

City of Paullina
TENTATIVE REGULAR CITY COUNCIL MEETING AGENDA
Monday, October 7th, 2024, at 5:30pm



Location: City Hall Council Chambers, 127 South Main St, Paullina, IA 51046
Watch livestream: Facebook.com/cityofpaullina

1. **Call to order - Roll Call - Pledge of Allegiance**
2. **Approval of agenda**
3. **Public Forum* for items on and off the agenda**
4. **City Announcements**
 - a. New utility rates are effective October 15th
 - b. Junk/non-registered vehicles are not allowed to be parked on city streets or in yards per city code
5. **Consent Agenda**
 - a. **Minutes:**
 - i. Approve minutes from 9/16/2024 City Council Meeting
 - ii. Approve minutes from 10/01/2024 Special City Council Meeting
 - iii. Approve 10/01/24 City Council Workshop Minutes
 - b. **Financials**
 - i. Approve payment of claims and pre-authorized claims
 - c. Approve appointment of Tisha Halverson as City Attorney
 - d. Approve appointment of Thor Klinker as attorney to handle nuisances, etc.
6. **Assignment of Easement**
 - a. **Public Hearing** - City Council of the City of Paullina, Iowa, proposes to take action on the proposal for an Assignment of Easement to Northwest Iowa Power Cooperative
 - b. **Resolution** to approve Assignment of Easement to Northwest Iowa Power Cooperative
7. **Deputy City Clerk**
 - a. Alana Peavey - Oath of Office
 - b. **Resolution** to approve Alana Peavey as an Authorized Signer at Security State Bank
8. **Resolution** for Tax Abatement 430 S Main St Property - *TISHA WILL PROVIDE*
9. **Resolution** to approve city wide Trick or Treating on Wednesday October 31th from 6:00 pm-8:00 pm
10. **Resolution** to approve city wide burn ban until further notice - *RESOLUTION TO FOLLOW*
11. **City Lots for Sale** - 317 S Maple St, Bush Lots 3 and 8, 430 S Main St, 111 E Broadway and 403 E Broadway
 - a. **Resolution** to approve city lot sale covenants - *Covenants attached - Resolution to FOLLOW*
 - b. **Motion** to investigate transfer of City properties for sale to Paullina Development, Inc. - *TISHA WILL PROVIDE RESOLUTION*
12. **Resolution** to approve raise for Trent Trudeau - *RESOLUTION TO FOLLOW*
13. **Williams & Co - UPDATE**
14. Discuss City paid cell phone for Superintendent Kelly Top
15. **Reports**
 - a. Superintendent of Utilities and City Clerk Reports
 - b. Mayor and City Council Comments
 - c. Committee Reports
 - d. Departments – Police/Fire/Ambulance/Library/Airport

(Continued on next page)

16. Adjourn

REMINDERS: Next regular meeting: Monday, October 21, 2024, at 5:30 p.m.

***Public Forum** is the City Council's opportunity to hear comments from City residents at the beginning of the Regular City Council Meeting for items both on and off the agenda, except for "public hearing" items. During Public Forum, the City Council receives comments and refrains from speaking. The Mayor may ask the City Clerk or a Council Member to follow up. The number of speakers will not usually be limited at the public forum; total length of the forum is desired to not exceed fifteen (15) minutes, and may be lengthened at the discretion of the Mayor and Council. Anyone who wants to speak during Public Comment Period should do the following:

1. Raise your hand to be recognized by the Mayor and then stand and state your name and address. If you have handouts, please give them to the City Clerk before the meeting.
2. Be concise and limit comments to five (5) minutes. You may not save your time for later or yield the remainder of your time to someone else. After speaking, please be seated.
3. If you are addressing a matter on the agenda, state the agenda item you are speaking about and if you are speaking on more than one agenda item, arrange your comments in chronological order.
4. Try not to duplicate information that has already been presented.
5. Direct comments to the entire Council and not to an individual. Questions and issues raised during this time will generally not be answered during this time.
6. Maintain a courteous and respectful manner.
7. If you are the presenter on an item which has been formally placed on the Council agenda, this public forum process does not apply, although you are asked to be succinct in your presentation.
8. Iowa law requires certain matters to have public hearings, which have their own comment periods. Comments pertaining to a public hearing item should be saved for that item, and the five-minute comment period will also apply for public hearings.

