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#REZ-2022-0044

BILL NO. Z-22-08-15

ZONING MAP ORDINANCE NO. Z-33-22

**AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. R-14 (Sec. 32 of St. Joseph Township)**

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

SECTION 1. That the area described as follows is hereby designated a C1
(Professional Office and Personal Services) District under the terms of Chapter 157 Title XV
of the Code of the City of Fort Wayne, Indiana:

The North 260.0 feet of the South 280.0 feet of Lots Numbered 5 and 6 in J.H. Feichter's
Garden View Addition to the City of Fort Wayne, Allen County, Indiana, as recorded in Plat
Record 7, page 3, except the West 40.0 feet of said Lot Number 5 dedicated for Hobson
Road right-of-way.

and the symbols of the City of Fort Wayne Zoning Map No. R-14 (Sec. 32 of St. Joseph
Township), as established by Section 157.082 of Title XV of the Code of the City of Fort
Wayne, Indiana is hereby changed accordingly.

SECTION 2. If a written commitment is a condition of the Plan Commission's
recommendation for the adoption of the rezoning, or if a written commitment is modified and
approved by the Common Council as part of the zone map amendment, that written
commitment is hereby approved and is hereby incorporated by reference.


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SECTION 3. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.



Council Member

APPROVED AS TO FORM AND LEGALITY:



Malak Heiny, City Attorney

City of Fort Wayne Common Council
DIGEST SHEET

Department of Planning Services

Title of Ordinance: Zoning Map Amendment
Case Number: REZ-2022-0044
Bill Number: Z-22-08-15
Council District: 1-Paul Ensley

Introduction Date: August 23, 2022

Plan Commission
Public Hearing Date: September 12, 2022 (not heard by Council)

Next Council Action: Ordinance will return to Council after recommendation by the Plan Commission

Synopsis of Ordinance: To rezone approximately 1.74 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services.

Location: 3217 Lake Avenue

Reason for Request: To allow for the construction of a new medical office building.

Applicant: The Bowen Center

Property Owner: 3217 Lake Avenue LLC

Related Petitions: Primary Development Plan, The Bowen Center

Effect of Passage: Property will be rezoned to the C1/Professional Office and Personal Services zoning district, which will allow for the construction of a new medical office building.

Effect of Non-Passage: The property will remain zoned R3/Multiple Family, which would not permit a new commercial building without rezoning or a new Board of Zoning Appeals approval.

**Department of Planning Services
Rezoning Petition Application**

Applicant
 Applicant The Otis R. Bowen Center for Human Services dba The Bowen Center
 Address 2621 E. Jefferson St., PO Box 497
 City Warsaw State Indiana Zip 46581-0497
 Telephone (574)267-7169 E-mail _____

Contact Person
 Contact Person Troy Wilcoxson
 Address PO Box 534
 City South Whitley State IN Zip 46787
 Telephone 260-723-4747 E-mail troy@wjcarey.com

All staff correspondence will be sent only to the designated contact person.

Request
 Allen County Planning Jurisdiction City of Fort Wayne Planning Jurisdiction
 Address of the property 3217 Lake Avenue
 Present Zoning R3 Proposed Zoning C1 Acreage to be rezoned 1.74
 Proposed density _____ units per acre
 Township name St. Joseph Township section # 32
 Purpose of rezoning (attach additional page if necessary) The Applicant is requesting the change in zoning to accommodate the construction of a Medical Office building to be used for counseling and primary care offices.
 Sewer provider City Utilities Water provider City Utilities

Filing Requirements
Applications will not be accepted unless the following filing requirements are submitted with this application. Please refer to checklist for applicable filing fees and plan/survey submittal requirements.
 Applicable filing fee
 Applicable number of surveys showing area to be rezoned (plans must be folded)
 Legal Description of parcel to be rezoned
 Rezoning Questionnaire (original and 10 copies) County Rezoning Only

I/We understand and agree, upon execution and submission of this application, that I am/we are the owner(s) of more than 50 percent of the property described in this application; that I/we agree to abide by all provisions of the Allen County Zoning and Subdivision Control Ordinance as well as all procedures and policies of the Allen County Plan Commission as those provisions, procedures and policies related to the handling and disposition of this application; that the above information is true and accurate to the best of my/our knowledge; and that I/we agree to pay Allen County the cost of notifying the required interested persons at the rate of \$0.85 per notice and a public notice fee of \$50.00 per Indiana code.

