

Agenda

City of Plymouth Special City Council Meeting

**Tuesday, June 26, 2007
6:00 p.m.**

Medicine Lake Room

1. Call to Order

2. Discuss Special Assessment Policy (interest rate, duration of payoff period)

3. Set future Study Sessions

4. Adjourn

CITY OF PLYMOUTH
CITY COUNCIL AGENDA REPORT

TO: Laurie Ahrens, City Manager
FROM: Nhia Vang, Budget Analyst, through Jean McGann, Administrative Services Director
SUBJECT: For Special Assessment Interest Rate Benchmarks and Alternatives
DATE: June 22, 2007 for Study Session of June 26, 2007

In February, staff presented four possible benchmarks that could be utilized as a reasonable basis for special assessment interest rates. They are as follows (a table is also attached to show rates reported by Stifel Nicolaus):

- 1) **Prime Rate** represents the rate that banks charge to their most creditworthy customers. It is often used as a benchmark for home equity loans. The City currently uses the prime rate when doing special assessments. This prime rate was approximately 2% - 3% above both the special assessment bond rate (plus 1.5%) and the City's average return on investments during the years of 2002 - 2005. At this time the spread ranges between 3.5% and 4.5% using the same rates as a comparison.
- 2) **Tax -Free Equivalent Prime Rate** is the special assessment equivalent of a home equity loan benchmarked to the prime rate. Home equity loan interest is deductible to those who itemize on their income tax while special assessments are not. Historically this rate has seen a wide fluctuation and would be difficult to use for a special assessment rate and still retain consistency from year to year.
- 3) **Agency Bond (5 Year - Non-Call 1-Year) Plus 1% Administration Rate** is the agency bond rate equivalent investment to the City financing special assessments. That is because special assessment payers have the option to pay the balance each year of the 5-year term of the loan. Most cities charge over their investment return to cover the cost of administration. This option provides a rate of return that exceeds both the special assessment bond rate (plus 1.5%) and the Cities average rate of return. Over the past 5-years the rate has varied from a low of 2.88% in 2003 to a high of 5.94% in 2007. Once again, the fluctuation in Agency Bonds would be difficult to use because of consistency.
- 4) **Special Assessment Bond (5 Year) Plus 1.5% Administration Rate** is what the City could borrow at to finance special assessments. Most cities charge over and above that rate by 1% to 2% to cover the cost of issuance and administration. Staff would recommend using this option for determining the special assessment rate as it exceeds the Cities average rate of return, provides a

