MINUTES OF THE
REGULAR MEETING - CITY COUNCIL
July 17, 2017

MAYOR HARRIS called a regular meeting of the City Council to order at 7:30 p.m. in the Council Chambers, 100 Gregory Lane, Pleasant Hill, California, complete proceedings of which were electronically recorded. The meeting agenda was posted on the outdoor bulletin board at the above address on July 11, 2017 by Deputy City Clerk Juanita Davalos.

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL

Present: Carlson, Flaherty, Noack, Rinn, Harris

3. PRESENTATIONS

3.1 PROCLAMATION Designating July as “Anti-Hazing Awareness Month” in the City of Pleasant Hill

MAYOR HARRIS presented the proclamation to Debbie Smith, founder and CEO of the AHA! Movement. Ms. Smith expressed her appreciation to the City Council for supporting anti-hazing initiatives and shared information regarding her organization and an upcoming fundraiser.

3.2 AWARD of Appreciation to Matt Rinn for Service on the Education Commission from 2013 - 2016

MAYOR HARRIS presented an Award of Appreciation to Councilmember Rinn for his service on the Education Commission.

MARY GRAY, Member of the Pleasant Hill Education Commission, remarked on Councilmember Rinn’s service to the Commission and various community events.

4. CITY MANAGER COMMENTS

JUNE CATALANO, City Manager, reported on:

• the completion of Phase II of the 2017 Street Resurfacing Project;
• the completion of the Contra Costa Boulevard Improvement Project;
• the Contra Costa Sanitary District completing the last section of the main pipeline and ongoing pavement restoration projects; and
• the partnership of the Small Business Development Center, the Pleasant Hill Chamber of Commerce, and the Concord and Walnut Creek Chambers of Commerce on sponsoring a workshop on access to capital to be held on Wednesday, August 16, 2017 at John F. Kennedy University.
COUNCILMEMBER NOACK expressed her appreciation regarding the improvements on Contra Costa Boulevard.

5. **COUNCIL ANNOUNCEMENTS AND REPORTS**

5.1 **REPORTS from Councilmembers on Meetings or Conferences Attended at City Expense**

(A) **Contra Costa County Mayors' Conference Hosted by the City of Concord on July 13, 2017**

COUNCILMEMBER RINN reported his attendance at the Contra Costa Mayors’ Conference and tour of the Concord Naval Weapons Station.

COUNCILMEMBERS NOACK and CARLSON, and VICE MAYOR FLAHERTY all reported their attendance at the Contra Costa Mayors’ Conference.

MAYOR HARRIS also reported his attendance at the Contra Costa Mayors’ Conference and tour of the Concord Naval Weapons Station.

(B) **Other Meetings Attended at City Expense**

COUNCILMEMBER RINN reported his attendance at the League of California Cities conference on June 28-30, 2017.

VICE MAYOR FLAHERTY offered his congratulations to the Pleasant Hill 4th of July Commission for a successful celebration, and to the Pleasant Hill Chamber of Commerce and the Pleasant Hill Recreation and Park District for the Blues & Brews Festival.

COUNCILMEMBERS NOACK and CARLSON echoed the same congratulatory remarks as Vice Mayor Flaherty. COUNCILMEMBER CARLSON thanked Vice Mayor Flaherty for organizing the wine trolley-ride for riding in the 4th of July parade.

MAYOR HARRIS also reported his attendance at the 4th of July celebration events and at the Blues & Brews Festival.

5.2 **ANNOUNCEMENTS from Councilmembers**

MAYOR HARRIS stated that he and COUNCILMEMBER NOACK are the City Council liaisons with the Mt. Diablo School District, and a meeting was held with the District liaisons the previous week to discuss issues of mutual concern.

COUNCILMEMBER CARLSON noted that the Mayors’ Healthy Cook-Off will be held on July 27, 2017 at Todos Santos Plaza in Concord, CA.
6. PUBLIC COMMENT

MAYOR HARRIS opened public comment.

DARCY MATHEWS, Pleasant Hill, commented that nighttime crime has increased in the City and requested a meeting with the Pleasant Hill Police Department. She cited multiple criminal activities in her neighborhood, at Pleasant Hill Elementary School, and the adjacent streets in Walnut Creek. Ms. Mathews requested that the City Council not hold important meetings during the summer months and on holidays. She also requested additional efforts in publicizing upcoming City Council meetings and agendas to promote transparency.

