain in Palo Alto was clearly spelled out in the Uniform Building Code and referenced in various other codes that had to do with flood control. He thought there was something similar for buildings not in the floodplain that were being retrofitted. In order to come up with a fair cost, you should not decide that these buildings needed retrofitting up to the 50% level. It should just be how much it would cost to build them. These buildings were built under the Field Act, which was passed after severe earthquakes damaged buildings in Santa Barbara and Long Beach. School buildings in CA were built to very high standards beginning in the late '30s and early '40s and continuing to this day. The substantial change that took place made them head and shoulders above all other buildings being built until the recent ten years. These buildings were very sturdy; they were structurally sound and operated very well. The buildings had substantial value. What their value was today needed to be determined.

Bernie Bayuk, Paloma Rd., asked if the Act that allowed up to 50% refurbishment defined value. If not, value was pretty subjective. Value was what someone would pay for it. But, what someone would pay for it depended on what you would let them do with it. It was a re-zoning question. Responding, Ms. Sloan said that was not the case. Valuation of the building was not based on zoning.

Arthur Graham, Westridge Dr., discussed potential legal action against the Town that could result from the appraisal--whatever method the appraiser used. Ms. Sloan said a smart attorney could challenge anything. However, no one on the Council or staff would want to make an appraisal or hire someone who wasn't certified. She felt hiring a certified appraiser was a safe harbor against any attack in determining value.

Marcus Beverly, ABAG, said in 1999 ABAG conducted appraisals of all the cities--including the Town of Portola Valley--and replacement costs had been determined. Replacement cost was not the measure of value that was talked about in the ordinance. There were two measures. The first was what a willing buyer would pay a willing seller based on all the knowledge available to both parties—similar to what Councilmember Comstock was talking about. Another value was replacement cost less depreciation. It was not the replacement cost of the building.

Councilmember Driscoll moved to approve Resolution No. 2149-2004 Approving and Authorizing an Agreement Between the Town and Hulbert & Associates and to request additional information on the “Cost Approach” prior to the next meeting. Councilmember Toben seconded, and the motion carried 4-0. Ms. Sloan reviewed her memo(s) of 12/1/04 on the Alquist-Priolo Act.

Councilmember Driscoll read from the Alquist-Priolo Act:

“The Legislature declares that the provisions of this chapter are intended to provide policies and criteria to assist cities, counties, and state agencies in the exercise of their responsibility to prohibit the location of developments and structures for human occupancy across the trace of active faults....”

While he was willing to continue with the valuation, etc., that was a very strong, black and white statement. He would be stunned to receive information in the next couple of months that caused him to change his

mind that upgrading these buildings was a bad idea and should not be done.

Ms. Sloan noted that originally the law accepted all buildings that were built before May 4, 1975; if they existed, they could be altered, renovated, or added onto. The law was changed explicitly in October of 1993

to change that exception to the 50% valuation question.

Mayor Davis said earthquake hazard terms were used by laymen somewhat loosely. There was a distinctive nature of the risk here, which was different from the normal earthquake risk of shaking, etc. This was a situation where buildings sat across a rupture zone. No building code today effectively would permit that. As well built or not as these buildings were 30-50 years ago, they could not stand against a rupture zone. A couple of years ago, the plan was to retrofit and upgrade. But, unfortunately, it was found that the faults were real. With respect to Mr. Brown's comments, he said the Field Act required buildings to be built up to 40% stronger than the standard building code. These buildings were built to the 1947-8 building code. Even though these were outstanding buildings, built above the standards of 1948, they were nowhere near the standards for buildings being built for ordinary use. They were substantially and dramatically substandard. The Field Act made these buildings stronger than other buildings in 1948, but subsequent to that, there had been multiple earthquakes and almost a dozen building code increases. These buildings were nowhere near what they needed to be in terms of strength.

Mr. Brown said the goal had changed. When the Field Act was passed, the goal was to prevent collapse and major injury or death. Around 1989-90, the goal changed to "no structural damage." Mayor Davis disagreed. Councilmember Driscoll said buildings were designed to three different standards by structural engineers including: 1) life safety; and 2) full functionality after the earthquake. The standards of these buildings were not being changed. There was only one section of the Town Center that would be designed for full functionality after the earthquake and that was the emergency operations center. The rest of the buildings would be designed not to collapse (i.e., life safety).