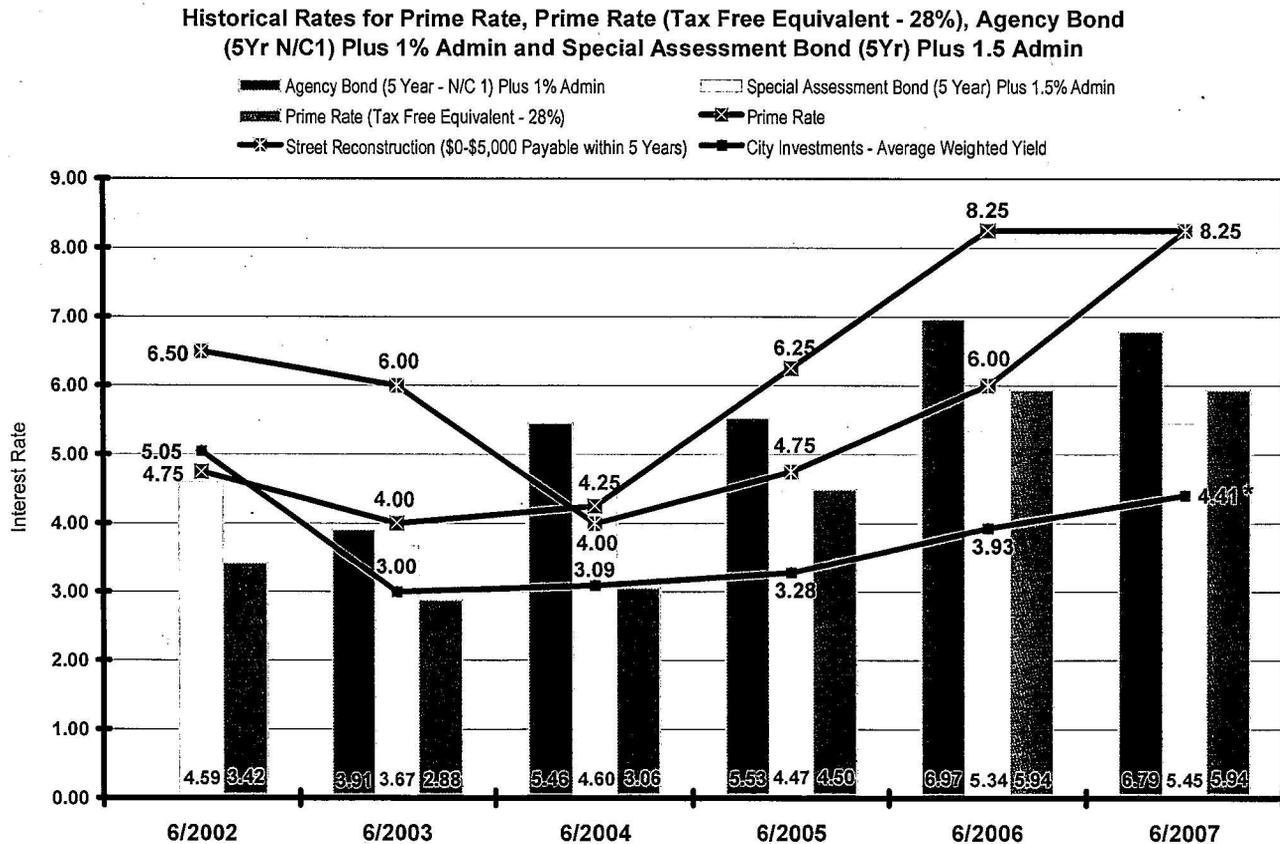
cushion for delinquent assessments, and has less fluctuation than the other options. The rate has varied from a low of 3% in 2003 to a high of 5.45% in 2007.

Rate Table

Rate Options	Rate (as of 12/31/06)	Rate (as of 06/18/07)
Prime Rate	8.25%	8.25%
Prime Rate (Tax Free Equivalent - 28%)	5.94%	5.94%
Agency Bond (5 Year - N/C 1) Plus 1% Admin	6.52%	6.79%
Special Assessment Bond (5 Year) Plus 1.5% Admin	5.04%	5.45%

Historical Graph

The following graph shows the historical rate in June of each year for the four benchmarks compared to the City's assessment rate for street reconstruction and the City's average weighted yield on investments:



* Reflects December 31st Average Weighted Yield

Recommendation

Since 2003, the City's investment return continues to yield upward growth. The City's ability to fund capital projects is dependent on the resources available. Thus, if the City adopts the Special Assessment Bond (5 Year) Plus 1.5% Administration rate as its special assessment interest rate, the City would be able to either or possibly finance internally the cost of the special assessment project while affording the City the opportunity to invest equitably towards future projects. As such, staff recommends the Special Assessment Bond (5 Year) Plus 1.5% Administration rate.

Term of Special Assessment

A snapshot of the City's street reconstruction special assessment projects over the last six years shows that residents can pay their assessment amount over a period of five, ten, or fifteen years. The amount of time the City has been able to allow residents to pay for their special assessments has always depended on the assessment amount and the City having sufficient funding available (i.e., collection of property taxes or bond sales) for the project. Bonds were sold in 2005 to finance street construction and staff anticipates the sale of bonds during 2007 as well as in subsequent years.

The City's current length for assessment payment is as follows:

Assessment Amount	Assessment Period
\$0 - \$5,000	5 Years
\$5,000 - \$10,000	10 Years
\$10,000 +	15 Years

While the Special Assessment Policy allows for the term of an assessment to be 15 years, the City has historically chosen to have the assessment length be five or ten years. In many cases the useful life of the improvement well exceeds 15 years. In those cases, the City may want to consider extending the term of the assessment to 20 years.

When considering these options, the City will want to be cautious that additional improvements will not be necessary during the term of the assessment. For example, if a street is improved and the City expects that the road should last for ten years, then the special assessment term should not exceed that time frame.

If the Council should decide to change the term of the assessment, staff will include this as part of the Special Assessment Policy revision in the fall of the year.