MAYOR HARRIS stated that the City Council agendas are posted on the City’s website pursuant to regulations.

DOROTHY ENGLUND, Pleasant Hill, remarked that she had closely followed land use and development issues over the past nine to ten years. She commented that, the City has exceeded maximum density land use allowances for the airport safety zones two and three at the shopping center near Chilpancingo Parkway. Ms. Englund noted a possible discrepancy concerning the acreage allocated to In & Out Burger and that she wanted the City to be in compliance with the airport land use plan.

MAYOR HARRIS requested that staff look into the In & Out Burger acreage.

OMAR FIGUEROA, Attorney from Sebastopol, stated that he defended cannabis patients and doctors for several years. Mr. Figueroa commended the City Council on comments made at prior City Council meetings regarding cannabis regulation. He asked how Pleasant Hill will proceed with regulating cannabis and suggested starting with regulating medical marijuana dispensaries. Mr. Figueroa expressed the need for medical marijuana dispensaries in Pleasant Hill.

MAYOR HARRIS closed public comment.

7. CONSENT CALENDAR

Motion (Carlson/Noack) to approve all consent items, carried as follows:

AYES: Carlson, Flaherty, Noack, Rinn, Harris

7.1 APPROVE Checks Dated: June 16, 2017; June 20, 2017; June 23, 2017; July 7, 2017

7.2 APPROVE Minutes for the Regular City Council Meetings of June 5, 2017 and June 19, 2017

7.3 ACCEPT Update on Contra Costa Transportation Authority and TRANSPAC
7.4 ADOPT Resolution No. 56-17 Authorizing the City Manager to Enter Into an Agreement with American Guard Services for Crossing Guard Services

7.5 ADOPT Resolution No. 57-17 Approving the City of Pleasant Hill Americans with Disabilities Act Self-Evaluation and Transition Plan (ADA Transition Plan)

8. ADMINISTRATION AND FINANCE

8.1 PUBLIC HEARING and Consider ADOPTING a Resolution No. 58-17 of Findings and Certifying an Environmental Impact Report (SCH# 2016032002), and ADOPTING a Mitigation Monitoring and Reporting Program for the CarMax Auto Superstore, including Site Improvements at 65 and 77 Chilpancingo Parkway (Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003); and PUBLIC HEARING and Consider INTRODUCTION of Ordinance No. ___ Approving a PUD Rezoning and PUD Concept Plan Amendment and ADOPTION of Resolution No. 59-17 Approving a Development Plan Permit, Conditional Use Permit, Architectural Review Permit and Sign Permit (PLN 16-0027) for a new CarMax Auto Superstore, Including Site Improvements at 65 and 77 Chilpancingo Parkway (Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003)

MAYOR HARRIS announced that additional documents were received just before the City Council meeting and called a recess at 7:57 p.m. to allow time for Councilmembers to review the information.

MAYOR HARRIS reconvened the meeting at 8:13 p.m.

TROY FUJIMOTO, Senior Planner, provided background on the project site and a description of the project which would be implemented in two phases. He stated that Phase 1 would include 18,824 square feet of building area, a customer and employee parking lot, tree removals and site landscaping, a vehicle display area, and an underground fuel storage tank; and that Phase 2 would include a 24,100 square foot service building and a 2,400 square foot expansion of the carwash building and vehicle storage areas. Mr. Fujimoto described the relevant signage and hours of project activities and presented photos of the site from various perspectives. He presented a site plan for each project phase and plans for truck circulation, landscaping, and building elevations. Mr. Fujimoto introduced Mary Bean, Director at First Carbon Solutions.

MARY BEAN, Director at First Carbon Solutions, presented an overview of the environmental review of the project. She commented that an Environmental Impact Report (EIR) was prepared that consisted of the project description, 13 topical areas, cumulative effects, and alternatives. Ms. Bean reported that the EIR concluded the project would not result in any significant and unavoidable impacts. She also reported many topical areas would not require mitigation and some topical areas could be reduced to less than significant with mitigation measures. Ms. Bean explained that the alternatives analysis was provided for informational purposes. She stated that
the draft EIR was circulated and ten comment letters were received and the final EIR incorporated responses to all comment letters.

MR. FUJIMOTO reviewed the actions taken by the Architectural Review Commission (ARC) and Planning Commission (PC) and described the recommendations made by both Commissions. He noted that the applicant would request modifications on the conditions of approval. Mr. Fujimoto stated the staff recommendation.

