

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2017-068
ADOPTING ASSESSMENTS
2017 STREET RECLAMATION PROJECT
2017STRT-A36

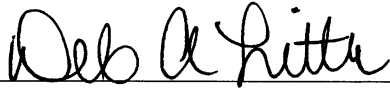
WHEREAS, pursuant to proper notice duly given as required by law, the Council has met, heard and passed upon all objections to the proposed assessment for the 2017 Street Reclamation Project, 2017STRT-A36.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. Such proposed assessment, as amended by Resolution 2017-067, titled "*Passing Upon Objection to Proposed Special Assessment for 1900 Sibley View Lane*", a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2018, and shall bear at an estimated interest of 6% per annum from the date of the adoption of this assessment resolution. The actual interest rate shall be 2% over the average interest rate of the 2017 GO Improvement bonds to be sold in August 2017. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2018. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Finance Department, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the City Finance Department the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

PASSED by the City Council of the City of Northfield on this 22nd day of August, 2017.

ATTEST:



City Clerk



Mayor

VOTE: Y POWNELL Y COLBY N DELONG A NAKASIAN
 Y NESS A PETERSON WHITE Y ZWEIFEL

ASSESSMENT ROLL

2017 Street Improvement Project Special Assessment Roll

The City's Assessment Policy calls for lots to be assessed according to their long footage and short footage. Short footage adjacent to an improvement is assessed 100% of the benefit amount set by the City Council. Long footage is only assessed 10%. The policy also includes frontage calculation formulas for odd shaped lots.

	Assessment Rate
Marvin-Reclamation-Residential	\$45
Maple/Nevada- Reclamation-Residential	\$55
Professional-Reclamation-Typical Interior Commercial Site	\$88
Professional-Reclamation- Typical Corner Commercial Site	\$88
Professional-Reclamation- Typical Corner Commercial Site- Abutting State Aid	\$57
Sibley View-Reclamation-Residential	\$58