Sandy Engdahl

Subject: FW: Upcoming Council Meeting

----- Original Message -----

From: Jonathan Walther <rjonw@yahoo.com>

To: Council Members

Sent: Mon Jun 25 07:28:35 2007

Subject: Upcoming Council Meeting

Honorable Mayor and Plymouth City Council Members,

Our street is all torn up, the construction trucks make lots of noise and block our path starting at 6:30 in the morning and it all serves to remind us that you won, we lost. I was at the public meeting when councilmen Tim Bildsoe remarked that the Plymouth City Council had never voted down a street project. After all it was good for the city of Plymouth and good for the residents of 11th Ave N, Garland Lane and 9th Ave N, right?

The new, smooth road will be nice. The curb and gutter may be unattractive but other than losing a few trees it really isn't hurting anyone. The street will be narrower which will put pedestrians, children and pets closer to traffic but the increased risk to their safety must be worth the reduction in impermeable surface right? After all didn't that avoid key permit applications?

Despite unanimous opposition from your constituents, the City View Acres road improvement project was going to happen. After all there is precedent at stake. Why then did you decide to break precedent and decide it was a good idea to assess the residents 40%? Why force us to pay so much when some nearby city councils place no additional levy for street improvements on their residents?

You all have a chance to work with the community and help us pay for your street improvement project. Our neighborhood residents can be a valuable asset to the city of Plymouth and the City Council. We can work together to build rain gardens, keep our streets clean and safe and tell our friends and neighbors what a great mayor and city council we have.

The difference really won't impact the City of Plymouth. The City will continue to have a grade A rating. However that money will help us send our children to college, make necessary home repairs and improvements and in some cases, afford to keep our homes. Yes, it is that critical. It will also go a long way to bridge the gap that has developed between the residents of City View Acres and the Plymouth City Council.

I'm not asking anything out of the ordinary. Actually what we need is for you to follow precedent. Please change the assessment level. Please make the payback period more in line with the life of the improvement—

even at 20 years it is still only half according to your engineers. The difference to the City of Plymouth financially will be tiny compared to the enormous benefits it will generate. The City can afford to pay for this project, we can't.

Thank You,

Jonathan Walther
17005 11th Ave N
Plymouth, MN 55447

Looking for earth-friendly autos?
Browse Top Cars by "Green Rating" at Yahoo! Autos' Green Center.
http://autos.yahoo.com/green_center/

Special Session
Agenda Number: 3

CITY OF PLYMOUTH
CITY COUNCIL AGENDA REPORT

TO: Mayor and City Council
FROM: Laurie Ahrens, City Manager
SUBJECT: Set Future Study Sessions
DATE: June 21, 2007, for Council study session of June 26, 2007

1. **ACTION REQUESTED:** Review the pending study session topics list and set study sessions or amend the topics list if desired.

We recommend that the Council consider setting a study session for 5:30 p.m. on July 10, prior to the regular meeting to discuss the following topics:

- Update on proposed capital projects
- Preview future Highway 55 preferred layout
- Preliminary discussion with marketing consultant on City Center

2. **BACKGROUND:** Attached is the list of pending study session topics, as well as calendars to assist in scheduling.

Pending Study Session Topics

(at least 3 Council members have approved the following study items on the list)

- Special Assessment Policy (Council; early fall)
- Discussion of Rental Licensing Ordinance and Point of Sale Inspection (Black, Stein, Willis; fall)

Other requests for study session topics:

- Update with the City Manager (fall)
- Three Rivers Park District open space (GB)