The Bowen Center [Signature] 8/1/22
 (printed name of applicant) (signature of applicant) (date)
3217 Lake Avenue LLC [Signature] 7/29/22
 (printed name of property owner) (signature of property owner) (date)

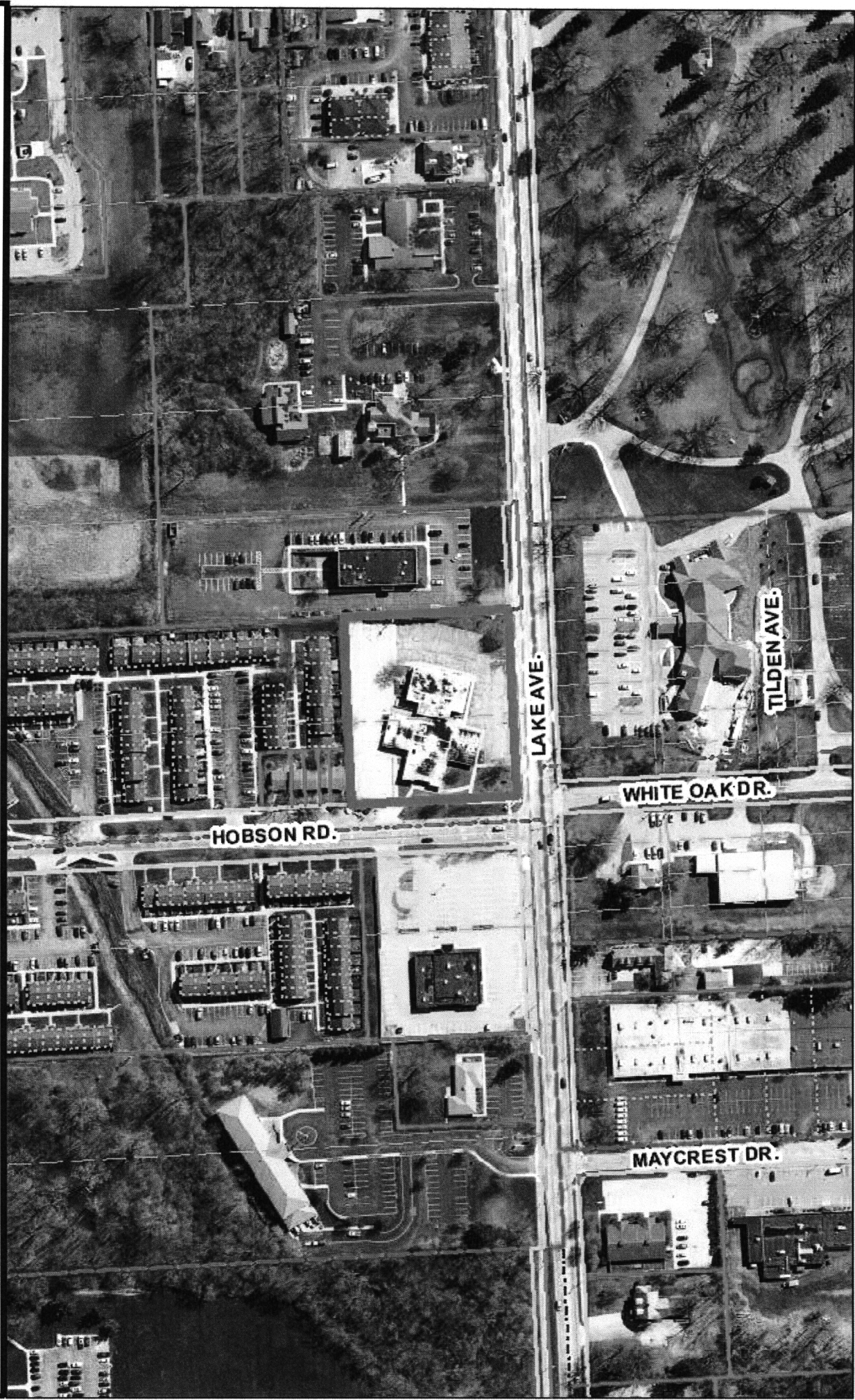
 (printed name of property owner) (signature of property owner) (date)

 (printed name of property owner) (signature of property owner) (date)

Received	Receipt No.	Hearing Date	Petition No.
8-1-22	141041	9-12-22	REZ-2022-0044