Thank you to everyone in the audience for attending this important business meeting.

The Paullina City Council met in regular session on Monday, September 16, 2024, at 5:30 in the Council Chambers, City Hall, 127 South Main St, Paullina, Iowa. Mayor Marlin Sjaarda called the meeting to order at 5:30 pm. Roll Call was taken. Council Members present: Jean Unrau, Nichole Jacobs, Carol Honkomp, and Dennis Werkmeister. Steve Heeren absent. Staff present: Utility Superintendent Kelly Top, City Clerk Michelle Wilson, Police Chief Nathan Bremer.

Motion by Jacobs second by Honkomp to approve Agenda. All ayes. Motion carried.

City Announcements: New utility rates will be effective October 15th. Clerk Wilson reminded residents to please clean up after their dogs when walking them.

Dennis Werkmeister asked that the approving of MRES 5th Grade Program be removed from the Consent Agenda. Motion by Honkomp, second by Unrau to approve Consent Agenda with the removal of MRES 5th Grade Program. All ayes. Motion carried. Consent Agenda: Approve minutes from 9/3/24 City Council Meeting, approve minutes from 9/5/24 Special City Council Meeting, approve 9/5/24 City Council Workshop Minutes, approve payment of claims, receive August Financial Reports, approve August Treasurer's Report.

MRES 5th Grade Program was addressed. Questions were answered. Motion by Jacobs, second by Unrau to approve the MRES 5th Grade Program. All ayes. Motion carried.

Presentations: Nichole Jacobs gave a brief presentation on Fall Festival. Motion by Honkomp, second by Unrau?? to approve Resolution No. 52 to approve street closures for Paullina Chamber of Commerce Fall Festival on October 26, 2024, from 2:00 pm to 7:00 pm. Streets: E Broadway from Main to Mickley St, S Main from Broadway St to City Hall. The intersection will be half open on NW to allow traffic flow to N Main businesses. Roll call taken. All Ayes. Heeren absent.

Old Business: Motion by Werkmeister, second by Jacobs to approve bid to demolish and clean-up city property at 430 S Main St. After discussion, motion by Werkmeister, second by Unrau to table the original motion to approve bid. All ayes. Motion carried.

Motion by Jacobs, second by Unrau to approve resolution No. 53 proposing assignment of easement and setting of public hearing to assign and convey a perpetual, non-exclusive right to use a portion of the easement, described as follows, The South Fifty (50) feet of that part of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ninety-four (94) North, Range Forty (40) West of the 5th P.M., lying north of the right of way of the Chicago and North Western Railway Company, subject to established highways, to Northwest Iowa Power Cooperative, for the installation, operation, maintenance, repair, and replacement of an electrical transmission line. Roll call was taken. All ayes. Heeren absent. Motion carried.

Clerk Wilson gave a brief update of the S Main/E Broadway St lots. Brian Feltman leveled as much as he could, much more fill dirt is needed. Discussion was held on how to keep unauthorized dumping from happening. Superintendent Top will place some sort of barricade at each entrance to the property. Jacobs gave an update on her contact with Paullina Development regarding the S Main/E Broadway St lots. Jacobs, Werkmeister and Sjaarda met with Paullina Development to share ideas on this property and also additional housing development options. Additional meetings will take place and it was recommended that other members of Council attend.

Clerk Wilson gave an update on the old Iowa State Bank building. A group of realtors went through the bank building and gave their opinions. A workshop or special meeting will take place soon to discuss sale of city properties. Wilson will reach out to City Attorney Halverson to clarify the process of selling of all available city properties.

Jacobs updated the Council on the Pocket Park. Jacobs would like to utilize the CAPS program for potential ideas in conjunction with the city park.

Mayor Sjaarda spoke to the Council regarding the City's top priorities: Lagoon pond 1, east lift station, new line along S Wood St, City Hall, fire station, bonding, E Broadway property, fire protection needs, electrical

generation and housing development. Sjaarda reminded Council to keep all of these in mind as the City moves forward.

Motion by Unrau, second by Honkomp to approve Resolution No. 54 to hire Bryson Martindale for a full-time Apprentice Lineman starting at \$25.00 per hour. Roll call was taken. All ayes. Heeren absent.

