

**October 3, 2024
6:30 PM**

The Planning Commission Meeting will be conducted on **October 3, 2024** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

You can watch the meeting on our YouTube channel here: <https://tinyurl.com/NSPYouTube>

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Arthur Alvarez, Jr. Commissioner

Stephanie Kane-Burback, Commissioner

Elizabeth Gadbois, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison

Riley Grams, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

A. Approval of September 5, 2024 Meeting Minutes

V. Meeting Open to the Public

This Open Forum is an opportunity for persons to address the Planning Commission on items not on the agenda. A completed public comment form should be presented to the staff liaison prior to the meeting. Comments will be limited to 3 minutes per person. While the Commission may ask clarifying questions of the speaker, no formal action by the Commission or discussion will be held on these items.

VI. Public Hearings

A. Conditional Use Permit (CUP) Application 2586 7th Ave E

VII. Commission Business, Action Items & Recommendations

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is Thursday, November 7, 2024.



To

Planning Commissioners

Date

October 3, 2024

Agenda Placement #

Approval of Minutes

Subject

Approval of September 5, 2024 Meeting Minutes

Background/Facts

N/A

Recommended Action

Staff recommend approval of the September 5, 2024 Meeting Minutes.

Attachments

1. PC Minutes 09-05-2024

Respectfully submitted,

Chris Cherne, Community Development Administrative Assistant



**Planning Commission
Regular Meeting Minutes
September 5, 2024
6:30 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Blees called the meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blees, Chair
Andrew Wise, Vice-Chair
Arthur Alvarez, Jr., Commissioner
Stephanie Kane-Burback, Commissioner
Elizabeth Gadbois, Commissioner
Cameron Muhic, Commissioner
Jim Rathe, Commissioner

STAFF/LIAISONS

Jason Nordby, City Council Liaison
Riley Grams, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the September 5, 2024 meeting agenda.
M/Wise, S/Rathe.
Motion carried 7-0.

IV. APPROVAL OF MINUTES

A. Approval of August 1, 2024 Meeting Minutes

Blees indicated the word “not” was mistakenly written twice on page 6 of the packet under the public hearing comments. Blees recommended the second word’s removal.

Blees asked for a motion to approve the August 1, 2024 meeting minutes with the recommended change.
M/Rathe, S/Wise.
Motion carried 7-0.

V. MEETING OPEN TO THE PUBLIC

There were no public comments.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Margaret Street Commons RFP

Community Development Director Grams presented the Planning Commission with a draft Request for Proposals (RFP) for Margaret Street Commons, located across the street from City Hall. The property has many advantages such as close proximity to City services and schools, walking distance to downtown North St. Paul and public parks, access to major highways, and is located along a public transit route. The site is empty of any current use. The existing structure was reviewed in 2022 and was deemed substandard. The City conducted a phase 1 environmental report in 2019 that recognized three recognized environmental conditions, being the previous dental uses, a former dry-cleaning operation onsite, and a dry-cleaning operation adjacent to the property. The site is serviced by North St. Paul utilities. There is a natural gas line and overhead power lines that run north and south, and there is a 48" storm sewer line on the west side that may impact some aspects of design.

The site is currently zoned MU-1: Downtown Mixed-Use which allows a wide variety of uses. In 2022, the City conducted a housing assessment by Maxfield, and that indicated the City could accommodate 955 new housing units in the next 5-6 years, being a combination of ownership and rental. In the Redevelopment Master Plan (RMP), this area calls for continued growth and increase of retail and restaurants. The City is hoping to have a mixed-use building. Developers will come forward with ideas that they believe they can do successfully and sell. The City is looking for pedestrian friendly character, design for an urban downtown, and adequate parking (under-building when possible). The RFP would be posted on the City's website and League of Minnesota Cities website. An advertisement could be posted in the Star Tribune and other sites as needed.

Blees asked if there is a standard procedure for the Planning Commission's action in this RFP process. Grams stated tonight is just a discussion. However, the Planning Commission would establish a committee with staff to review the proposals. The Planning Commission would create a shortlist from all the proposals to recommend to City Council for ultimate consideration and selection.

Blees recommended that the storm sewer line and easement should be made clearer on the aerial view in the RFP. Blees asked if there would be any consideration of a larger development utilizing some or all of the adjacent city-owned parking lot and if that is a feasible option. Muhic recommended demonstrating that parking lot on an aerial map. Grams responded that he would make that option clearer.