OFFICIAL CITY MEETINGS

June 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																				
	<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 100%;"> <p style="text-align: center; margin: 0;">May 2007</p> <table style="width: 100%; border-collapse: collapse; margin: 0;"> <tr> <td style="text-align: center;">S</td><td style="text-align: center;">M</td><td style="text-align: center;">T</td><td style="text-align: center;">W</td><td style="text-align: center;">T</td><td style="text-align: center;">F</td><td style="text-align: center;">S</td> </tr> <tr> <td></td><td style="text-align: center;">1</td><td style="text-align: center;">2</td><td style="text-align: center;">3</td><td style="text-align: center;">4</td><td style="text-align: center;">5</td><td></td> </tr> <tr> <td style="text-align: center;">6</td><td style="text-align: center;">7</td><td style="text-align: center;">8</td><td style="text-align: center;">9</td><td style="text-align: center;">10</td><td style="text-align: center;">11</td><td style="text-align: center;">12</td> </tr> <tr> <td style="text-align: center;">13</td><td style="text-align: center;">14</td><td style="text-align: center;">15</td><td style="text-align: center;">16</td><td style="text-align: center;">17</td><td style="text-align: center;">18</td><td style="text-align: center;">19</td> </tr> <tr> <td style="text-align: center;">20</td><td style="text-align: center;">21</td><td style="text-align: center;">22</td><td style="text-align: center;">23</td><td style="text-align: center;">24</td><td style="text-align: center;">25</td><td style="text-align: center;">26</td> </tr> <tr> <td style="text-align: center;">27</td><td style="text-align: center;">28</td><td style="text-align: center;">29</td><td style="text-align: center;">30</td><td style="text-align: center;">31</td><td></td><td></td> </tr> </table> </div>	S	M	T	W	T	F	S		1	2	3	4	5		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 100%;"> <p style="text-align: center; margin: 0;">Jul 2007</p> <table style="width: 100%; border-collapse: collapse; margin: 0;"> <tr> <td style="text-align: center;">S</td><td style="text-align: center;">M</td><td style="text-align: center;">T</td><td style="text-align: center;">W</td><td style="text-align: center;">T</td><td style="text-align: center;">F</td><td style="text-align: center;">S</td> </tr> <tr> <td style="text-align: center;">1</td><td style="text-align: center;">2</td><td style="text-align: center;">3</td><td style="text-align: center;">4</td><td style="text-align: center;">5</td><td style="text-align: center;">6</td><td style="text-align: center;">7</td> </tr> <tr> <td style="text-align: center;">8</td><td style="text-align: center;">9</td><td style="text-align: center;">10</td><td style="text-align: center;">11</td><td style="text-align: center;">12</td><td style="text-align: center;">13</td><td style="text-align: center;">14</td> </tr> <tr> <td style="text-align: center;">15</td><td style="text-align: center;">16</td><td style="text-align: center;">17</td><td style="text-align: center;">18</td><td style="text-align: center;">19</td><td style="text-align: center;">20</td><td style="text-align: center;">21</td> </tr> <tr> <td style="text-align: center;">22</td><td style="text-align: center;">23</td><td style="text-align: center;">24</td><td style="text-align: center;">25</td><td style="text-align: center;">26</td><td style="text-align: center;">27</td><td style="text-align: center;">28</td> </tr> <tr> <td style="text-align: center;">29</td><td style="text-align: center;">30</td><td style="text-align: center;">31</td><td></td><td></td><td></td><td></td> </tr> </table> </div>	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					1		2	
S	M	T	W	T	F	S																																																																																				
	1	2	3	4	5																																																																																					
6	7	8	9	10	11	12																																																																																				
13	14	15	16	17	18	19																																																																																				
20	21	22	23	24	25	26																																																																																				
27	28	29	30	31																																																																																						
S	M	T	W	T	F	S																																																																																				
1	2	3	4	5	6	7																																																																																				
8	9	10	11	12	13	14																																																																																				
15	16	17	18	19	20	21																																																																																				
22	23	24	25	26	27	28																																																																																				
29	30	31																																																																																								
3	4 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">6:30 PM YOUTH ADVISORY COUNCIL, Parkers Lake</div>	5	6 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM PLANNING COMMISSION, Council Chambers</div>	7	8	9																																																																																				
10	11	12 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">6:00 PM CITY COUNCIL STUDY SESSION - 2006 AUDIT PRESENTATION, Medicine Lake Conference Room</div> <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM REGULAR COUNCIL MEETING, Council Chambers</div>	13 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">6:00 PM -7:00 PM PUBLIC MEETING ON CITY STORM WATER POLLUTION PREVENTION PLAN, Council Chambers</div> <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC), Medicine Lake Rooms A & B</div>	14 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM PARK & REC ADVISORY COMMISSION (PRAC), Council Chambers</div> <p style="text-align: center; margin: 5px 0;">Flag Day</p>	15	16																																																																																				
17	18	19	20 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM PLANNING COMMISSION, Council Chambers</div>	21	22	23																																																																																				
24	25	26 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">6:00 PM CITY COUNCIL STUDY SESSION - SPECIAL ASSESSMENT POLICY, Medicine Lake Conference Room</div> <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM REGULAR COUNCIL MEETING, Council Chambers</div>	27 <div style="border: 1px solid black; padding: 2px; margin: 5px auto; width: 80%;">7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT), Medicine Lake Room A</div>	28	29	30																																																																																				