Motion by Werkmeister, second by Jacobs to approve O'Brien County Snowtrackers Groomed Trail System. All ayes. Motion carried.

Motion by Jacobs, second by Unrau to accept Deputy Clerks Alex Griggs resignation effective October 4th, 2024. All ayes. Motion carried.

Unrau, Honkomp, Bremer and Sjaarda all met with the Sutherland City Clerk, Mayor and new part-time police chief. Sutherland is using part-time officers to cover the policing in town, and with our difficulties in finding a second officer, looking at part-time officers vs. a second officer may fit our needs. Motion by Werkmeister, second by Unrau to authorize pursuing the filling of our second officer position with part-time positions. All ayes. Motion carried.

Jacobs shared with the Council what she learned going to Grant Writing 101 that was offered by Iowa State Extension Office. Jacobs stated the class was very informative and it was worth going. Jacobs will share information with Council and City Clerk.

Mayor Sjaarda shared with Council the City's Code for penalty policy. Council was asked to review for potential updates.

Reports: Superintendent Top that the new switchgear building is complete, Trent Trudeau now has his CDL, numerous locates were done, and a few more trees have been taken down. Top also stated that Josh Biery will be attending training to obtain CEU's, more hydrants have been flushed and work is being done on storm drains. Top will follow-up with the state on the bike path repair schedule, continue work on downtown street lights and street rock clean-up. City Clerk Wilson updated the Council with the number of planes utilizing the airport (46 landings per Airport Director Brian Feltman). Wilson also presented the Council with 2 invoices from BEI. More information is being requested by Wilson and Council to justify those invoices. Mayor Sjaarda shared with Council that the Board of Adjustment recently had a meeting for a variance request. Sjaarda reminded Council that any building permit that has a variance must go through the Board of Adjustments. Sjaarda also shared that per City code, the 5-member board is to have a 5-year overlapping term, and therefore one board members would end every year. An agenda item regarding the board members will be added at a later date. The current members will finish out the year, and starting next year, overlapping terms will begin. Bruce Billick was named the new Chairman of the Board of Adjustment replacing Mike Hohbach. Chief of Police Bremer reported that Homecoming Parade went well and thanked Top and the other city workers for their help in setting up parking barriers on S Willow St. Bremer also reported that the restricted parking on one side of S Willow was very helpful.

Motion by Jacobs, second by Unrau to adjourn the meeting at 7:31 pm. All Ayes. Motion carried.

Mayor

Marlin Sjaarda

Attest

Michelle Wilson, City Clerk

The Paullina City Council met in special session on Tuesday, October 2, 2024, in the Council Chambers, City Hall, 127 S Main St, Paullina, Iowa. Mayor Marlin Sjaarda called the meeting to order at 5:30 pm. Roll Call was taken. Council Members present: Carol Honkomp, Jean Unrau, Nichole Jacobs and Dennis Werkmeister. Steve Heeren arrived at 5:33 pm. Staff present: City Clerk Michelle Wilson, Superintendent of Utilities Kelly Top, Deputy Clerk Alana Peavey. Guests: Richard Van Beek. Press: Mari Radtke

Motion by Honkomp, second by Jacobs to approve agenda. All ayes. Motion carried.

Public Forum: None

Motion by Unrau, second by Honkomp to approve Resolution No. 2024-57 to rescind offer of employment to Bryson Martindale as a full-time Apprentice Lineman starting at \$25 per hour. Roll call vote taken. All ayes. Heeren absent for vote. Motion carried.

Motion by Honkomp, second by Unrau to approve Resolution No. 2024-58 approving Brody Berninghaus for a full-time Apprentice Lineman starting at \$25 per hour. Roll call vote taken. All ayes. Motion carried.

Motion by Heeren, second by Werkmeister to adjourn meeting at 5:35. All ayes. Motion carried.

