

ORDINANCE NO. 2008 - 19

AN ORDINANCE AMENDING ORDINANCE 94-04 PASSED BY THE CANTON CITY COUNCIL ON JANUARY 18, 1994, AS THERETOFORE AMENDED, REGULATING SUBDIVISIONS IN THE CITY OF CANTON, TEXAS, AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CANTON, TEXAS, REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on January 18, 1994, the City Council of the City of Canton, Texas, adopted Ordinance 94-04 adopting and promulgating the rules and regulations governing the platting of land into subdivisions in the City of Canton, Texas, and within the extraterritorial jurisdiction of the City of Canton, Texas; and

WHEREAS, the City Council is of the opinion and finds that the Subdivision Ordinance No. 94-04 should be amended:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CANTON, TEXAS:

**SECTION 1. GENERAL**

Before any plan, plat or replat of a subdivision or addition of land inside the City of Canton or within the extraterritorial jurisdiction of the City of Canton shall be recorded with the County Clerk of Van Zandt County, it shall first be approved by the City Council of the City of Canton, in conformity with Local Government Code 212.001 et seq., or any successor statute passed or enacted for the same or similar purpose, and the provisions of this ordinance. No transfer of land in the nature of a subdivision as defined herein shall be exempt from the provisions of this ordinance even though the instrument or document of transfer may describe land so subdivided by metes and bounds. The filing of any plan, plat or replat without complying with the requirement of this ordinance, or the transfer of land by the filing of any instrument in the nature of a conveyance, without having first complied with the requirements of this ordinance, shall be deemed a violation of the provision of this ordinance. There is, however, excepted from the provisions of this ordinance, any conveyance transferring any land or interest in land to or from the State of Texas, County of Van Zandt, City of Canton, Texas, Canton Independent School District or any other independent or common school district or water control and improvement district within the area.

**SECTION 2. DEFINITIONS**

- A. COUNCIL shall mean the City Council of Canton, Texas.
- B. EXTRATERRITORIAL JURISDICTION: Within the terms of the Texas Municipal Annexation Act, the term "extraterritorial jurisdiction" means the unincorporated area, not a part of any other city, which is contiguous to the corporate limits of the City of Canton, the outer boundaries of which are measured from the extremities of the corporate limits of the City of Canton, outward for such distances as may be stipulated in the Texas Municipal Annexation Act in accordance with the total population of the incorporated city. The extraterritorial jurisdiction of the City of Canton is one mile from the City limits.

- C. **STREETS AND ALLEYS:** The term "street" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place or however designated.
1. Major Thoroughfares or Arterial Streets are principal traffic arteries more or less continuous across the City which are intended to connect remote parts of the City and which are used primarily for fast or heavy volume traffic.
  2. Collector Streets are those which carry traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such development.
  3. All others are those which are used primarily for access to the abutting properties and which are intended to serve traffic within a limited district.
  4. Alleys are minor ways which are primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.
- D. **SUBDIVISION:** A "subdivision" is the division of any lot, tract or parcel of land into two or more parts, lots or sites for the purpose, whether immediate or future, of sale or division of ownership. This definition also includes the re-subdivision of land or lots which are a part of a previously-recorded subdivision. Division of land for agricultural purposes, and where no building construction is involved, in parcels of five acres or more, shall not be included within this definition of subdivision, unless any such subdivision of five acres or more includes the planning or development of a new street or access easement. An addition is a subdivision as is defined herein.
- F. **SHALL AND MAY:** As used herein, the word "shall" is mandatory and the word "may" permissive.
- G. **DEFINITION:** One not expressly prescribed herein is to be determined in accordance with customary usage in Municipal Planning and Engineering practices.

### **SECTION 3. PROCEDURE AND PLAT REQUIREMENTS.**

- A. **Presubmission Conference:** Prior to the submission of the preliminary plat, the subdivider shall confer with the Planning and Zoning Commission on an informal basis to discuss the proposed plat and its conformity to the Comprehensive Plan and its relationship to surrounding property, streets, etc.
- B. **Preliminary Plat:** Following the presubmission conference, all persons desiring to subdivide a tract of land within the area above described shall first prepare and submit to the City Manager of the City of Canton, Texas, not less than four (4) days prior to any Council meeting at which such plat is to be considered, the following information which shall be certified by a state registered professional engineer or by a state licensed or registered land surveyor:
1. Four (4) copies of a preliminary plat showing the general features of the proposed development. This preliminary plat shall be drawn on a scale of 100 feet to the inch and shall show the following:

- a. The outline of a tract the plat is proposed to subdivide with the principal dimensions. Boundary lines shall be drawn in heavily for easy identification.
  - b. The proposed plan of subdivision, showing streets, blocks, lots, alleys, easements, building lines, parks, schools, churches, etc. with principal dimensions. The preliminary plat shall cover all of the tracts intended to be developed, at any time, even though it is intended by the developer or developer to file plats and install improvements for parts of said tract by sections or units. If it is the intent to develop the area by sections or units, the first unit to be developed shall be definitely identified.
  - c. The location, width and name of existing streets and any blocks, lots, alleys, easements, building lines and watercourses or other natural features in the area affected, with principal dimensions, and any other significant information on all sides for a distance of not less than 200 feet.
  - d. The names of proposed streets shall conform to the names of existing streets or (of) which they may be or become extensions or otherwise shall not duplicate or conflict with the recognized name or any other street located in the area subject to these regulations.
  - e. The location of existent sewers, water and gas mains and other public utilities, if any.
  - f. Proposed general plan for storm water drainage sufficiently detailed to indicate the location of drainage ditches or structures and the direction of flow.
  - g. Any zoning district affecting the area being platted or any proposed changes in zoning for which application will be made.
  - h. The name of the proposed subdivision, North point, scale and date.
  - i. The name of the owner or owners and the engineer or engineers.
  - j. Vicinity sketch or key map at a scale of not more than 800 feet to the inch which shall show all existing subdivisions, streets and tracts of acreage in the area and the general drainage plan, ultimate destination of water and possible storm sewer connections by arrows.
  - k. Typical cross-section of proposed street improvements and water and sewer installations where required.
  - l. The approximate acreage of the property to be subdivided.
  - m. Topographical information with contour lines at two-foot intervals.
2. On receipt of the preliminary plat and other information, the Council shall render a decision thereon within twenty-one (21) days. Such decision may consist of approval, disapproval or conditional approval. Conditional approval shall be considered to be the approval of a plat or replat, subject to conformity with prescribed conditions, but shall be deemed to be a disapproval of such plat or replat until such conditions are complied with. All objections made to the preliminary plat, or conditions imposed,

shall be furnished to the subdivider.

3. When a preliminary plat has been approved, the subdivider may thereafter file a final plat of the section or sections intended for immediate development. The remainder of the preliminary plat shall be considered approved or conditionally approved as provided above for a period of one year, and for such additional period as the Council may elect. Where a preliminary plat has been approved and the subdivider fails to file a final plat of the subdivision or a section thereof within a period of three (3) months, the approval of the primary plat shall be void.

C. Final Plat: After the foregoing procedure has been complied with, and a preliminary plat approved by the Council, the subdivider shall prepare and file with the Council the following information:

1. The original and five (5) copies of the final plat of the subdivision or section to be developed. All final plats shall be drawn in India ink on tracing cloth or plastic tracing sheets 24 x 30 inches and to a scale of one inch equals 100 feet. Where more than one sheet is required, an index sheet of maximum size, 24 x 30 inches, shall be filed showing the entire subdivision. Where the area to be developed can be drawn on a sheet one-half size or less with the scale of the drawing remaining one inch equals 100 feet, a sheet 24 x 15 inches may be used.
  - a. The title or name by which the subdivision is to be identified, the acreage in the subdivision, North point, the scale of the map, and the name of the state registered land surveyor responsible.
  - b. A definite legal description and identification, volume and page reference to County Deed Records of the tract being subdivided; this description shall be sufficient for the requirements of title examination. The plat shall be a descriptive diagram drawn to scale.
  - c. The boundaries of the subdivided property, the location or destination of all streets, alleys, parks and other areas intended to be dedicated or deeded to the public use, with proper dimensions. The boundaries of the subdivision shall be indicated by a heavy line equivalent to a No. 5 reservoir pen and shall be tied by dimension to the established centerline of all existing boundary streets.
  - d. The location of all adjacent streets and alleys, with their names, and the names of adjoining subdivisions with exact location and designation by number of lots and blocks.
  - e. All lot, block and street boundary lines, with blocks and lots numbered or lettered consecutively. Building lines and easements shall be shown and shall be defined by dimension. The actual width of all streets shall be shown, measured at right angles or radially, where curved.
  - f. Accurate dimensions, both linear and angular, of all items on the plat; the boundary survey on the site shall close within one in 10,000. Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions shall be shown by bearings. Curved boundaries shall be fully described and all essential information given; circular curves shall be defined by actual radius and not by degree of curve. Complete dimensional data shall be given on fractional lots.