Parcel ID	Deed Holder	Property Address	Zone2010a	Project Type	Property Type	A	B = A (rounded)	C	D = 10% x C (rounded)	= Rate x (B + D)
						Short Footage(Ft)	Rounded Short Footage	Long Footage (Ft)	Rounded Long Footage Percentage	Assessment
2206328004	MOLDASCHER GARY T & SUSAN K	115 MARVIN LN	N1-B	Reclaim	Residential	100%				
2206328005	CRAIG WILLIAM L & COLETTE L	119 MARVIN LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 3,600.00
2206328006	ROGNE BARRY C	116 MARVIN LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 3,600.00
2206328007	SHEEHAN GERALYN R	112 MARVIN LN	N1-B	Reclaim	Residential	95.06	95.00			\$ 4,275.00
2206328008	LONGLEY MARY C	108 MARVIN LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 3,600.00
2206328009	CUNNINGHAM DANIEL A	104 MARVIN LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 3,600.00
2206328010	STOESZ JOAN MARIE	100 MARVIN LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 3,600.00
2206329003	FAHEY WILLIAM E & KAY	1204 WASHINGTON ST S	N1-B	Reclaim	Residential	90.14	90.00			\$ 4,050.00
2206329004	BROWN SCOTT T	1300 WASHINGTON ST S	N1-B	Reclaim	Residential	107.36	107.00			\$ 4,815.00
2206153016	SATHER DEANN	701 WOODLEY ST E	N1-B	Reclaim	Residential			199.98	20.00	\$ 1,100.00
2206153017	ROSALIE F KLIMISCH TRUST	901 MAPLE ST S	N1-B	Reclaim	Residential	99.56	100.00			\$ 5,500.00
2206276027	FICK HERBERT J & PATRICIA G	708 NEVADA ST S	N1-B	Reclaim	Residential	165.04	165.00			\$ 9,075.00
2206276033	RUE GARY B & LAURA A MACKENZIE	700 NEVADA ST S	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,400.00
2206276034	FICK HERBERT J & PATRICIA G	704 NEVADA ST S	N1-B	Reclaim	Residential	84.99	85.00			\$ 4,675.00
2206277003	DITTRICH ANDREW	600 7TH ST E	N1-B	Reclaim	Residential			109.99	11.00	\$ 605.00
2206277004	DUSTIN T BELTRAMO & BRIDGET K DOLAN	709 NEVADA ST S	N1-B	Reclaim	Residential	106.99	107.00	112.09	11.00	\$ 6,490.00
2206277005	BLOOMER KRISTIN C	5 HILLSIDE CT	N1-B	Reclaim	Residential	116.51	117.00			\$ 6,435.00
2206277006	WASNER LYNNE M	6 HILLSIDE CT	N1-B	Reclaim	Residential	102.14	102.00			\$ 5,610.00
2206277007	SCHLUETER JAMES & GINA	7 HILLSIDE CT	N1-B	Reclaim	Residential	101.46	101.00			\$ 5,555.00
2206277008	KOWALEWSKI FAMILY TRUST	8 HILLSIDE CT	N1-B	Reclaim	Residential	114.34	114.00			\$ 6,270.00
2206277009	FERRETT TRICIA A	9 HILLSIDE CT	N1-B	Reclaim	Residential	106.99	107.00	112.09	11.00	\$ 6,490.00
2206277010	GREENWOOD JOSEPH & MARK SNARE	10 BUNDY CT	N1-B	Reclaim	Residential	106.99	107.00	112.09	11.00	\$ 6,490.00
2206277011	BARTELS SANDRA A	11 BUNDAY CT	N1-B	Reclaim	Residential	115.82	116.00			\$ 6,380.00
2206277012	DIEIKER JOHN J & LINDSEY M	12 BUNDAY CT	N1-B	Reclaim	Residential	102.02	102.00			\$ 5,610.00
2206277013	BAKKE MYLES G & ANN IJIMA	13 BUNDAY CT	N1-B	Reclaim	Residential	104.41	104.00			\$ 5,720.00
2206277014	PERKINS LOCKE & BIRCH CARLSON	14 BUNDY CT	N1-B	Reclaim	Residential	112.84	113.00			\$ 6,215.00
2206277015	BERG ALLAN R & MARGARET	15 BUNDAY CT	N1-B	Reclaim	Residential	106.99	107.00	113.85	11.00	\$ 6,490.00
2206277016	KLEEBERGER RICHARD J & TIFFANY D	800 NEVADA ST S	N1-B	Reclaim	Residential	90.99	91.00			\$ 5,005.00
2206277018	CROONE ALLEN N & ELEANOR	812 NEVADA ST S	N1-B	Reclaim	Residential	89.94	90.00			\$ 4,950.00
2206277019	CHRISTINE M HAGER TRUST	808 NEVADA ST S	N1-B	Reclaim	Residential	89.99	90.00			\$ 4,950.00
2206278001	PROWE MARGARET	619 9TH ST E	N1-B	Reclaim	Residential	93.93	94.00			\$ 5,170.00
2206278002	PEGGY L PROWE TRUST	615 9TH ST E	N1-B	Reclaim	Residential	78.98	79.00			\$ 4,345.00
2206278003	TURNER ISAAC B & MIKA E	611 9TH ST E	N1-B	Reclaim	Residential	78.98	79.00			\$ 4,345.00
2206278004	GANNON DARRYL & JANET	607 9TH ST E	N1-B	Reclaim	Residential	78.51	79.00	102.47	10.00	\$ 4,895.00
2206278015	BUCHTA DUANE H & PAULETTE	609 WOODLEY ST E	R1-B	Reclaim	Residential			140	14.00	\$ 770.00
2206278016	MEREDITH BRANDON & JESSICA	902 MAPLE ST S	N1-B	Reclaim	Residential	61.52	62.00	111.8	11.00	\$ 4,015.00
2206278017	HETALA JOHN H & DARLENE	612 9TH ST E	N1-B	Reclaim	Residential	80.25	80.00			\$ 4,400.00
2206278018	MOSCOSO VINCENTE HUERTA	608 9TH ST E	N1-B	Reclaim	Residential	80.25	80.00			\$ 4,400.00
2206279001	SALOMON NOAH & AMELO O GORANI	519 NEVADA CT	R1-B	Reclaim	Residential			128.52	13.00	\$ 715.00
2206279007	PAK STEVEN S & KATHERINE S	600 9TH ST E	R1-B	Reclaim	Residential	57.94	58.00			\$ 3,190.00
2206279008	BLAHA MATTHEW J	604 9TH ST E	R1-B	Reclaim	Residential	57.71	58.00			\$ 3,190.00
2201427001	SCHNEPP BRANDON J & MATHEW J EICHKOFF	509 WOODLEY ST W	C2-B	Reclaim	Typical Corner Commercial Site			204	20.00	\$ 1,760.00
2201427002	CASEYS RETAIL COMPANY & ATTN ACCOUNTING DEPT	521 WOODLEY ST W	C2-B	Reclaim	Typical Corner Commercial Site- Abutting State Aid	100	100.00			\$ 5,700.00
2201427003	CASEYS GENERAL STORE INC	521 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	45	45.00			\$ 3,960.00
2201427004	BC VENTURES LP	500 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	58	58.00			\$ 5,104.00
2201428001	MCDONALDS OFFICE	1101 HWY 3 S	C2-B	Reclaim	Typical Corner Commercial Site			287	29.00	\$ 2,552.00
2201429001	BC VENTURES LP	520 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	154	154.00			\$ 13,552.00
2201429002	JONO LLC	600 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	100	100.00			\$ 8,800.00
2201429003	LUBBERS PROPERTY INC	610 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	102	102.00			\$ 8,976.00
2201429004	LUBBERS PROPERTY INC	650 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	119	119.00	134	13.00	\$ 11,616.00
2201429005	STATE STREET BANK & TRUST CO	1115 HWY 3 S	C2-B	Reclaim	Typical Corner Commercial Site			243	24.00	\$ 2,112.00
2201429006	DOKMO CARL W & C/O DOKMO PROPERTIES	0	C2-B	Reclaim	Commercial					\$ 2,300.00