REZ-2022-0044 and PDP-2022-0028 - Bowen Center at 3217 Lake Avenue



Although some accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/17/2022



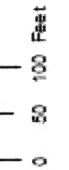
1 inch = 200 feet



REZ-2022-0044 and PDP-2022-0028 - Bowen Center at 3217 Lake Avenue

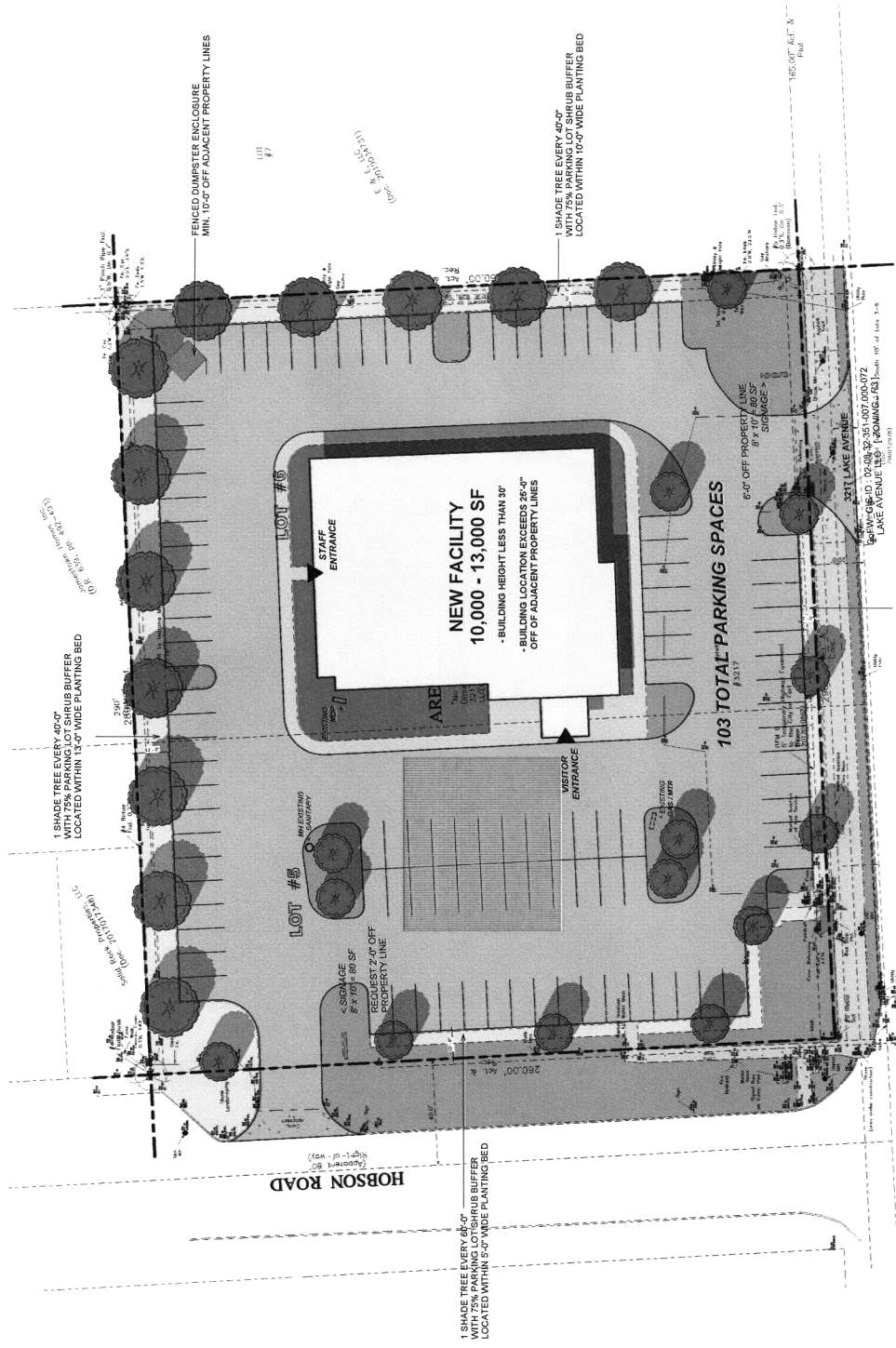


1 inch = 200 feet



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SCHEMATIC SITE / BLDG - PROPOSED
1" = 20'-0"



BOWEN CENTER - LAKE AVENUE

07/27/2022



PLAT OF ALTANSAPS LAND TITLE SURVEY

DESCRIPTION: (as described in Plat Number 2238692)

This survey is a record retracement survey of the South 2860 feet of the South 2860 feet of Lot 1, Block 11, Fishlake-Cadenas View Addition to the City of Fort Wayne, Allen County, Indiana, as recorded in Plat Record 7, page 3, except the West 450 feet of Lot Number 5, dedicated for Hobson forest right-of-way.

Last Date of Record: Dec. 20/01/1831

Last Date of Fieldwork: Jul 8, 2022

This property appears to be within Zone X as the description plan by scale on Field Insurance Rate Map No. 18600C (10/05), effective August 1, 2010

SURVEYORS REPORT

Prepared as a part of the foregoing survey

Address: 3217 Lake Avenue, Fort Wayne, IN 46805

This survey is intended to retrace the record boundaries of a tract of real estate described in a Warranty Deed from Edmund Hasky to North American Title Insurance Company, Inc., dated February 22, 2005, and recorded in Document Number 20014581 in the Office of the Recorder of Allen County, Indiana.

In Accordance with Title 66, Article 11, Chapter 12, Sec. 1 et seq. of the Indiana Administrative Code, the following observations and opinions are submitted regarding various uncertainties in (a) reference measurements, (b) lines of occupation, (c) record descriptions, and (d) other matters which may be material to the survey. The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

REFERENCES: A copy of the following documents were reviewed in connection with this survey:
 -The deed of the subject tract and the adjacent tract, as shown on the plat of survey.
 -The plat of 11 Tractors (Urban View Addition, Plat Record 7, page 3)

(A) AVAILABILITY OF REFERENCE MEASUREMENTS:

- The following measurements are the following:
 -The Northwest corner of subject tract At other found
 -The Southeast corner of subject tract At other found
 -The Northwest corner of the East adjacent tract At other found
 -The Southeast corner of the East adjacent tract At other found
 -The Northwest corner of the East adjacent tract At other found
 -The Southeast corner of the East adjacent tract At other found

Uncertainties due to variance between found controlling monuments and record distances were determined to be a maximum of 0.2 feet in any direction. Uncertainties due to variance between all found monuments and record distances were determined to be 0.5 feet in any direction.