OFFICIAL CITY MEETINGS

July 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																							
1	2	3	4 INDEPENDENCE DAY, City Offices closed	5 5:15 PM MUSIC IN PLYMOUTH, Hide Performance Center	6	7																																																																																																							
8	9	10 7:00 PM REGULAR COUNCIL MEETING, Council Chambers	11 5:30 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC), Ponds, Plants, and Practices Tour, Starting at Plymouth Creek Center	12 7:00 PM PARK & REC ADVISORY COMMISSION (PRAC), Council Chambers	13	14																																																																																																							
15	16	17	18 7:00 PM PLANNING COMMISSION, Council Chambers	19 7:00 PM HOUSING & REDEVELOPMENT AUTHORITY (HRA), Medicine Lake Room A	20	21																																																																																																							
22	23	24 7:00 PM REGULAR COUNCIL MEETING, Council Chambers	25 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT), Medicine Lake Room A	26	27	28																																																																																																							
29	30	31	<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="7">Jun 2007</th> </tr> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td>1</td><td>2</td><td></td> </tr> <tr> <td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td> </tr> <tr> <td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td> </tr> <tr> <td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td> </tr> <tr> <td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td> </tr> </tbody> </table>		Jun 2007							S	M	T	W	T	F	S					1	2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	<table border="1" style="margin: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="7">Aug 2007</th> </tr> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> </thead> <tbody> <tr> <td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td> </tr> <tr> <td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td></td> </tr> <tr> <td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td></td> </tr> <tr> <td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td></td> </tr> <tr> <td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td> </tr> </tbody> </table>		Aug 2007							S	M	T	W	T	F	S					1	2	3	4	5	6	7	8	9	10	11		12	13	14	15	16	17	18		19	20	21	22	23	24	25		26	27	28	29	30	31		
Jun 2007																																																																																																													
S	M	T	W	T	F	S																																																																																																							
				1	2																																																																																																								
3	4	5	6	7	8	9																																																																																																							
10	11	12	13	14	15	16																																																																																																							
17	18	19	20	21	22	23																																																																																																							
24	25	26	27	28	29	30																																																																																																							
Aug 2007																																																																																																													
S	M	T	W	T	F	S																																																																																																							
				1	2	3	4																																																																																																						
5	6	7	8	9	10	11																																																																																																							
12	13	14	15	16	17	18																																																																																																							
19	20	21	22	23	24	25																																																																																																							
26	27	28	29	30	31																																																																																																								