ASSESSMENT ROLL

2017 Street Improvement Project Special Assessment Roll

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2201429007	DOKMO CARL W & C/O DOKMO PROPERTIES		C2-B	Reclaim	Commercial	100%		10%		\$ 2,700.00
2201429008	DOKMO CARL W & C/O DOKMO PROPERTIES		C2-B	Reclaim	Commercial					\$ 2,600.00
2201429009	DOKMO CARL W & C/O DOKMO PROPERTIES		C2-B	Reclaim	Commercial					\$ 4,800.00
2201429010	DOKMO CARL W & C/O DOKMO PROPERTIES		C2-B	Reclaim	Typical Interior Commercial Site	176	176.00			\$ 15,488.00
2201429011	DOKMO CARL W & C/O DOKMO PROPERTIES	619 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	101	101.00			\$ 8,888.00
2201429012	NORTHFIELD GYMNASICS CLUB INC	601 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	200	200.00			\$ 17,600.00
2201429013	OBERTO PROPERTIES LLC	527 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	100	100.00			\$ 8,800.00
2201429014	OBERTO PROPERTIES LLC	519 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	100	100.00			\$ 8,800.00
2201429015	FALCK RICHARD J	509 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	87	87.00			\$ 7,656.00
2201429016	JOHNSON DENTAL PROPERTIES LLC	501 PROFESSIONAL DR	C2-B	Reclaim	Typical Interior Commercial Site	57	57.00			\$ 5,016.00
2201300001	DOKMO CARL W & C/O DOKMO PROPERTIES	1201 HIGHWAY # 5	C2-B	Reclaim	Commercial					\$ 22,800.00
2207228011	ZABEL RUSSELL L & LORI	1901 SIBLEY VIEW LN	N1-B	Reclaim	Residential	111.89	112.00			\$ 6,496.00
2207228012	MATHISON ANTHONY A & CHERYL	1909 SIBLEY VIEW LN	N1-B	Reclaim	Residential	97.24	97.00			\$ 5,626.00
2207228013	MAUS PETER D & LYNDIA M	2001 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228014	BLECKWEHL WILLIAM G & MARY E	2005 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228015	FONSTAD PAUL & RUTH	2009 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228016	KUNKEL JEREMY & MEGAN	2013 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228017	RICH MATTHEW D & LEAH J	2017 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228018	OINES DOUGLAS & SUE ANN	1900 SIBLEY VIEW LN	N1-B	Reclaim	Residential	90	90.00			\$ 5,220.00
2207228019	JOHNSON JOHN R & PAMELA ROBERTS	1904 SIBLEY VIEW LN	N1-B	Reclaim	Residential	92.45	92.00			\$ 5,336.00
2207228020	CRUZ RICARDO & LAURA	1908 SIBLEY VIEW LN	N1-B	Reclaim	Residential	90.15	90.00			\$ 5,220.00
2207228021	ALLEN DUSTIN B	1912 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228022	CIOFI JASON A & RICHELLE R AUDISS	2000 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228023	WOITALLA MARK A & WENDY G	2004 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228024	STRAND GREGORY C & KAREN E	2008 SIBLEY VIEW LN	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207228025	DRAVES ROBERT E & CATHERINE T	2012 SIBLEY VIEW LN	N1-B	Reclaim	Residential	94.99	95.00			\$ 5,510.00
2207251001	MAURER CRAIG A & ROBIN M	2021 SIBLEY VIEW CT	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207251002	BRUCE L & KIMBERLY A STOWE TRUST	2025 SIBLEY VIEW CT	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207251003	BECKERS KENNETH A & KATHRYN J	2029 SIBLEY VIEW CT	N1-B	Reclaim	Residential	80	80.00			\$ 4,640.00
2207251004	TUREK BRIAN M & LAURA M	2101 SIBLEY VIEW CT	N1-B	Reclaim	Residential	80.92	81.00			\$ 4,698.00
2207251005	HANSON DANIEL R	2105 SIBLEY VIEW CT	N1-B	Reclaim	Residential	111.69	112.00			\$ 6,496.00
2207251006	ALDRICH PHILIP C & LUANN J	2109 SIBLEY VIEW CT	N1-B	Reclaim	Residential	109.21	109.00			\$ 6,322.00
2207251007	HANSEN SHAWN & AMANDA	2108 SIBLEY VIEW CT	N1-B	Reclaim	Residential	100.07	100.00			\$ 5,800.00
2207251008	DANIELSON ADAM B & CHRISTA A	2104 SIBLEY VIEW CT	N1-B	Reclaim	Residential	108.86	109.00			\$ 6,322.00
2207251009	LU NINA	2100 SIBLEY VIEW CT	N1-B	Reclaim	Residential	80.88	81.00			\$ 4,698.00
2207251010	SON DO HAI & KIM LAN THI TRAN	2030 SIBLEY VIEW CT	N1-B	Reclaim	Residential	79.99	80.00			\$ 4,640.00
2207252017	EKEREN MARK H & JOAN E	2026 SIBLEY VIEW CT	N1-B	Reclaim	Residential			134	13.00	\$ 754.00
Total Assessment										\$ 488,588.00