(B) CONTINUATION AND/OR POSSESSION LINES:

Occupation and/or possession lines that the perimeter of subject tract are shown on the plat of survey with the variance from the record measurements. A total of 14 feet on Lake Avenue line 1' feet North of the South line of subject tract, as shown on the plat of survey. A total of 14 feet on Lake Avenue line 1' feet North of the South line of subject tract, as shown on the Plat of Survey. Uncertainties based upon existing occupation and/or possession lines vary from the line established in this survey by a maximum of 1.5 feet in the North-South direction and by a maximum of 2.5 feet in the East-West direction.

(C) USE OF THE BEST AVAILABLE INFORMATION:

Upon review of the survey records, the best available information does not contain any ambiguity with any of the abovementioned descriptions. Therefore, there are no uncertainties based upon record descriptions.

(D) RELATIVE POSITIONAL PRECISION:

The uncertainty due to the representation of the survey data in this report is the uncertainty due to the measurement of the corners established in this survey in the manner and to the accuracy of the surveying instrument used in the survey. The uncertainty is 1/1000 of the distance to be measured.

(E) ESTABLISHMENT OF LINES AND CORNERS:

- The Southwest corner of subject tract was established at the intersection of calculated and record distances from found monuments.
- The Southeast corner of subject tract was established at the intersection of calculated and record distances from found monuments.
- Re-established Southwest corner of subject tract, at a distance from said Southwest corner.
- Re-established Southwest corner of subject tract, at established record distance from said Southwest corner.

(F) NOTES:

- This survey is an opinion of a licensed land surveyor of the State of Indiana as to the actual location of the line and corners of the subject tract as shown on the plat of survey. It is not a warranty of the accuracy of the survey.
- The record statement known as for information purposes only. Accurate determination of the flood hazard status of the property is the responsibility of the property owner. The surveyor is not responsible for the determination of the flood hazard status of the property.
- A survey cannot resolve uncertainties in the position of the original boundary that exist. Only courts may establish property boundaries.
- No attempt has been made to locate or create monuments to the line and corners of the subject tract.
- Documentation of such matters has been furnished by the client.
- The survey is a retracement survey and is not a warranty of the accuracy of the survey.
- Any fence or other evidence of possession which varies from the written title lines may constitute adverse possession or other claim which is not shown on the survey. The surveyor is not responsible for the location of such fences or other evidence of possession.
- Boundary lines are shown on the survey as they appear on the record. The surveyor is not responsible for the location of such boundaries.
- Expressions of disapproval to individuals of a fee and model to accounts of use to minimize error introduced by controlling monuments.
- The survey is intended to be a general retracement of the relative positional accuracy shown in Part (D) of the Survey Report. It is not intended to be a warranty of the accuracy of the survey. The surveyor is not responsible for the location of such boundaries.
- Decisions made in the process of the survey are the responsibility of the surveyor and are not transferable to additional institutions or subsequent owners.
- The survey was prepared following receipt of the Title Insurance Commitment by North American Title Insurance Company, dated May 30, 2022, and Documented 2238692. A summary of Schedule B, Part II, Specific Exception items are set forth in said document.

(G) PLAT PREPARATION:

The plat of this survey was prepared by the surveyor and is subject to the usual uncertainties associated with these uncertainties.

(H) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(I) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(J) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(K) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(L) ADJUSTMENTS:

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(M) ADJUSTMENTS:

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(N) ADJUSTMENTS:

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(O) ADJUSTMENTS:

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(P) ADJUSTMENTS:

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(R) ADJUSTMENTS:

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(S) ADJUSTMENTS:

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(T) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(U) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(V) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

(W) ADJUSTMENTS:

The survey is based on the best available information and is subject to the usual uncertainties associated with these uncertainties.

CERTIFICATE OF ALTANSAPS LAND TITLE SURVEY

To: 3217 Lake Avenue, LLC,
 North American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard of Practice for Land Surveyors in Indiana, as adopted by the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

Pursuant to the Agency Statement as signed by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the survey was conducted in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

The survey does not exceed that which is specified herein. With regard to ITEM 16, there have been no recent, nor are there any known proposed changes to the regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

With respect to ITEM 17, there have been no recent, nor are there any known proposed changes to the regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

With respect to ITEM 18, there have been no recent, nor are there any known proposed changes to the regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

With respect to ITEM 19, there have been no recent, nor are there any known proposed changes to the regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

With respect to ITEM 20, there have been no recent, nor are there any known proposed changes to the regulations of the Board of Land Surveyors, effective January 1, 2021, and in accordance with the provisions of the Indiana Surveying Act, as amended, and the rules and regulations of the Board of Land Surveyors, effective January 1, 2021.