- g. The location and description of all lot and block corners and permanent survey reference monuments. Such corners and monuments shall be of three-quarter inch iron pipe or five eighths inch iron rod and shall meet the following standards:
    - (i) Lot corners shall be 24 to 30 inches long with the top set flush with the ground.
    - (ii) Block corners shall be 24 to 30 inches long set in concrete with the top set flush with ground and shall include the beginning and end of all curves within each block.
    - (iii) Reference points shall be 24 to 30 inches long placed one foot below the surface of the finished ground elevation at suitable locations throughout the subdivision. There shall be at least as many reference points as there are blocks in the subdivisions but not less than two, and the distance between successive monuments along any street or reference line shall not be greater than 1,000 feet. Reference points shall be other than and in addition to markers set for block or lot corners.
  - h. A certificate of ownership in fee of all land embraced in the subdivision and of the authenticity of the plat and dedication, signed and acknowledged by all owners of any interest in said land. The acknowledgement shall be in the form required in conveyance of real estate. Approval and acceptance of all lienholders shall be included.
  - i. A certificate by the responsible surveyor or engineer in charge, duly authenticated, that the plat is true and correct and in accordance with the determination of surveys actually made on the ground. If the surveyor or engineer who prepared the plat did not make the boundary survey, this fact should be noted in the certificate. Also, the certificate should show whether or not the tract is within the extraterritorial jurisdiction of the City of Canton (one mile) measured in a straight line from the nearest points of the City limits, unless the information is shown in suitable manner elsewhere on the fact of the plat.
  - j. The final plat submitted to the Council and to be filed for record with the County Clerk shall not show construction features such as curb lines or public utility lines or other structures not involved in the title covenant.
2. Upon the filing of the said final plat, the Council shall render a decision thereon within thirty (30) days of receipt thereof. Said decision may consist of approval, disapproval, or conditional approval as defined in Section III.B.3. hereof. Reasons for disapproval or conditional approval shall be stated by the Council in writing. When a plat is conditionally approved, the subdivider may subsequently refile the final plat meeting the objections or imposed conditions and the Council shall within five (5) days thereafter authorize the Mayor to sign said final plat, provided it meets objections or imposed conditions.
  3. On approval of the plat by the Council, it shall be signed in the space provided for and delivered to the City Manager of the City of Canton, Texas, who shall hold the approved plat and all copies until the following has been complied with:

- a. The City's Building Inspector Engineer has certified to the Council that all of the improvements required of the subdivider under the terms of this ordinance have been completed, or
  - b. When the subdivider has delivered to the City Manager of the City of Canton a signed copy of a firm contract for the construction of the streets with curbs and gutters and storm sewers, and the money to cover the cost of the other improvements within the subdivision or addition, as is provided for under the terms of this ordinance; and has entered into a contract as to reimbursements, if any, as hereinafter provided.
4. Upon the delivery of the plat by the City Manager of the City of Canton, the same shall be filed with the County Clerk of Van Zandt County, Texas.
- D. Replatting. A replat replaces all or part of an officially-recorded final plat. The replat approval process is the same as that for final plats except that replats require a public hearing unless the applicant has vacated the preceding plat according to the Texas Local Government Code, Section 212.

Replats for subdivisions which create no more than four lots and do not require the creation of a new street or the extension of municipal facilities may be approved by the Director of Public Works as "minor replats" after property owners within two hundred feet (200') have been notified at least ten (10) days prior to approval. All other replats require approval by the Planning & Zoning Commission.

All replats of four lots or less will be reviewed by City staff for compliance with city codes, regulations and policies. The following must be submitted for consideration of a minor replat:

1. Completed application form signed by the property owner;
2. Legal description of the property;
3. Proof of ownership in the form of a deed and a copy of a tax certificate (showing no delinquent taxes owed);
4. Site survey map showing all current property lines, improvements and easements stamped by a Texas-registered professional surveyor (2 bluelines and 1 Mylar);
5. Site survey map showing the proposed property lines, improvements and easements stamped by a Texas registered professional surveyor (2 bluelines and 1 Mylar);
6. Sworn affidavit from the property owner that no deed restrictions or covenants will restrict, alter or affect the replat of the property;
7. Location, size and purpose of all easements and additional documentation necessary for dedication or conveyance of easements or rights-of-way as required by the City; and
8. Special restrictions such as floodway or perpetual maintenance agreements.