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2017-067
A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NORTHFIELD, MINNESOTA, PASSING UPON OBJECTION TO PROPOSED SPECIAL
ASSESSMENT FOR 1900 SIBLEY VIEW LANE

WHEREAS, the Northfield City Council conducted a duly noticed special assessment public hearing for the 2017 Street Reclamation Project (2017STRT-A36) on August 8, 2017; and,

WHEREAS, the property owner of 1900 Sibley View Lane submitted a formal letter of objection on July 28, 2017 to the City Clerk, City Council, City of Northfield Engineering Department, and the City of Northfield Administration; and,

WHEREAS, the property is seeking a reduction in the proposed assessment based on the front footage measurement location; and,

WHEREAS, the subject property is considered a *curved lot* based on the adopted policy by the City of Northfield "*Standards for Adjusting Front Footage for Special Assessment*"; and,

WHEREAS, measurement for the curved lot is taken at the midpoint of the shortest side lot line based on the adopted policy; and,

WHEREAS, notice of the time, date and place of this continued hearing was additionally provided in writing and mailed to the subject property on August 10, 2017; and,

WHEREAS, the duly noticed continued special assessment hearing was held on August 22, 2017 by the Northfield City Council to consider the above-referenced objection.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT, based upon the record, testimony and evidence presented at said hearing, the City Council makes the following:

FINDINGS

1. The Northfield City Council conducted a special assessment public hearing for the 2017 Street Reclamation Project (2017STRT-A36) on August 8, 2017.
2. The property owner of 1900 Sibley View Lane submitted a formal letter of objection on July 28, 2017 to the City Clerk, City Council, City of Northfield Engineering Department, and the City of Northfield Administration objecting to the front footage used to calculate said assessment.