Marlin Sjaarda, Mayor

ATTEST:

Michelle Wilson, City Clerk

The Paullina City Council met for Workshop Session on Tuesday, October 1, 2024, in the Council Chambers, City Hall, 127 S Main St, Paullina, Iowa. Mayor Marlin Sjaarda called the meeting to order at 5:36 pm. Roll Call was taken. Council Members present: Steve Heeren, Carol Honkomp, Nichole Jacobs, Jean Unrau and Dennis Werkmeister. Staff present: City Clerk Michelle Wilson, Deputy Clerk Alana Peavey and Superintendent of Utilities Kelly Top. Guests: Rich VanBeek. Press: Radtke.

Superintendent Top asked that the order of the agenda be changed. Discussion of generation to be addressed first on the agenda. Motion by Werkmeister, second by Heeren to approve agenda with the change of order. All ayes. Motion carried.

Superintendent of Utilities Top presented the Council with information regarding electric generation. Top explained how Missouri River Energy Services would purchase electricity from the City. Top will gather more information and specifics to share with the Council at a later date.

Discussion was held on the City properties for sale. Properties included 317 S Maple St, S Wood St lots #3 and #8, 105 N Main St, 430 S Main St, 111 E Broadway St, and 108 E Groesbeck St. Council discussed covenants and ways of determining pricing. Clerk Wilson will reach out to local realtors to gain opinion on pricing of lots. Members of the Finance and Economic Development committee Werkmeister and Jacobs along with Mayor Sjaarda and Clerk Wilson will reach out to Paullina Development, Inc. to discuss working in conjunction with them to sell and develop lots.

Motion by Jacobs, second by Honkomp to adjourn at 6:36 pm. All ayes. Motion carried.

Workshops are for discussion and information sharing among the council, no decisions were made.

Marlin Sjaarda, Mayor

ATTEST:

Michelle Wilson, City Clerk

CLAIMS REPORT 10/07/2024

VENDOR	REF	AMT
A & M LAUNDRY	MOPS,MATS,SHOP TOWELS	\$43.00
BARCO MUNICIPAL PRODUCTS, INC.	10' POSTS	\$1,212.63
BLACK HILLS ENERGY/IOWA GAS UT	SEPT BILLING	\$140.61
CENEX FLEET FUELING	FUEL	\$1,372.29
DOUBLE F ENTERPRISE, LLC	STUMP REMOVAL-CITY PAEK	\$500.00
GRANVILLE AMBULANCE SERVICE	PARA ASSIST	\$400.00
H & N SERVICE	OIL CHANGE/BATTERY	\$118.10
IOWA INFORMATION INC	PUBLICATIONS	\$1,230.75
METRO-BILLING SERVICES	CLAIMS	\$384.00
ONE OFFICE SOLUTIONS	MANI FLDR,RCPT BK,SHARPENER,PP	\$611.51
PITNEY BOWES BANK INC	POSTAGE	\$314.80
PRAIRIE MARKET	JANITORIAL SUPPLIES	\$42.22
SILVERSMITH DATA	GIS SOFTWARE	\$640.00
SWEENEY'S FARM AND HOME CENTER	ROCK/SAND MIX	\$125.86
THE COMMUNITY AGENCY	SEPT BILL	\$335.72
VECTOR C/O CHAD CLEVELAND	VECTOR DUES	\$1,859.25
VERIZON WIRELESS	SEPT BILL	\$181.76
WELLMARK BC/BS OF IOWA	OCT BILLING	\$2,689.25
	GENERAL TOTAL	\$12,201.75
DEARBORN LIFE INSURANCE CO.	OCT BILL	\$15.80
	EMPLOYEE BENEFIT	\$15.80

BLACK HILLS ENERGY/IOWA GAS UT	SEPT BILLING	\$35.26
	IOWA STATE CAP PROJ	\$35.26
DGR ENGINEERING	ENGINEERING	\$5,171.95
RESCO	WIRING FOR DISTRIBUTION	\$59,432.34
WESCO	RODS, CLAMPS, CONNECTORS	\$7,352.00
	SWITCHGEAR PROJECT TOTAL	\$71,956.29
CENEX FLEET FUELING	FUEL	\$274.17
FOUNDATION ANALYTICAL LAB	TESTING	\$668.00
GOOD-LAND PUMP INC.	WATER PUMP	\$4,962.15
IOWA DNR	ANNUAL WATER USE FEE	\$115.00
IOWA ONE CALL	LOCATES	\$26.17
JOHN DEERE FINANCIAL	WASHER, O-RING	\$46.08
NORTHWEST IOWA COMM. COLLEGE	TRUDEAU CDL	\$498.34
PITNEY BOWES BANK INC	POSTAGE	\$157.40
SILVERSMITH DATA	GIS SOFTWARE	\$320.00
THE COMMUNITY AGENCY	SEPT BILL	\$38.36
USA BLUE BOOK	pH PROBE	\$1,001.47
VECTOR C/O CHAD CLEVELAND	VECTOR DUES	\$1,859.25
WELLMARK BC/BS OF IOWA	OCT BILLING	\$413.73
	WATER UTILITY FUND TOTAL	\$10,380.12