SallyAnn Reiss said a lot of people were holding on to their sentimental attachment to these buildings. She described the MUR kitchen, which she thought was disgusting. She felt a large portion of the community supported the decision to do something about these buildings.

Bernie Bayuk said everyone wanted a good Town Center. But, he thought it would be worthwhile to find out what it would cost compared to what it might cost to refurbish to the 50% level. By not getting that difference, no one would know how much more or less the new Town Center would cost. A believable, viable estimate of what it would cost to refurbish these buildings to the 50% limit was needed in order for the taxpayers to know what they would have to put out to get a new Town Center.

Continuing with her memo, Ms. Howard discussed the Town's exposure to liability and the ability to have insurance through ABAG (item #3). She noted that Marcus Beverly and Jeanne Perkins of ABAG were here to answer questions about their letter of 12/3/04. Responding to Councilmember Driscoll, Mr. Beverly said a proposal to exclude claims arising out of use of any structures located within 50' of a known active fault trace would be on the Risk Management Committee's agenda for the meeting to be held in one week. This would also be reviewed by the Executive Committee in March or April of next year. It would take full Board action to take this action. The next Board meeting was scheduled for May, but there would be special meetings before then where this issue might be agendized. Councilmember Driscoll asked that ABAG give the Town some time to consider alternate options including transitioning to the new buildings. Responding to questions, Mr. Beverly said the liability coverage did not exclude earthquakes; earthquake-related liability claims were potentially covered.

Responding to Councilmember Toben, Mr. Beverly said the \$5,000,000 provided by the Plan was a self-

insured pool of the cities and towns. The second \$5,000,000 was provided by an insurance carrier, the AIG Companies. The Town could purchase excess insurance above that, but it would not be part of the group. There was the potential that the group might raise the \$5,000,000 self-insured group level at some point within the next 5 years. He said he had a fiduciary obligation to go to the Town's fellow cities and towns and

explain the risk the Town had taken with their eyes wide open that other cities didn't have and shouldn't accept. Additionally, ABAG was aware of the unique circumstances the Town faced. The reason he had not come to the Town before now was that he had been assured that the Town would act. Patience was wearing thin. He was also sorely disappointed with any citizen of any town who would place replacement costs, remediation costs, etc., over and above people's lives. The first priority of government was to protect its citizens. It saddened him to think that any citizen of the Town would place dollars over lives.

Mr. Brown said risks were taken by people every single day. You drove to work and did all kinds of things that put you in tremendous risk. You couldn't eliminate all those risks. In this case, there was a very small chance that there would be a split in one of these buildings within the next 100 years. He questioned why people should support tearing down the buildings and building new buildings that were still within the relative range of a valley that was caused by earthquake faults.

Mr. Beverly agreed the risk of driving home was greater than the risk of sitting in the Schoolhouse when an earthquake happened. That did not mean that he would buy his 16-year-old daughter a Ford Pinto with no seatbelts to drive around in. Additionally, it was also his understanding that one of the gentlemen who was spearheading this was a former mayor of the Town who was on the Council when a tough ordinance was passed. This same person is essentially ignoring what had been accomplished and recommended in the past. He asked to hear reasons why remediating any of these buildings was a good idea.

Arthur Graham said it was far less costly. These buildings could be retrofitted so that there was life safety even if there was structural damage. He questioned why ABAG hadn't bothered the Town 10-15 years ago.

Councilmember Driscoll said there may be disagreement about the importance of safety versus dollars, etc. But, our insurance carrier is telling us that we're not going to get covered. What had changed in the last five years was the knowledge of the nature of this fault. Mayor Davis added that the Town now had more knowledge about the rupture faults which it did not have before. That changed the dynamics—both by the law and the risk factor. Describing the Town's ordinances, he said this was now a known fault trace.

Jeanne Perkins, ABAG, said there was over a 50% chance that something would happen on the San Andreas Fault in this area in the next 100 years. This was not some miniscule percentage. There were also photographs of the 1906 rupture in this area. Additionally, in order to know where the fault was under the buildings, you would have to tear down the buildings.

Continuing with her memo, Ms. Howard said another requirement would be the preparation of the Environmental Initial Study (item #4). Referring to the Town Planner's proposal dated 10/28/04, she asked if Council wanted to use the Town Planner and Siegel and Strain or use an independent consultant.

Councilmember Toben said that with this project, local knowledge was extremely important. He strongly favored using the Town Planner. Councilmember Driscoll agreed. Responding to Councilmember Comstock, Ms. Howard said the Planner's fee would be \$15,000; the architect's fee for the reports necessary to do the study was estimated at \$50,000. This would not include any test borings.