3. At the special assessment public hearing on August 8, 2017, the Northfield City Council adopted a motion receiving the above-referenced objection and continuing the special assessment public hearing to allow further analysis and consideration of the objection.
4. Notice of the time, date and place of this continued hearing was mailed to the property owner on August 10, 2017.
5. The duly noticed continued special assessment hearing was held on August 22, 2017 by the Northfield City Council to consider and pass upon the above-referenced objection.
6. The property frontage along Sibley View Lane has 107 feet of adjusted front frontage, which at the proposed assessment rate of \$58 per foot, yields a proposed assessment amount of \$6,206.00 under the Northfield special assessment ordinance, Northfield City Code, Chapter 66.
7. Northfield City Code Section 66-25 provides in part that:

The cost of public improvements, or any part thereof, may be assessed upon the property benefited from the improvement.

8. Northfield City Code Section 66-1 provides in part that:

The purpose and intent of this chapter is to serve as a guide for the making of public improvements and the levying of special assessments within the city. ... Where a project includes unusual or extraordinary circumstances or conditions, the council may, in its discretion, vary from the standards of this chapter in order to accommodate such circumstances or conditions in a fair and reasonable manner.

9. Northfield City Code Section 66-35 provides in part that:

Unless otherwise determined by the City Council, the City shall use one of two methods of calculating special assessments for public improvement projects, or a combination of those methods, depending on the circumstances of the project: the "front foot method" or the "per lot method." ...

Because different parcels vary greatly in front footage, back and side footage, area, and configuration, and yet each similar property (for instance, each single family home) uses public improvements approximately equally, the City will adopt and employ a means of adjusting for these variations in size and configuration and arriving at an adjusted front footage, in order to render the allocation of assessments for public improvements reasonable, fair and equitable among all affected properties.

10. Due to the shape on the lot in question, staff applied the *curved lot* standard according to the adopted Motion 2009-0076, "*Standards for Adjusting Front Footage for Special Assessment*," which when applied to this lot would require the front footage measurement be taken at the midpoint of the shortest side lot line, resulting in an assessable front footage of 107'.

11. Minnesota Statutes, Section 429.061, subd. 2 provides in part that:

At such meeting or at any adjournment thereof the Council shall hear and pass upon all objections to the proposed assessment, whether presented orally or in writing. The Council may amend the proposed assessment as to any parcel and by resolution adopt the same as the special assessment against the lands named in the assessment roll. ...

The Council may consider any objection to the amount of a proposed assessment as to a specific parcel of land at an adjourned hearing upon further notice to the affected property owner as it deems advisable. At the adjourned hearing the Council or a committee of it may hear further written or oral testimony on behalf of the objecting property owner and may consider further written or oral testimony from appropriate city officials and other witnesses as to the amount of the assessment. The Council or committee shall prepare a record of the proceedings at the adjourned hearing and written findings as to the amount of the assessment. The amount of the assessment as finally determined by the Council shall become a part of the adopted assessment roll. ...

If the adopted assessment differs from the proposed assessment as to any particular lot, piece, or parcel of land, the clerk must mail to the owner a notice stating the amount of the adopted assessment. Owners must also be notified by mail of any changes adopted by the council in interest rates or prepayment requirements from those contained in the notice of the proposed assessment.

12. Both Minnesota Statutes and Northfield City Code authorize and contemplate adjustments to special assessments in order to accommodate unusual or extraordinary circumstances or conditions in a fair and reasonable manner.

13. Additional findings, if any:

None.

BE IT FURTHER RESOLVED THAT, based upon the record, testimony and evidence presented at said public hearing and the above findings, the City Council adopts ONE (X) of the following ALTERNATIVES:

— **ALTERNATIVE 1**

The Northfield City Council hereby; 1) receives and acknowledges the objection of the proposed special assessment for the properties, 2) has reviewed the basis for the proposed assessment, and

3) finds the proposed assessment to be supported by the evidence or in compliance with established city assessment policy, Chapter 66 of Northfield City Code, and Chapter 429 of Minnesota Statutes, and therefore hereby denies the objection in its entirety and determines that the assessment amount for the properties shall be as originally proposed at \$6,206.00.

X **ALTERNATIVE 2**

The Northfield City Council hereby receives and acknowledges the objection of the proposed special assessment for the properties, has reviewed the basis for the proposed assessment, and finds that the proposed assessment for the properties shall be revised to \$5,220.00.

PASSED by the City Council of the City of Northfield on this 22nd day of August 2017.

ATTEST

Deb A. Rittler
City Clerk

Rehonda Pownell
Mayor

VOTE: Y POWNELL Y COLBY Y DELONG A NAKASIAN
Y NESS A PETERSON WHITE Y ZWEIFEL