COUNCILMEMBER RINN asked about the response from staff regarding alternative proposals for the project site. Mr. Fujimoto responded that suggestions for alternative uses included a park, arts and learning center, mixed use development, and other non-CarMax proposals, however, since the City does not own the property, it is required to process the CarMax project application received. He reported that no other applications were received for the suggested alternative uses.

MAYOR HARRIS requested a review of the other potential tenants who indicated interest of the site. Mr. Fujimoto responded that the previous owner of the site received interest for a mixed use lifestyle center, but no application was submitted. GREG FUZ, City Planner, clarified that the previous owner was unable to find tenants for a mixed use lifestyle center.

MS. BEAN responded to Mayor Harris’ request and provided an overview of the scientific method used to determine traffic and noise impact from the project.

COUNCILMEMBER NOACK queried whether any aspect of the CarMax project was unique and would significantly impact the area in a negative manner during construction. Ms. Bean described the standard mitigation measures that would apply to any construction project at the site and said that there was nothing unique about the CarMax project.

MS. BEAN, COUNCILMEMBERS and MR. FUJIMOTO engaged in dialogue regarding traffic analysis and test driving routes.

KEITH HENDERSON, Real Estate Manager for CarMax, provided information regarding CarMax. He presented renderings of the project site, noting there would be three main areas which include sales display, parking, and sales staging. Mr. Henderson described the buildings which would be added during Phase II and also described the reconditioning operations.

NADIA COSTA, Zoning Counsel from Miller, Starr, Regalia, commented that the traffic analysis already incorporated an industry standard approach using conservative methodologies. Ms. Costa stated that the EIR evaluated different alternatives and each alternative presented a significant increase in peak hour traffic as compared to the proposed project. She remarked that the project would have no significant impacts and would not require traffic mitigation to achieve the less than significant threshold. Ms. Costa commented on modifications to the conditions of approval requested which would include: an earlier start time for outdoor activities of 7:30 a.m.; eliminating the additional truck analysis condition; and incorporation of a public art project with limits to costs and timing delays.
MR. HENDERSON summarized the benefits that CarMax and the CarMax Foundation would bring to Pleasant Hill.

COUNCILMEMBER NOACK asked about the wholesale auction process and expressed her concerns regarding auctions being held during peak traffic hours. Councilmember Noack also expressed concern regarding truck circulation on Chilpancingo Parkway instead of Cottonwood. A CarMax engineer noted that bringing trucks to Cottonwood would involve more turning movements. MR. HENDERSON explained the auto auction process. MS. COSTA noted that the EIR evaluated the same safety concerns and that auction traffic was layered on top of regular traffic.

COUNCILMEMBER NOACK also asked about a proposed wall to be built during Phase II and about signage. MR. FUJIMOTO responded that an eight foot wall circling the Phase II area will be built during Phase I. He also presented renderings of the proposed signage.

COUNCILMEMBERS continued discussions concerning the earlier start time, safety and truck traffic, creek setbacks, and impact on affordable housing due to the proposed zoning change. Mr. Henderson, Ms. Bean, Ms. Costa, Mr. Fujimoto, and Mario Moreno, City Engineer, addressed Councilmembers’ questions and concerns.

MAYOR HARRIS opened the public hearing.

CHRISANNE KNOX, Diablo Valley College, read a letter from the President of Diablo Valley College stating that the college does not have a strong preference as to the developer or potential tenant of the site, but the college strongly supports an expeditious development of the abandoned site to reduce criminal activity.

PAUL LUBKEMAN, Pleasant Hill, stated that he has been in the auto industry for over 30 years and it has been favorable to him. Mr. Lubkeman noted that no other CarMax stores are located closely to residential areas and the proposed site is not a reasonable location. He provided a handout to Councilmembers containing sales statistics from other CarMax locations. Mr. Lubkeman commented that the truck drivers are contract workers and do not have set hours and would line up on Chilpancingo until the store is opened.

CHRISTINE SCHARMER, Walnut Creek, also speaking on behalf of MARIO SCHARMER, noted that she is the author of Raising Mario Twice and that Mario Scharmer lives at Chilpancingo Vista Parkway, which has 80 mobility impaired residents who use electric wheelchairs to travel around the community. She stated that she was a teacher at Pleasant Hill and Valhalla Elementary Schools and suggested using the site to host a shopping center or Sprouts [Farmers] Market. Ms. Scharmer commented on the difference between truck and car noise and requested that the City Council use the site to help the community.