## SECTION 4. DESIGN STANDARDS

### A. Streets

1. The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan for the City and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
2. Where such is not shown in the general plan for the City, the arrangement of streets in the subdivision shall either:
  - a. provide for the continuation or appropriate projection of existing principal streets in surrounding area, or
  - b. conform to a plan for the neighborhood approved or adopted by the Council to meet a particular situation where topographical or other conditions made continuance or conformance to existing streets impracticable.
3. Minor streets shall be so laid out that their use by through traffic will be discouraged.
4. Where a subdivision abuts or contains an existing or proposed arterial street, the Council may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
5. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Council may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.
6. Reserve strips controlling access to streets shall be prohibited excepted where their control is definitely placed in the city under conditions approved by the Council.
7. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
8. A tangent at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.
9. Streets shall be laid out so as to intersect as nearly as possible at right angles.
10. Property lines at street intersections shall be rounded with a radius of twenty (20) feet or of a greater radius where the Council may deem it necessary.

11. Street right-of-way widths shall be as shown in the general plan for the City and where not shown therein shall be not less than as follows:

<u>Streets</u>	<u>Right-of-way Width</u>
Major thoroughfares	100 feet
Collector	60 feet
All others	50 feet

12. Dead-end streets, designed to be so permanently shall not be longer than five hundred feet (500') and shall be provided at the closed end with a turn-around having an outside roadway of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet. In cases where this will work a hardship on a property owner/developer, it may be extended to a longer length street.
13. Street grades shall be established with due regard being had for topography, contemplated land uses, and the existing City drainage plan and facilities in the area surrounding the land to be subdivided, provided that the minimum street grade shall be five-tenths of one percent. No land shall be rejected for subdivision purposes for failure to provide for greater street grade than that contained in this ordinance.
14. The flood design section for roadways shall be taken from back of curb to back of curb, provided that in no case shall the height of curbs for subdivisions be more than eight (8) inches. The run-off factor used in design of storm sewers shall be a minimum of Talbots and Rational Formula.

B. Alleys

1. Alleys shall be provided in commercial and industrial districts, except that the Council may waive this requirement where other definite and assured provisions are made for service across such as off-street loading, unloading and parking consistent with adequate for the uses proposed.
2. The minimum width of an alley shall be twenty (20) feet.
3. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.
4. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead-end, as determined by the Council.

C. Easements

1. Easements across lots or centered on rear of side lot lines shall be provided for utilities where necessary and shall be at least ten (10) feet wide.



2. Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width of construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.

D. Blocks

1. The lengths, widths and shapes of blocks shall be determined with due regard to:
  - a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
  - b. Zoning requirements as to lot sizes and dimension.
  - c. Needs for convenient access, circulation, control and safety of street traffic.
  - d. Limitations and opportunities of topography.
2. Block lengths shall not exceed one thousand (1,000) feet.

E. Lots

1. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use required under the Zoning Ordinance.
2. Corner lots for residential use shall have extra width to permit appropriate building setback and orientation to both streets. When such lots side upon a major thoroughfare or collector street, a note to this effect shall be properly entered on the plat to be recorded.
3. The subdividing of the land shall be such as to provide by means of a public street each lot with satisfactory access to an existing public street.
4. Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
5. Side lot lines shall be substantially at right angles or radial to street lines.

F. Address Numbering on Curbs

Address numbering on curbs is required. No curb shall be lettered or numbered in any way except that residential street address numbers may be painted on curbs in front of residential street addresses. Curb numbering must conform to the following standards:

1. Numbers must be black on a white background.
2. Numbering must be in block print, three inches in height, three-fourths-inch stroke, and there must be a space of at least one-fourth inch and no more than one inch between numbers.

3. No numbers may be painted in restricted zones, that is, where curbs are painted yellow or red or where parking is restricted.
4. Numbers must be placed at the end of the curb retain on the street on which the residence is addressed and which is closest to the residence entrance, or, if no such curb return exists, then the numbers must be placed insofar as possible, in direct line with the entrance of the residence.
5. This ordinance does not replace the requirement for on-house numbering per the 2000 International Residential Building Code adopted by the City of Canton.

## **SECTION 5. REQUIRED IMPROVEMENTS**

### **A. General**

1. When a preliminary plat of a subdivision has been approved by the Council, the developer may submit to the City's Consulting Engineer and Public Works Director of the City, plans and specifications for all improvements pertinent to said subdivision. The City's Consulting Engineer and/or Public Works Director of the City, within thirty (30) days of receipt of said plans and specifications, must approve same if they conform to the requirements of this ordinance, or disapprove same, giving his reasons therefore to the subdivider.
2. Before beginning any construction of the improvements outlined in this section on proposed roadways or public utilities pertaining to any subdivision coming under the provisions of this ordinance, four (4) complete sets of plans and specifications of such construction (in the form of plats, sketches or other satisfactorily written descriptions) shall be filed with the Public Works Director of the City of Canton. These shall show such features as roadways, cross-sections and longitudinal slope for drainage, full description of proposed pavement or street improvement, its grade ad slope, dimensions and specifications concerning public utilities to be installed showing proposed position on the ground.
3. All improvements shall be installed within all of the area of any subdivision or portion thereof given final approval, and at the cost to the developer.
4. All improvements shall be designed and constructed in conformity with the provisions of this ordinance and no construction shall be commenced until this ordinance is so complied with.