CENEX FLEET FUELING	FUEL	\$132.13
DEARBORN LIFE INSURANCE CO.	OCT BILL	\$13.30
FOUNDATION ANALYTICAL LAB	TESTING	\$648.50
IOWA ONE CALL	LOCATES	\$26.17
NORTHWEST IOWA COMM. COLLEGE	TRUDEAU CDL	\$498.33
SILVERSMITH DATA	GIS SOFTWARE	\$320.00
TRIPLE S SERVICES	AUGER SEWER LINHE	\$225.00
VECTOR C/O CHAD CLEVELAND	VECTOR DUES	\$1,859.25
WELLMARK BC/BS OF IOWA	OCT BILLING	\$413.73
	SEWER UTILITY FUND TOTAL	\$4,136.41
A & M LAUNDRY	MOPS,MATS,SHOP TOWELS	24.44
BLACK HILLS ENERGY/IOWA GAS UT	SEPT BILLING	35.26
BORDER STATES INDUSTRIES	PENTA DRIVER	143.01
CENEX FLEET FUELING	FUEL	305.62
DEARBORN LIFE INSURANCE CO.	OCT BILL	15.8
IOWA ONE CALL	LOCATES	26.96
JOHN DEERE FINANCIAL	TOOLS	393.57
MISSOURI RIVER ENERGY SERVICES	AUG BILLING	49,182.07
MISSOURI RIVER ENERGY SERVICES	10 HRS URD SCHOOL	1,802.02
NORTHWEST IOWA COMM. COLLEGE	TRUDEAU CDL	498.33
PITNEY BOWES BANK INC	POSTAGE	157.4
SILVERSMITH DATA	GIS SOFTWARE	320
THE COMMUNITY AGENCY	SEPT BILL	80.67
VECTOR C/O CHAD CLEVELAND	VECTOR DUES	1,859.25
WELLMARK BC/BS OF IOWA	OCT BILLING	3,930.45
	ELECTRIC UTILITY FUND	\$58,774.85
	ACCOUNTS PAYABLE TOTAL	\$157,500.48

**NOTICE OF PUBLIC HEARING ON PROPOSAL FOR AN ASSIGNMENT OF
EASEMENT**

The City Council of the City of Paullina, Iowa, has proposed assigning a perpetual, non-exclusive right to use of a portion of an easement area, more particularly described as follows, to-wit:

The South Fifty (50) feet of that part of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ninety-four (94) North, Range Forty (40) West of the 5th P.M., lying north of the right of way of the Chicago and North Western Railway Company, subject to established highways,

to Northwest Iowa Power Cooperative, an Iowa Cooperative Association, for the installation, operation, maintenance, repair, and replacement of an electric transmission line.

PUBLIC NOTICE is hereby given that the City Council of the City of Paullina, Iowa, will hold a public hearing on the 7th day of October, 2024, at 5:30 p.m. in the Council Chambers, City Hall, 127 South Main Street, Paullina, Iowa, at which the Council proposes to take action on the proposal for an Assignment of Easement to Northwest Iowa Power Cooperative.

This Notice is given by order of the City Council in the City of Paullina in the State of Iowa, as provided by Section 364.7 of the City Code of Iowa.

Dated this 16th day of September, 2024.

The City of Paullina, Iowa

Marlin Sjaarda, Mayor

ATTEST:

Michelle Wilson, City Clerk

Prepared by and returned to: Tisha M. Halverson, P.O. Box 617, Paullina, IA. Phone: (712)949-2142

ASSIGNMENT OF EASEMENT

This Assignment of Easement, hereinafter referred to as "Agreement," is made this ____ day of _____, 2024, by and between the City of Paullina, Iowa, an Iowa municipality, hereinafter referred to as "Assignor," and Northwest Iowa Power Cooperative, an Iowa Cooperative Association, hereinafter referred to as "Assignee."