GEORGETTE HOWINGTON, Pleasant Hill, remarked that she is a longtime property manager in the area, including management of the Costco property in Concord. Ms. Howington commented that she is familiar with large scale property projects. She expressed concerns about adverse
environmental impacts to Grayson Creek, traffic congestion in the adjacent neighborhoods, and discrimination against the disabled and low income residents living in the vicinity.

BELLE LA, Pleasant Hill, noted that Senate Bill 743 was passed and that it is no longer a part of level of service. Ms. La commented that CEQA and environmental review should examine the environmental impacts in the area and Council should not adopt the EIR. She recommended obtaining a second evaluation concerning the EIR. Ms. La stated that the proposed project does not comply with the General Plan. Ms. La commented that she does not oppose having CarMax at another location in an industrial area. She expressed her concerns regarding traffic congestion and the loss of a small community setting. Ms. La commented that if the project is approved, conditions should be imposed.

JACQUELINE PETER, Pleasant Hill, expressed her concerns as a property owner noting her mixed feelings about CarMax since the site has been abandoned for so long. Ms. Peter also expressed concerns about wildlife habitats, trucks and traffic congestion, impact on the roads, and the earlier start time.

JOEL ZEBRACK, Pleasant Hill, thanked Mayor Harris and the City Council for conducting a fair public hearing. Mr. Zebrack expressed the need to impose appropriate conditions and restrictions if the project is approved which would include a test drive route, impact of loudspeaker noises, and reduction of lights after store closing.

KATHY SORENSEN, Pleasant Hill, expressed her concern about the location of a commercial facility that would bring light, noise, air, and chemical pollution issues. She voiced her opposition to CarMax and noted she would rather have the site be used for cafes or retail businesses that are demographically suitable and advantageous for the area. Ms. Sorensen cited Downtown Pleasant Hill as an example of an advantageous project.

SHAR LANIKANJO (spelled phonetically), Pleasant Hill, remarked that Pleasant Hill is a smaller residential town than Pleasanton and that CarMax is not suitable for Pleasant Hill. She commented that she and other residents would move out of Pleasant Hill if CarMax moves in.

KELLY SHINE, Pleasant Hill, noted that CarMax does not belong in Pleasant Hill. Ms. Shine voiced her concerns about the promises that the Chevron developers (in Concord) made about having upscale tenants, but the site ended up with a Golden Corral Buffet, TJ Maxx and ToysRUs. She expressed her concerns about the uncertainty of upholding the promises made by CarMax concerning Grayson Creek, and noise and air pollution. Ms. Shine commented on large commercial signage and lights and potential for blight. She requested that the City Council wait for the appropriate developer for the area.

JIM ALKIRE, Pleasant Hill resident and former City employee, noted that the “old” General Plan allocated approximately 85% of the land to housing so 15% or less of the land is devoted to commercial enterprises. Mr. Alkire stated that retail businesses are vital to the City’s revenue stream, along with hotel and transit taxes and business license fees. He expressed the need for a diverse retail community in Pleasant Hill. Mr. Alkire commended the staff for obtaining the EIR and noted he supports the proposed project.
STEPHEN KACHAR, Pleasant Hill, noted that the California Public Interest Research Group published a report of dangerous business practices of a place like CarMax. He commented that CarMax does not comply with the General Plan process. Mr. Kachar expressed his concerns about truck traffic and urged that the City Council deny the permit for the proposed project.

PEGGY LUNA, Pleasant Hill, expressed concerns about the impact of CarMax on nearby housing values. Ms. Luna stated that for 20 minutes of every hour every day that DVC is in session, there is a large amount of traffic coming out of the DVC parking lot and that CarMax would add to the traffic congestion.

KEVIN ZHANG, President of Associated Students of DVC, stated that he is the official representative of approximately 22,000 DVC students. Mr. Zhang expressed the need for the expeditious development of the site. He stated that as an international student without a car, he would support having CarMax near the DVC campus. Mr. Zhang expressed his support for implementing necessary conditions to take DVC students and residents into account. He also expressed his support for restaurants and cafes at the plaza.

JERRY OSBORNE, Pleasant Hill, stated that CarMax is not the appropriate project for Pleasant Hill and the site could be used for many other types of developments. Mr. Osborne expressed concerns over contingent litigation and environmental action listed in the most current 10Q statement filed by CarMax. He stated that CarMax is the defendant in three lawsuits asserting wage and labor claims. Mr. Osborne commented on hazardous waste storage concerns in certain California municipalities.