Ms. Howard reviewed the memo from Siegel and Strain dated 11/21/04 on the scope of services to advance the design of the Master Plan (item #5). She said this would be independent of the work going on for the Environmental Initial Study. Responding to Councilmember Comstock, she said a rough estimate was

\$300,000-\$350,000 for the entire design of the site. After discussion, Council requested the item be agendaized for the next meeting.

Continuing with her memo (item #6), Ms. Howard said a Fundraising Steering Committee would need to be appointed. The committee would include fundraising management consultants who would do the feasibility study, etc. Some proposals had been received, which the committee would review. She noted that Councilmember Toben volunteered to be the liaison.

Councilmember Toben recommended that the scope of work for the committee be broadened. More public outreach needed to be done to present the case for this program. The Town needed to continue to describe the rationale, logic behind the new scheme, and the vision/possibilities that this presented for the Town. Fundraising should be a component, but there should be functions pertaining to the message/public outreach. He said Gary Nielsen had done some nice preliminary work on this, and he hoped Mr. Nielsen would continue.

Responding to Councilmember Driscoll, Ms. Howard said the two consultants' proposals received were in the \$28,000-\$32,000 range. That would include the feasibility study and help with preparing the information that would go out. Councilmember Toben said he felt the estimate was in line. The business of charitable fundraising was very sophisticated, and consultants' expertise was needed.

After discussion, Councilmember Driscoll suggested he and Mayor Davis be responsible for the schematic design and Initial Study component and that Councilmembers Comstock and Toben be responsible for the fundraising/public information component. Councilmember Toben said SallyAnn Reiss had agreed to assist with public outreach. He added that he felt supporters of the library would be absolutely central in making the case for the new project. A member of Friends of the Library, Councilmembers, and Bill Lane discussed the importance of the library and its constituency to the Town Center project.

Continuing with her memo (item #7), Ms. Howard said she would be working with the Finance Committee to come up with financing strategies, which would be presented to the Council.

On the discussions with the Church (item #8), Councilmember Driscoll said there was nothing new to report.

With respect to the Phasing Plan (item #9), Ms. Howard confirmed for Councilmember Driscoll that this would be part of the scope of work of item #5 but would be a separate item for Council discussion.

Ms. Howard reviewed the Project Manager functions (item #10). Responding to Councilmember Driscoll, she said the scope of work for the Project Manager was quite broad; he would work with the Town throughout the entire project—including the design phase. Councilmember Driscoll wanted to ensure that the Town didn't hire consultants to oversee consultants without proper oversight.

SallyAnn Reiss pointed out errors in the building labels on the map in the Newsletter depicting the new Town Center. She suggested letting people know by word of mouth that there were errors and that the correct map was on the Website. Councilmembers discussed quality control in the communication process/mailings.

COUNCIL, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(10) Change in Parks and Rec Committee Charter

Referring to the proposed charter, Councilmember Toben said the essential change was that the Parks and Rec Committee would no longer be responsible for organizing and carrying out the annual Town picnic and holiday party. This had been under discussion for a long time. Over the years, Parks and Rec had a greater focus on the organized athletic leagues/sports; the Town picnic and holiday party were no longer attractive to this Committee. Additionally, there were other assets in the community that if mobilized properly might be brought in to take responsibility for these functions. There was, however, no certainty of that, and he wasn't

sure who would be running those two events. Currently, Ms. Reiss was shouldering the burden for the holiday party.

SallyAnn Reiss, Parks and Rec, said she had done the picnic and holiday party but did not have any support from the Committee. She felt those activities were assigned to the wrong spot. There were other people who were interested in doing that sort of thing. Responding to Councilmember Toben, she said it was hoped that the Community Events Committee would take on the picnic and holiday party.

Referring to the proposed charter, Councilmember Driscoll questioned whether other committees listed drafting a committee budget in their charters. Responding, Ms. Reiss confirmed that the intent was for the Committee to draft and recommend a Committee budget for Council's approval. Responding to Councilmember Comstock, she said the picnic was a huge social event—not an informal gathering.