OFFICIAL CITY MEETINGS

August 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																											
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center; margin: 0;">Jul 2007</p> <table style="width: 100%; border-collapse: collapse; font-size: small;"> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th></tr> <tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td></tr> <tr><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td></tr> <tr><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td></tr> <tr><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td></tr> <tr><td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td></tr> </table> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">Sep 2007</p> <table style="width: 100%; border-collapse: collapse; font-size: small;"> <tr><th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td></tr> <tr><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td></tr> <tr><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td></tr> <tr><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td></tr> <tr><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td></tr> <tr><td>30</td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table> </div>	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					S	M	T	W	T	F	S							1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30									<p style="font-size: 2em; margin: 0;">1</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM PLANNING COMMISSION, Council Chambers</p> </div>	<p style="font-size: 2em; margin: 0;">2</p>	<p style="font-size: 2em; margin: 0;">3</p>	<p style="font-size: 2em; margin: 0;">4</p>
S	M	T	W	T	F	S																																																																																											
1	2	3	4	5	6	7																																																																																											
8	9	10	11	12	13	14																																																																																											
15	16	17	18	19	20	21																																																																																											
22	23	24	25	26	27	28																																																																																											
29	30	31																																																																																															
S	M	T	W	T	F	S																																																																																											
						1																																																																																											
2	3	4	5	6	7	8																																																																																											
9	10	11	12	13	14	15																																																																																											
16	17	18	19	20	21	22																																																																																											
23	24	25	26	27	28	29																																																																																											
30																																																																																																	
<p style="font-size: 2em; margin: 0;">5</p>	<p style="font-size: 2em; margin: 0;">6</p>	<p style="font-size: 2em; margin: 0;">7</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>2:30 PM - 5:00 PM NATIONAL NIGHT OUT KICK OFF EVENT, Fire Station III</p> </div> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>8:30 PM - 9:30 PM NATIONAL NIGHT OUT</p> </div>	<p style="font-size: 2em; margin: 0;">8</p>	<p style="font-size: 2em; margin: 0;">9</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM PARK & REC ADVISORY COMMISSION (PRAC), Council Chambers</p> </div>	<p style="font-size: 2em; margin: 0;">10</p>	<p style="font-size: 2em; margin: 0;">11</p>																																																																																											
<p style="font-size: 2em; margin: 0;">12</p>	<p style="font-size: 2em; margin: 0;">13</p>	<p style="font-size: 2em; margin: 0;">14</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM REGULAR COUNCIL MEETING, Council Chambers</p> </div>	<p style="font-size: 2em; margin: 0;">15</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM PLANNING COMMISSION, Council Chambers</p> </div>	<p style="font-size: 2em; margin: 0;">16</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM HOUSING & REDEVELOPMENT AUTHORITY (HRA), Medicine Lake Room A</p> </div>	<p style="font-size: 2em; margin: 0;">17</p>	<p style="font-size: 2em; margin: 0;">18</p>																																																																																											
<p style="font-size: 2em; margin: 0;">19</p>	<p style="font-size: 2em; margin: 0;">20</p>	<p style="font-size: 2em; margin: 0;">21</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>6:00 PM CITY COUNCIL STUDY SESSION - DISCUSS BIENNIAL BUDGET, Medicine Lake Conference Room</p> </div>	<p style="font-size: 2em; margin: 0;">22</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT), Medicine Lake Room A</p> </div>	<p style="font-size: 2em; margin: 0;">23</p>	<p style="font-size: 2em; margin: 0;">24</p>	<p style="font-size: 2em; margin: 0;">25</p>																																																																																											
<p style="font-size: 2em; margin: 0;">26</p>	<p style="font-size: 2em; margin: 0;">27</p>	<p style="font-size: 2em; margin: 0;">28</p> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>5:30 PM CITY COUNCIL STUDY SESSION - DISCUSS BIENNIAL BUDGET, Medicine Lake Conference Room</p> </div> <div style="border: 1px solid black; padding: 5px; font-size: x-small; margin-top: 5px;"> <p>7:00 PM REGULAR COUNCIL MEETING, Council Chambers</p> </div>	<p style="font-size: 2em; margin: 0;">29</p>	<p style="font-size: 2em; margin: 0;">30</p>	<p style="font-size: 2em; margin: 0;">31</p>																																																																																												