WHEREAS, Assignor was granted an easement to use a portion of a parcel of land for an electric transmission and/or distribution line or system, and said easement was filed November 19, 1974, in Misc. Book H on Page 673 in the office of the O'Brien County Recorder, a copy of which is attached hereto as Exhibit A and made a part hereof, hereinafter referred to as "Easement;" and

WHEREAS, Assignee desires to install a new double circuit power line on property that is included in the Easement, and in order to do so, Assignor will grant to Assignee the right to use the Easement for the installation, operation, and maintenance of the electric transmission line;

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, Assignor and Assignee agree as follows:

1. Assignor hereby assigns and conveys to Assignee a perpetual, non-exclusive right to use a portion of the easement area, more particularly described as follows, to-wit:

The South Fifty (50) feet of that part of the Northwest Quarter (NW 1/4) of Section Eight (8), Township Ninety-four (94) North, Range Forty (40) West of the 5th P.M., lying north of the right of way of the Chicago and North Western Railway Company, subject to established highways,

for the installation, operation, maintenance, repair, and replacement of an electric transmission line.

2. Assignee shall install the electric transmission line at its sole cost and expense.

3. Assignor reserves unto itself the right to use the Easement area for any purpose that does not unreasonably interfere with the use of the Easement by Assignee.

4. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and their successors and assigns.

IN WITNESS WHERE OF, the parties have set their hands as of the date set forth below

NIPCO
Northwest Iowa Power Cooperative, an
Iowa Cooperative Association

The City of Paullina, Iowa

By: *[Signature]*
VP Engineering, President

By: _____
Marlin Sjaarda, Mayor

Dated: 7-2-24

Dated: _____

ATTEST:

Michelle Wilson, City Clerk

STATE OF IOWA)
)ss.
COUNTY OF _____)

On this _____ day _____, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Marlin Sjaarda and Michelle Wilson, to me personally known, who being by me personally sworn did say that they are the Mayor and City Clerk respectively of the City of Paullina, Iowa, executing the within and foregoing instrument, that said instrument was signed and sealed on behalf of the City of Paullina, Iowa, by the authority of the City Council and that said Marlin Sjaarda and Michelle Wilson, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City of Paullina, Iowa, by it and by them voluntarily executed; further, that said instrument is the same as it appears in the minutes of the meeting of the City Council of the City of Paullina, Iowa held on the _____ day of _____, 2024.

Notary Public in and for said County and State

RESOLUTION NO. 2024-XX

RESOLUTION to name Deputy Clerk Alana Peavey as authorized signer at banks.

BE IT RESOLVED by the Council of the City of Paullina, Iowa, to appoint Deputy Clerk Alana Peavey as an authorized signer at the banks for the City of Paullina.

PASSED AND APPROVED this 7th day of October, 2024.

Marlin Sjaarda, Mayor

ATTEST:

Michelle Wilson, City Clerk

SEAL:

RESOLUTION NO. 2024-XX

**RESOLUTION TO allow Trick or Treating in Paullina from 6:00 pm until 8:00 pm
on 10/31/24.**

BE IT RESOLVED by the Council of the City of Paullina, Iowa, to allow City Wide
Trick or Treating on 10/31/24 from 6:00 pm until 8:00 pm

PASSED AND APPROVED this 7th day of October, 2024

Marlin Sjaarda, Mayor

ATTEST:

Michelle Wilson, City Clerk

SEAL:

CITY PROPERTY COVENANTS 2024

- 1. CONSTRUCTION TIME FRAME:** Construction of a new home on the property shall be completed within 2 years after closing and transfer of the deed to the buyers. If construction of the home is not completed within two years from the date of closing and transfer of the deed to the buyers, the property will revert back to the seller and the purchase price of the property will not be refunded to the buyer.
- 2. CONSTRUCTION COSTS:** Cost of the home to be built must equal or exceed \$250,000.00
- 3. CARE OF PROPERTY:** Owner must comply with all current City and Zoning Codes.