PRISCILLA TUDOR, Martinez, noted that she is a longtime resident in the Hidden Lakes area. Ms. Tudor commented that six houses in her neighborhood came up for sale since the CarMax project was made public and urged Councilmembers to vote no on the project.

JOE STOKLEY, Pleasant Hill, noted that CarMax is a good community leader and would provide jobs. Mr. Stokley remarked that the site has been vacant for seven years and no other developers have come forward to develop the site. He expressed his support for the CarMax project.

RICHARD SALLES, Pleasant Hill, expressed his opposition to the need for the “expeditious” development of the site expressed by Ms. Knox of Diablo Valley College and other members of the public. Mr. Salles stated that Diablo Valley College should be concerned with how to improve its appearance and surroundings.

QUY TRAN, Pleasant Hill, commented on the history of development in Pleasant Hill and noted the unique opportunity of the site. He noted that when the City and neighbors collaborate, vibrant transformations occur, citing Crescent Plaza and City Hall. Mr. Tran urged the City Council to vote no on the CarMax project and stated that the EIR stated the highest risk of cancer concerns children.

CATHY TEEGARDIN, Pleasant Hill, stated that she attended the ARC and PC meetings and heard different versions regarding car haulers. She noted that she wrote a letter to the City Council which addressed traffic issues. Ms. Teegardin expressed her belief that the EIR underestimated the
number of car haulers and questioned how the additional 420 vehicles and car haulers would not impact the roadways. Ms. Teegardin expressed her concern about Old Quarry Road and Chilpancingo Parkway serving as the car hauler route.

ALAN BADE, Friends of Pleasant Hill Creeks, stated that he submitted email comments to the City Council earlier that day regarding property line issues. Mr. Bade noted there were material differences between the PUD and the EIR which need to be addressed. He also noted that the PUD and the EIR need to coincide with each other before the project can be approved. Mr. Bade expressed his concerns on how the project would impact building a nearby trail and the effects on wildlife and ecology.

DAVID EKLOVE, Resident of Chilpancingo Vista Apartments, expressed his opinion that the project location site is not appropriate due to the proximity to housing for disabled and low income residents. Mr. Eklove noted that Safeway is no longer accessible to the community and suggested that the City Council use the site for a Sprouts [Farmers] Market or another Safeway. He also suggested that CarMax could share the site and develop the unused portion to benefit the community.

DEBBIE TOTH, President and CEO of Choice in Aging, commented that the blight on the property negatively impacts her work with the frail elderly, disabled adults, and children. Ms. Toth expressed her support for a quick resolution and requested that a community minded organization use the site. She suggested that opportunities should be looked at to benefit the community. Ms. Toth remarked that she was a CarMax customer and noted they have given over $30 million in grants to their communities and it is a socially responsible company.

DOROTHY ENGLUND, Pleasant Hill Citizens for Responsible Growth (PHCRG), commented that the City Council received a letter from PHCRG and encouraged Councilmembers to consider it during deliberations. Ms. Englund described the land use experience of PHCRG President Michael Flake and his expertise in analyzing zoning reports. Ms. Englund noted that the comments she submitted during a March 18, 2016 scoping meeting were not addressed and requested an explanation. She commented on the proper and improper uses of a retail space and offered alternatives. Ms. Englund asked about the provision in the General Plan concerning routes used by trucks weighing over 6,000 pounds.

DARCY MATHEWS, Pleasant Hill, expressed her vehement opposition to the project. She remarked that CarMax is a used car lot and would devalue Pleasant Hill and also lower property values. Ms. Mathews commented that CarMax would be unsightly and requested that the City Council not rush the project. She noted that DVC is a community asset and offered suggestions for other tenants including student housing, food trucks, a farmers’ market, craft beer, music art, or an ice rink. Ms. Mathews expressed her concerns about the nearby riparian area.

WENDY GOLLOP, Pleasant Hill, commented on the wildlife near the project site and asked why the EIR did not address the flood control property. Ms. Gollop addressed the 10 foot setback on the flood control property.
WILL NELSON, Pleasant Hill, commented that he is a Planner for Contra Costa County and remarked that the issues raised for the Downtown Pleasant Hill property are similar to those raised for the proposed CarMax project. He cited a large scale housing project in Lafayette and noted how it impacted traffic. Mr. Nelson commented that although CarMax may not be ideal, it would be better than ongoing blight. He suggested that conditions for approval would make a difference.