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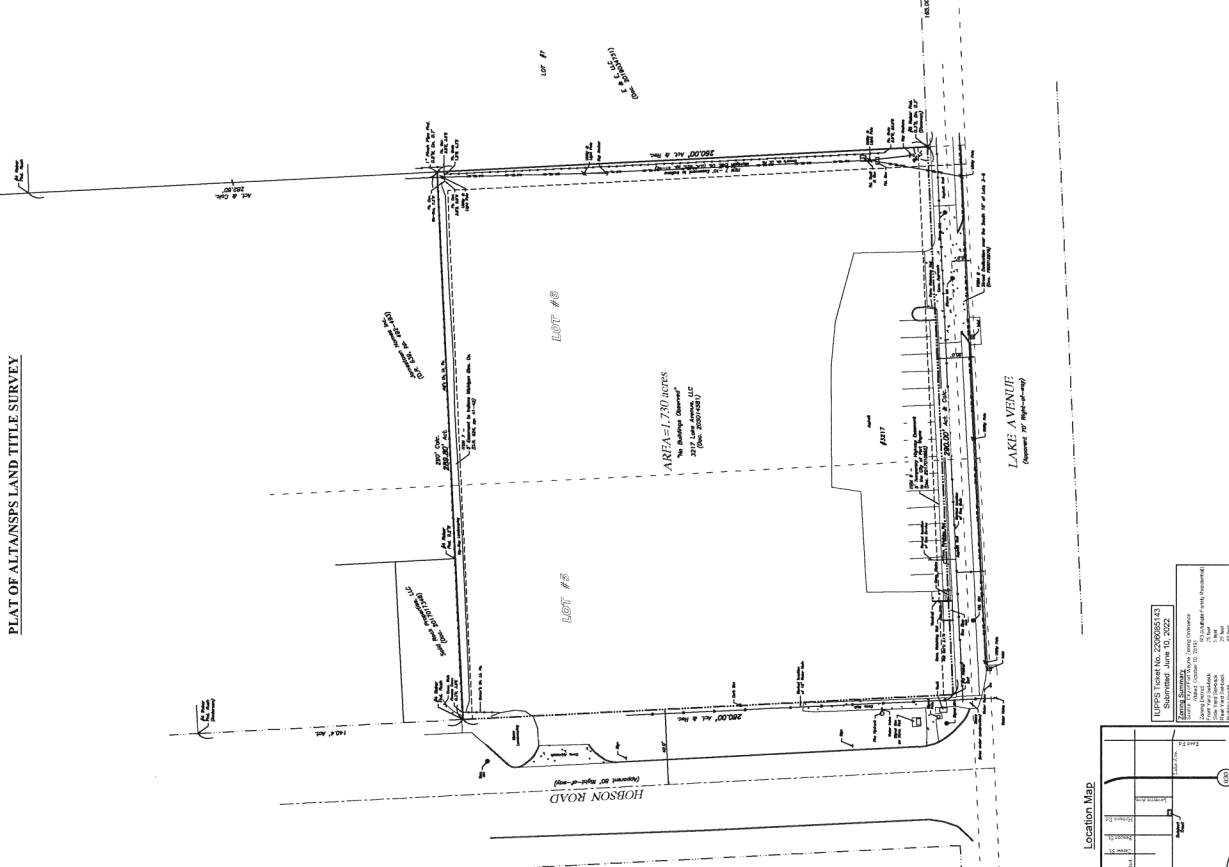
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Location Map

Map showing the location of the survey area within the Fishlake-Cadenas View Addition. The map includes Lot #3, Lot #4, Lot #5, and Lot #6, and is bounded by Hobson Road and Lake Avenue.

PLAT NO. 2238692

OWNER: 3217 LAKE AVENUE, LLC

OWNER ADDRESS: 3217 LAKE AVENUE, FORT WAYNE, IN 46805

OWNER PHONE: (317) 435-1234

OWNER FAX: (317) 435-1234

OWNER EMAIL: info@3217lakeavenue.com

OWNER WEBSITE: www.3217lakeavenue.com

OWNER CONTACT: SAUER, LARRY SURVEYOR, L.L.C.

OWNER ADDRESS: 14033 LINDER ROAD, SUITE C, FORT WAYNE, IN 46825

OWNER PHONE: (317) 435-1234

OWNER FAX: (317) 435-1234

OWNER EMAIL: info@sauerland.com

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OWNER WEBSITE: www.sauerland.com

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OWNER ADDRESS: 14033 LINDER ROAD, SUITE C, F

REZONING FACT SHEET

Petition #REZ-2022-0044 Z-22-08-15 Project Start: August 2022

APPLICANT:	The Bowen Center
REQUEST:	To rezone property from R3/Multiple Family Residential to C1/Professional Office and Personal Services to allow a Medical Office building.
LOCATION:	3217 Lake Avenue, northeast corner of the intersection of Lake Avenue and Hobson Road (Section 32 of Saint Joseph Township)
LAND AREA:	1.74 acres
PRESENT ZONING:	R3/Multiple Family Residential
PROPOSED ZONING:	C1/Professional Office and Personal Services
COUNCIL DISTRICT:	1-Paul Ensley
ASSOCIATED PROJECT:	Primary Development Plan, Bowen Center
SPONSOR:	City of Fort Wayne Plan Commission

12 September 2022 Plan Commission Public Hearing

- No one spoke at the hearing.
- Ryan Neumeister and Paul Sauerteig were absent.