OFFICIAL CITY MEETINGS

September 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday																																																																																																
		<table border="1" style="margin: auto;"> <tr><td colspan="7" style="text-align: center;">Aug 2007</td></tr> <tr><td style="text-align: center;">S</td><td style="text-align: center;">M</td><td style="text-align: center;">T</td><td style="text-align: center;">W</td><td style="text-align: center;">T</td><td style="text-align: center;">F</td><td style="text-align: center;">S</td></tr> <tr><td></td><td></td><td style="text-align: center;">1</td><td style="text-align: center;">2</td><td style="text-align: center;">3</td><td style="text-align: center;">4</td><td></td></tr> <tr><td style="text-align: center;">5</td><td style="text-align: center;">6</td><td style="text-align: center;">7</td><td style="text-align: center;">8</td><td style="text-align: center;">9</td><td style="text-align: center;">10</td><td style="text-align: center;">11</td></tr> <tr><td style="text-align: center;">12</td><td style="text-align: center;">13</td><td style="text-align: center;">14</td><td style="text-align: center;">15</td><td style="text-align: center;">16</td><td style="text-align: center;">17</td><td style="text-align: center;">18</td></tr> <tr><td style="text-align: center;">19</td><td style="text-align: center;">20</td><td style="text-align: center;">21</td><td style="text-align: center;">22</td><td style="text-align: center;">23</td><td style="text-align: center;">24</td><td style="text-align: center;">25</td></tr> <tr><td style="text-align: center;">26</td><td style="text-align: center;">27</td><td style="text-align: center;">28</td><td style="text-align: center;">29</td><td style="text-align: center;">30</td><td style="text-align: center;">31</td><td></td></tr> </table>	Aug 2007							S	M	T	W	T	F	S			1	2	3	4		5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		<table border="1" style="margin: auto;"> <tr><td colspan="7" style="text-align: center;">Oct 2007</td></tr> <tr><td style="text-align: center;">S</td><td style="text-align: center;">M</td><td style="text-align: center;">T</td><td style="text-align: center;">W</td><td style="text-align: center;">T</td><td style="text-align: center;">F</td><td style="text-align: center;">S</td></tr> <tr><td></td><td></td><td style="text-align: center;">1</td><td style="text-align: center;">2</td><td style="text-align: center;">3</td><td style="text-align: center;">4</td><td style="text-align: center;">5</td></tr> <tr><td style="text-align: center;">6</td><td style="text-align: center;">7</td><td style="text-align: center;">8</td><td style="text-align: center;">9</td><td style="text-align: center;">10</td><td style="text-align: center;">11</td><td style="text-align: center;">12</td></tr> <tr><td style="text-align: center;">13</td><td style="text-align: center;">14</td><td style="text-align: center;">15</td><td style="text-align: center;">16</td><td style="text-align: center;">17</td><td style="text-align: center;">18</td><td style="text-align: center;">19</td></tr> <tr><td style="text-align: center;">20</td><td style="text-align: center;">21</td><td style="text-align: center;">22</td><td style="text-align: center;">23</td><td style="text-align: center;">24</td><td style="text-align: center;">25</td><td style="text-align: center;">26</td></tr> <tr><td style="text-align: center;">27</td><td style="text-align: center;">28</td><td style="text-align: center;">29</td><td style="text-align: center;">30</td><td style="text-align: center;">31</td><td></td><td></td></tr> </table>	Oct 2007							S	M	T	W	T	F	S			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			1
Aug 2007																																																																																																						
S	M	T	W	T	F	S																																																																																																
		1	2	3	4																																																																																																	
5	6	7	8	9	10	11																																																																																																
12	13	14	15	16	17	18																																																																																																
19	20	21	22	23	24	25																																																																																																
26	27	28	29	30	31																																																																																																	
Oct 2007																																																																																																						
S	M	T	W	T	F	S																																																																																																
		1	2	3	4	5																																																																																																
6	7	8	9	10	11	12																																																																																																
13	14	15	16	17	18	19																																																																																																
20	21	22	23	24	25	26																																																																																																
27	28	29	30	31																																																																																																		
2	3 LABOR DAY - City Offices Closed	4 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">6:30 PM CITY COUNCIL STUDY SESSION - DISCUSS BIENNIAL BUDGET, Medicine Lake Conference Room</div>	5 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM PLANNING COMMISSION, Council Chambers</div>	6 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM HUMAN RIGHTS COMMISSION, Parkers Lake Room</div>		8																																																																																																
9	10	11 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM REGULAR COUNCIL MEETING, Council Chambers</div>	12 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC), Medicine Lake Rooms A & B</div> ROSH HASHANAH BEGINS AT SUNSET	13 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM PARK & REC ADVISORY COMMISSION (PRAC), Council Chambers</div>	14	15 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">10:00 AM-5:00 PM AUTUMN ART FAIR, Parkers Lake Room</div>																																																																																																
16	17	18	19 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM PLANNING COMMISSION, Council Chambers</div>	20 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">9:00 AM-3:30 PM PLYMOUTH CLEAN-UP DAY, Public Works Maintenance Facility</div> <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM HOUSING & REDEVELOPMENT AUTHORITY (HRA), Medicine Lake Room A</div>	21 YOM KIPPUR BEGINS AT SUNSET	22																																																																																																
23	24	25 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM REGULAR COUNCIL MEETING, Council Chambers</div>	26 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT), Medicine Lake Room A</div>	27	28	29 <div style="border: 1px solid black; padding: 2px; width: fit-content; margin: auto;">1:00 PM Plymouth on Parade Celebration, City Center Area</div>																																																																																																
30																																																																																																						