The following people submitted public comment cards, but did not speak:

MaryAnn Karchur, Pleasant Hill  
Kimia Gholamshahi, Pacheco  
Abbas Nowroozi, Pacheco  
Kambiz Gholamshahi, Pleasant Hill  
Farideh Behbahani, Pleasant Hill  
Madeline Mathews, Student at Diablo Valley College  
Wyatt Mathews, Pleasant Hill  
Bruce Moshiosh, Pleasant Hill

MAYOR HARRIS closed the public hearing.

MAYOR HARRIS called a recess at 10:43 p.m.

MAYOR HARRIS reconvened the meeting at 10:59 p.m.

MAYOR HARRIS reopened the public hearing per Vice Mayor Flaherty’s request.

In response, to Vice Mayor Flaherty’s questioning the possibility of eliminating Phase II and proceeding as a satellite operation, MR. HENDERSON responded that CarMax needed the ability to complete both phases. In response to Vice Mayor Flaherty’s questioning which satellite branches would be serviced by the Pleasant Hill location, Mr. Henderson said the Capitol Expressway and Colma locations.

MAYOR HARRIS closed the public hearing.

COUNCILMEMBERS engaged in deliberations and dialogue concerning: other economic development opportunities; usage of the southern portion of the site; final plans for the trail, Grayson Creek and the road setback; and truck hauler traffic and weight; hours of operation; and auto auction options. Councilmembers also expressed their concerns regarding the burdens of the service, but not receiving the benefits of the cars being shipped out of the area.

MR. FUZ, MR. FUJIMOTO, MR. MORENO, MR. HENDERSON, MS. COSTA, and CHRIS KINSEL, Engineer for TJKM Transportation Consultants, all responded to Councilmembers’ inquiries.

Motion (Carlson/Noack) to Continue the meeting for another 30 minutes, carried as follows:

AYES: Carlson, Flaherty, Noack, Rinn, Harris

July 17, 2017
COUNCILMEMBERS continued their discussions and expressed concerns regarding Phase II logistics, auctions being at times to least impact traffic, pedestrian walkways, guidelines on public art, and opposition from other businesses concerning CarMax. Councilmembers also discussed additional control over vehicle test driving. Councilmembers requested clarification from JANET COLESON, City Attorney, which she provided.

**Motion (Carlson/Noack) to Continue** the meeting for another 30 minutes, **carried** as follows:

AYES: Carlson, Flaherty, Noack, Rinn, Harris

COUNCILMEMBERS discussed conditions of approval changes to include: hours of operation to start at 7:30 a.m. for outdoor services; capping the public art budget to $75,000 with the art subject to ARC approval; elimination of the 12 month truck traffic review; elimination of the additional pedestrian walkway requested by the Planning Commission; test drive routes to be clearly marked and posted; and auction hours being limited to 9:00 a.m. to 4:00 p.m. Monday through Friday.

MS. COLESON read the conditions of approval into the record.

**Motion (Flaherty/Carlson) to Adopt** Resolution No. 58-17 of findings and certifying an Environmental Impact Report (SCH# 2016032002), and adopting a mitigation monitoring and reporting program for the CarMax Auto Superstore, including Site Improvements at 65 and 77 Chilpancingo Parkway (Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003), **carried** as follows:

AYES: Carlson, Flaherty, Noack, Rinn, Harris

**Motion (Carlson/Flaherty) to Introduce** Ordinance No. ___ approving a PUD Rezoning and PUD Concept Plan Amendment and **Adopt** Resolution No. 59-17 approving a Development Plan Permit, Conditional Use Permit, Architectural Review Permit and Sign Permit (PLN 16-0027) for a new CarMax Auto Superstore, including Site Improvements at 65 and 77 Chilpancingo Parkway (Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003), **carried** as follows:

AYES: Carlson, Flaherty, Noack, Rinn, Harris

9. **ADMINISTRATION AND FINANCE**

None

10. **OTHER**

10.1 **DISCUSSION and DIRECTION to Staff Regarding Changing the Day and Time of City Council Meetings**

MAYOR HARRIS requested that item 10.1 be continued to the meeting of August 7, 2017.
11. **ADJOURNMENT**

MAYOR HARRIS adjourned the meeting at 12:35 a.m. on July 18, 2017. The next regular meeting will be held on Monday, August 7, 2017, beginning at 7:30 p.m.

\[\text{Signature}\]

CAROL W. WU, CITY CLERK