### **B. Minimum Standards: The following minimum standards for improvements shall apply and shall be agreed to and complied within each subdivision or addition where approved public water supply is reasonably accessible or procurable:**

#### **1. Pavement**

- a. All roadways shall be paved in accordance with the plans and specifications furnished by the City's Consulting Engineer.
- b. Width of paving for the various types of streets, including curbs shall not be less than the following:

<u>Streets</u>	<u>Right-of-way Width</u>
Major thoroughfares	60 feet
Collector	40 feet
All others	30 feet

2. Combined curb and gutters shall be constructed on each side of each street of each subdivision in accordance with plans and specifications which shall be furnished by the City's Consulting Engineer.
3. Water Lines: Where an approved public water supply is reasonably accessible or procurable, each lot within the subdivided area shall be provided with access to such water supply immediately adjacent thereto, at cost to developer. The installation of all water lines within the subdivided area shall be constructed in accordance with plans and specifications furnished by the Public Works Director or the City's Consulting Engineer, who shall, in designing same, give due consideration to further development and adequate fire protection for the subdivided area. The City may construct and install the sewer lines at cost to developer, if so requested by the developer.
4. No connection for either water or sanitary sewer service shall be made available to any subdivision or to any lot located in any subdivision, the plat of which has not been fully and finally approved and filed in accordance with this ordinance.

## **SECTION 6. STANDARD SPECIFICATIONS**

See Ordinance 96-06 and any amendments thereto regarding the standard specifications for the construction, alteration and maintenance of public works for subdivisions.

## **SECTION 7. WATER CONNECTIONS RESTRICTED**

Neither the City of Canton nor any other person, firm or corporation distributing water which is subject to the jurisdiction and control of either the City of Canton or the rules and regulations of the City of Canton governing the distribution of water shall make any connections to any residence, business, building or other structure upon any subdivided area, the subdivision of which has not been accomplished in accordance with the terms and provisions of this ordinance.

## **SECTION 8. EXCEPTIONS**

- A. Where any street forms any part of the boundary line of the subdivision, and some part of the width of said street has been dedicated or committed to dedication or committed to improvement, then the subdivider shall be required to dedicate and/or improve the balance of the width of such street, but otherwise, no improvements shall be required as a prerequisite to the approval for an existing dedicated street forming a boundary of a subdivision.
- B. When any lot or a portion of a lot or portions of lots aggregating one tract larger in width and/or size than the average lot in the block in which the same is located are conveyed as a single unit for a single use purpose from a previously legally-platted subdivision, no replat shall be required.

## **SECTION 9. VARIANCES**

Where the City Council of the City of Canton, Texas, finds that extraordinary hardships may result from a strict compliance of this ordinance, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations. Such variances and modifications as may be granted shall be at least a two-thirds majority of the Council.

## **SECTION 10. VIOLATIONS AND PENALTIES**

Any person, firm, or corporation found guilty of violating any of the provisions or terms of this ordinance shall be subject to a fine not to exceed the sum of two hundred dollars (\$200.00) for each offense, together with the costs of such prosecution. Each and every day the offense continues shall be deemed to constitute a separate offense. In addition to and cumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

## **SECTION 11. EFFECTIVE DATE**

The City Manager of the City of Canton is hereby authorized and directed to cause a true and correct copy of the caption, penalties, and effective date of this ordinance to be published in a newspaper having general circulation in the City of Canton, Texas, prior to its effective date. Following the publication, this ordinance shall be in full force and effect.


## **SECTION 12. REPEAL OF CONFLICTING ORDINANCES**

All ordinances or parts of ordinances conflicting with any of the provisions of this ordinance are hereby repealed.

## **SECTION 13. SEVERABILITY CLAUSE**

That if any provision or any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way affect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

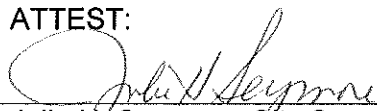
PASSED, ADOPTED AND APPROVED by a majority of the Canton City Council on this the 16<sup>th</sup> day of September, 2008.



---

William R. Wilson, Mayor

ATTEST:



---

Julie H. Seymore, City Secretary