19 September 2022 Business Meeting

Plan Commission Recommendation: Do Pass

- A motion was made by Rachel Tobin-Smith and seconded by Rick Briley to return the ordinance to Common Council with a DO PASS recommendation for their final decision.
- **6-0 MOTION PASSED**
- Ryan Neumeister, Tom Freistroffer and Paul Sauerteig were absent.

Fact Sheet Prepared by:
Michelle B. Wood, Senior Land Use Planner
October 6, 2022

PROJECT SUMMARY

SITE HISTORY

The site hosted a two-story medical office constructed in the 1960's but was zoned residentially. The site was able to continue with medical uses, often with approval from the Board of Zoning Appeals. The building was demolished in late 2021.

STAFF DISCUSSION

The petitioner requests a rezoning from R3/Multiple Family Residential to C1/Professional Office and Personal Services to permit a newly constructed facility for the Bowen Center. Historically, the parcel hosted a two-floor medical office building consisting of several suites. The structure was not structurally sound and was demolished in 2021. In general, this stretch of Lake Avenue contains medical office buildings, but several of them are zoned R3 or RP. Recent investment has been undertaken along the Lake Avenue corridor, most notably the new Byron Health Clinic on Lake and Beacon, which is about a quarter of a mile west of the site as well as the Divine Mercy Funeral Home across the street of the site. Myriad multiple family complexes are north of the site along Hobson Road, stretching almost to State Boulevard. The south contains the Catholic Cemetery.

The Bowen Center offers health coaching, mental health services, and other services focused on health. These uses are permitted under C1 zoning district. While the zoning districts are patchworked between residential and commercial along Lake Avenue, the uses and development patterns are reasonably consistent to medical and professional uses, and this rezone should not interrupt the existing pattern of development. While an additional Board of Zoning Appeals could have been an option for the application, the rezoning petition will mitigate petitions to the BZA since the uses and zoning will be compatible.

The rezone satisfies the following goals and objectives of the Comprehensive Plan:

LU3. Use land resources efficiently by encouraging new development, revitalization and redevelopment in areas already served by infrastructure;

LU6. Encourage carefully planned sustainable growth and coordinated development by encouraging mixed land uses.

LU6.C Encourage the conversion of vacant or underutilized properties into compatible mixed-use development areas.

LU6.D Support carefully planned, coordinated, compatible mixed-use development.

LU8. Use land resources efficiently by encouraging compact development alternatives in infill areas where utilities and other infrastructure currently exist.

The site is located out of any floodplain and overlay districts. The proposed site plan includes a 13,000 square foot building that has accessory features like parking, landscaping, etc. Specific uses include a clinic for both physical and mental health. Access will be provided with two existing access points that are , one off Lake and the other off Hobson. The landscaping plan indicates that the applicant will commit to the appropriate landscaping. Species can be discussed at the site routing level. The applicant revised the site plan to show sidewalks along both frontages of the street. To minimize impact to residential properties, the site plan routing will need to show no light emanating onto the residentially zoned properties. Ample parking is provided to the site, and it far exceeds the parking requirement in the zoning ordinance. The building meets all the C1 zoning district standards. The applicant did mention that the structure may be smaller, but the size of the building will be 13,000 square feet maximum.

The only development standard the applicant was not able to achieve was the location of one freestanding sign along Hobson Road, which they are proposing to be 2 feet from the right-of-way. The applicant submitted a waiver request to discuss the rationality of the waiver.

PUBLIC HEARING SUMMARY:

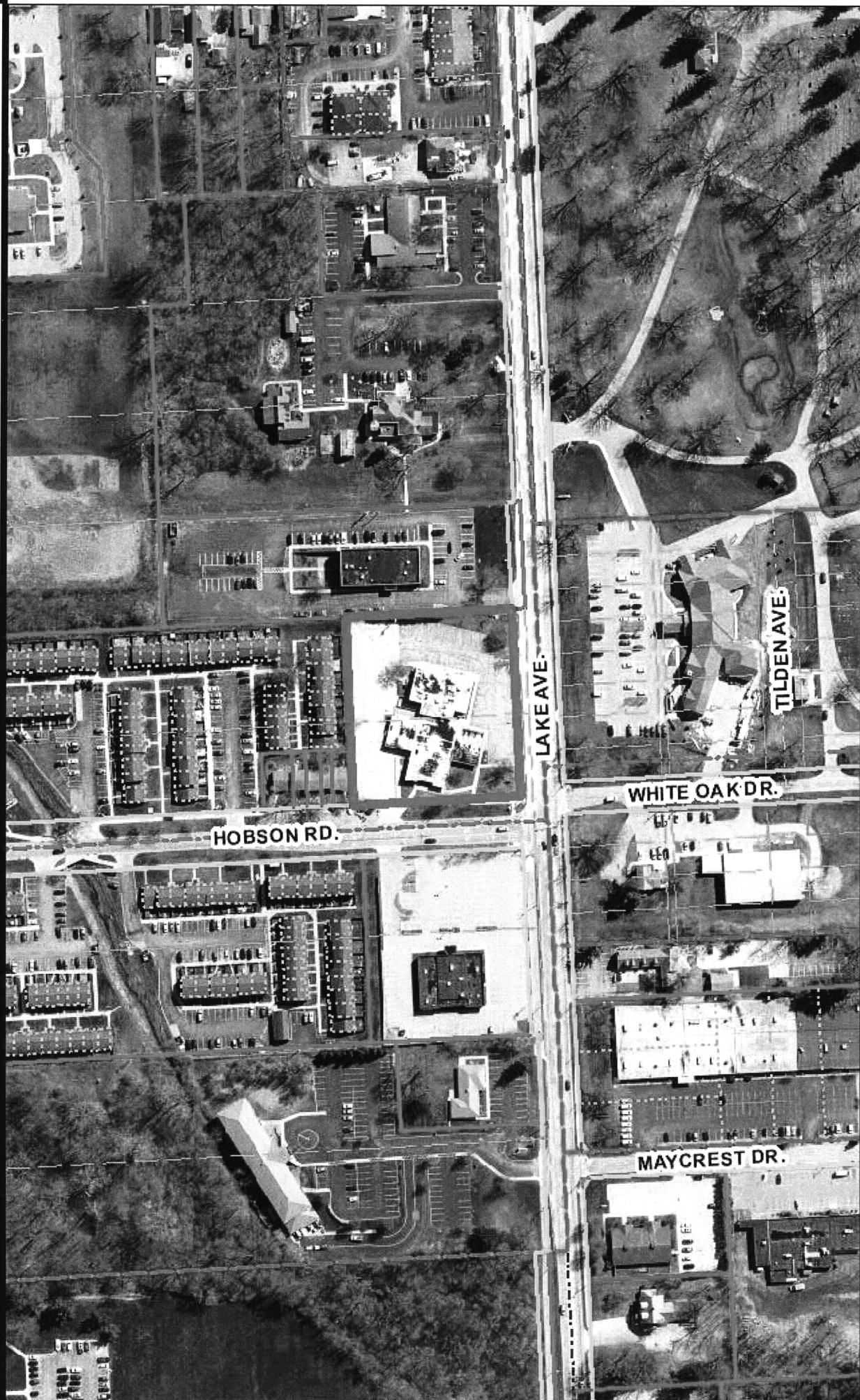
Presenter: Randy Kammeyer, representing the applicant, presented the project to the Plan Commission, as outlined above.

Public Hearing Comments:

None

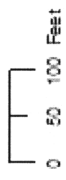


REZ-2022-0044 and PDP-2022-0028 - Bowen Center at 3217 Lake Avenue



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission on this map.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours: Spring 2009
Date: 8/17/2022