Responding to Ms. Reiss, Councilmember Toben discussed functions that the Council expected the Committee to perform, such as developing a field use policy and establishing a fees policy. The Committee could more efficiently do the research and denote the arguments on both sides. Whether the soccer field should have artificial turf, the design/organization management of the playground, etc., were additional issues. Responding to Councilmember Comstock, Councilmember Toben confirmed that Parks and Rec had had a lot of discussion about future athletic uses inside the MUR. Responding to Ms. Reiss, Councilmember Driscoll said the Council would hear the Committee's advice on any issue the Committee wanted to weigh into. There were gray areas and overlap within the Town's committees—for example, when a trail passed a baseball field.

Ms. Reiss discussed her vision for the Community Events Committee, which she felt should be more of a social committee. She noted that the Parks and Rec Committee wanted to keep in better touch with the Public Works Director as indicated in the proposed charter. She confirmed for Councilmember Toben that the charter (item #5) should read "semi-annual reports" rather than "bi-annual reports" from the Rec Facilities Coordinator, etc.

Ms. Howard noted that Mr. Young had little to do with the recreational facilities. He also had a number of other committees that he had to liaise with. She felt the contact should be the Rec Facilities Coordinator. Ms. Reiss said the Committee wanted to have visibility about what was going on with all the parks and fields within the Town. After discussion, Ms. Howard said she would work to ensure staff was represented at the Committee meetings. Councilmember Toben suggested deleting the specific job titles in items 5 and 6 of the charter. Ms. Reiss said she would take it back to the Committee.

(11) Reports from Commission and Committee Liaisons

(a) Joint Historic Resources/Cultural Arts Committee Meeting

Councilmember Toben said a joint meeting had been held to discuss a proposal by the Whites to donate the Chilean Woodchopper's House to the Town. Three issues were: 1) cost to relocate and retrofit; 2) location; and 3) the White's request for replacement building.

(b) Airport Roundtable

Councilmember Toben said the Airport Roundtable was very interested in the letter sent to neighboring communities about the violations of the over-flight standard.

(c) Housing Questionnaire

Councilmember Comstock said a first pass had been made at analyzing 17 of the 80 returned housing questionnaires.

(d) Traffic Committee

Mayor Davis said Wil Patterson was retiring from the Committee after 16-17 years. He noted that Mr. Patterson had been honored two years ago at the Town party.

(e) Committee/Commission Liaisons

Mayor Davis asked that those who wanted to keep their liaison positions let him know. He suggested he and outgoing Mayor Comstock shift their liaisons. Additionally, for the Town Center Project liaisons, he suggested Councilmember Toben move over to the fundraising/financing/communication function.

WRITTEN COMMUNICATIONS

(12) Town Council 11/12/04 Weekly Digest

(a) Litter at John's Valley Foods

Referring to the letter from Jason Schmidt of 11/6/04, Ms. Howard said a response was included in the 11/19/04 digest.

(b) Native Plant Workshop

Councilmember Comstock noted that Jean Eastman, Conservation Committee, had asked the Council (letter dated 11/15/04) to allow her to hold a workshop on landscaping with native plants in the Schoolhouse. Ms. Howard said she felt it was an appropriate use. There would not be a fee, and it would not be advertised in newspapers. Councilmembers supported use of the Schoolhouse for the workshop. Councilmember Comstock suggested the workshop be publicized on the website.

(13) Town Council 11/19/04 Weekly Digest

(a) Construction Working Hours

Referring to Martin Stein's letter of 11/18/04 on expanding construction working hours, Ms. Howard asked if the Council was interested in changing the hours. Councilmember Comstock said it came down to enforcement. The Town relied on neighbors to come forward with a complaint. As proposed in the letter, neighbors wouldn't know when hours had been extended. Councilmember Toben said Mr. Stein had stated the problem well, but the solution was unworkable. In response to the problem statement, he said he would be willing to revisit the current regulations. After discussion, Councilmember Toben said he would speak with Mr. Stein.

(14) Town Council 12/3/04 Weekly Digest

(a) Town Hall DSL Service

Referring to Mr. Young's memo of 11/30/04 on Town Hall DSL service, Ms. Howard said a broken cable had been repaired. She said she would follow up on any subsequent problems.

CLOSED SESSION

- (13) Conference with Real Property Negotiator
Government Code Section 54956.8
Property: Blue Oaks BMR Lots
Negotiators: Blue Oaks Homeowners' Association, Town Attorney and Town Administrator
Under Negotiation: Location, Price and Terms

REPORT OUT OF CLOSED SESSION: None to Report

ADJOURNMENT

The meeting adjourned at 11:25 p.m.

Mayor

Town Clerk