1 inch = 200 feet

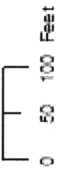


REZ-2022-0044 and PDP-2022-0028 - Bowen Center at 3217 Lake Avenue

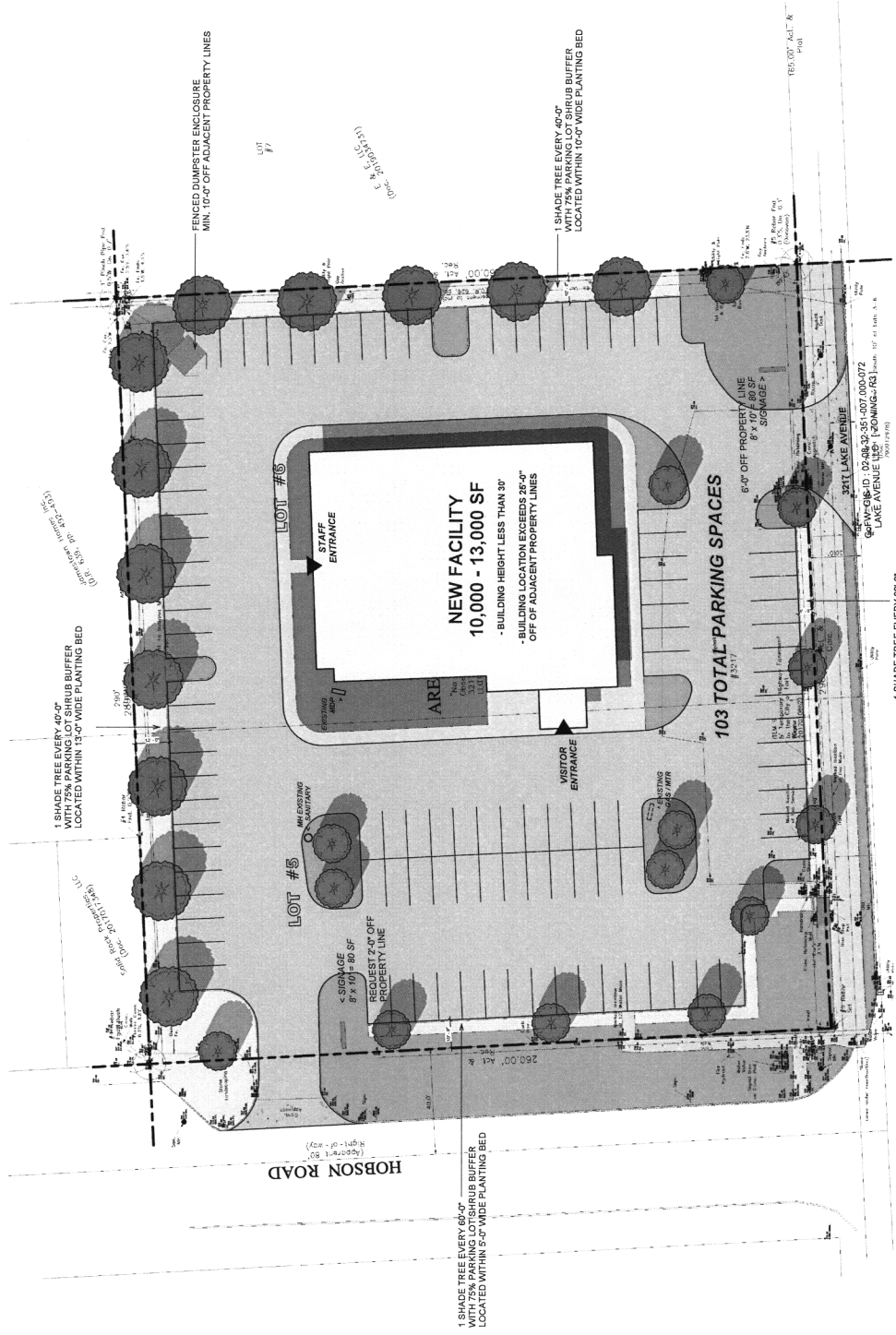


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SCHEMATIC SITE / BLDG - PROPOSED
 1" = 20'-0"



NORTH



BOWEN CENTER - LAKE AVENUE

07/27/2022



BILL NO. Z-22-08-15

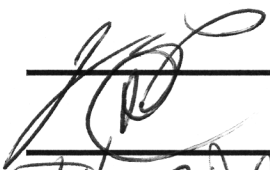
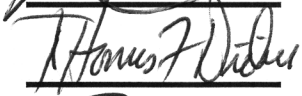

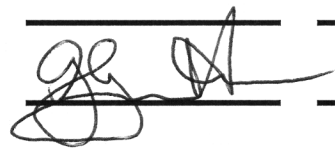


**REPORT OF COMMITTEE ON REGULATIONS
October 18, 2022**

***Paul Ensley Chair
Tom Freistroffer Co-Chair
All Council Members***

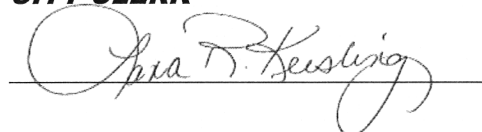
An Ordinance amending the City of Fort Wayne Zoning Map No. R-14 (Sec. 32 of St. Joseph Township)

To rezone approximately 1.74 acres from R3/Multiple Family Residential to C1/Professional Office and Personal Services at 3217 Lake Avenue

COMMITTEE ON REGULATIONS HAVE HAD SAID Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance

<u>COUNCIL MEMBER</u>	<u>DO PASS</u>	<u>DO NOT PASS</u>	<u>ABSTAIN</u>
<u>ARP</u>			
<u>CHAMBERS</u>			
<u>DIDIER</u>			
<u>ENSLEY</u>			
<u>FREISTROFFER</u>			
<u>HINES</u>			
<u>JEHL</u>			
<u>PADDOCK</u>			
<u>TUCKER</u>			

**LANA R. KEESLING
CITY CLERK**



Public Hearing Date: September 12, 2022

Read the first time in full and on motion by Councilperson Ensley.

Read the second time by title and referred to the Regulations Committee.

Read the third time in full and on motion by Councilperson Ensley, placed on passage by the following vote:

<u>TOTAL VOTES</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
ARP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CHAMBERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIDIER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENSLEY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FREISTROFFER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HINES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JEHL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PADDOCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUCKER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


DATED: October 25, 2022



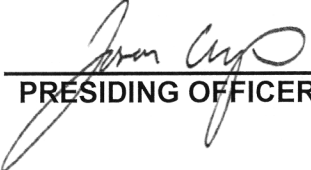
 LANA R. KEESLING, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Ordinance No. Z-22-08-15 on the 25th day of October, 2022

ATTEST:




 LANA R. KEESLING
 CITY CLERK




 PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th of October 2022, at the hour of 9:50 o'clock A.M. E.S.T.



 LANA R. KEESLING, CITY CLERK

Approved and signed by me this 28TH day of OCTOBER 2022, at the hour of 2:00 o'clock PM E.S.T.



 THOMAS C. HENRY, MAYOR