The Planning Commission discussed the storm sewer and how that might affect parking and use of land to the west of the easement. Blees asked what the impacts of the environmental phase 1 study mean and how that might affect a developer's interest. Grams indicated that the study reveals opportunities for environmental cleanup and development grants. The former dry-cleaning uses are concerning, as they utilized hazardous materials, but it should not be reason enough for developers to not be interested. Wise indicated that this is a very common occurrence with redevelopment sites. Gadbois clarified that the site is not blocks from the Gateway Trail, but about one block. Muhic recommended including a zoomed-out map that illustrates nearby amenities and locations of interest.

Grams stated that the appetite for developments has been getting better, however construction costs are still very high. There is hope that by the time this process gets through the climate is better for construction. Blees stated when it comes to evaluate proposals, he would strongly suggest encouraging mixed-use. Wise concurred. Grams indicated the City's planning documents indicate a need for mixed-use development at this site.

VIII. REPORTS

Muhic stated that the developer for the student-built home mentioned that it is difficult to construct a home for less than \$500k and indicated that he would like to see the home fall around \$400k to be a bit more



affordable for a young family starting out. Muhic also stated that within MnDOT and Metro Transit, there is talk about bringing the Purple Line to Century College. Muhic stated that he would like the City Council to write a letter to Metro Transit requesting a stop on the Purple Line in North St. Paul.

Blees stated that the Fall Roundup Parade will be on September 19, 2024.

IX. ADJOURNMENT

Blees asked for a motion to adjourn the meeting at 7:09 PM.

M/Muhic, S/Rathe.

Motion carried 7-0.

The next regularly scheduled Planning Commission Meeting is Thursday, October 3, 2024 at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



To	Date
Honorable Mayor Monge and City Council	October 3, 2024

Agenda Placement # VI.A

Public Hearings

Subject

Conditional Use Permit (CUP) Application 2586 7th Ave E

Background/Facts

See attached staff report.

Recommended Action

City Staff recommend that the Planning Commission recommend to City Council approval of a Conditional Use Permit to allow for a Day Care Facility (serving 13 or more persons), located at 2586 7th Ave E.

Attachments

1. 2586 7th Ave E CUP Staff Memo
2. CUP-24-1 Application
3. Site Plan
4. Space Modification Plan
5. PH Notice
6. 350' Notification Letter
7. Public Comment Received
8. RES Approving CUP Day Care Facility at 2586 7th Ave E

Respectfully submitted,
Riley Grams, Community Development / Community Services Director

Planning Commission Staff Report



**NORTH
ST. PAUL**

Report To: North St. Paul Planning Commission

Report From: Riley Grams, Community Development Director
Chris Cherne, Community Development Administrative Assistant

Meeting Date: October 3, 2024

Agenda Item: Public Hearing – Conditional Use Permit [Day Care Facility (serving 13 or more persons)] for 2586 7th Ave East

Action Requested: ☐ Motion ☐ Discussion ☒ Public Hearing

Form of Action: ☒ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Other

RECOMMENDED ACTIONS

Recommend approval of Resolution 2024-## Approving a Conditional Use Permit for Adult Day Care Facility (serving 13 or more persons) at 2586 7th Ave E.

BACKGROUND

The North St. Paul Planning Commission is requested to hold a public hearing to consider a Conditional Use Permit (CUP) application for an adult Day Care Facility (serving 13 or more persons) at 2586 7th Ave East.



The City has received a CUP application from the building owner and tenant, Gervais Court Properties LLC and Alcordia Care LLC, respectively, for a parcel located on the corner of 7th Ave E and Charles St N. The Applicant proposes to open Alcordia Care at Keindel's Corner which operates as day support services for younger adults with disabilities (adults under 65) under Minnesota's Home and Community Based Services – Medicaid Waiver programs under (MS 245D) as well as Employment Services. This is a daytime program in which adults with disabilities will come to their location for up to 6 hours a day.

The Applicant proposes to serve a demographic of adults with disabilities, for example, those on developmental disability waivers, by providing life skills training, enrichment programs and activities, and community integration through trips into the community. They would also provide employment services which prepare individuals for work and support for them in entering the workforce. Life skills training would include communication, community access, independent living, money management, problem solving and conflict resolution, self-care and socialization. Enrichment activities would include arts and crafts, exercise and music therapy.

The parcel is 0.86 acres in size and is located in the MU-1: Downtown Mixed-Use Zoning District. Adjacent property uses include:

- North: 7th Ave E Right of Way, Across the street are a Restaurant and a Religious Institution.
- South: Surface Parking, Owned by Gervais Court Properties LLC (Applicant)
- West: Residential Over Nonresidential Uses
- East: Charles St N Right of Way, Across the Street is Commercial Vacant Land and a Single-Family Home on the corner of Charles St N and 8th Ave E.

FINDINGS

The subject property is located within the MU-1: Downtown Mixed-Use District. City Code Section 154 Appendix A (Table 3) allows for Day Care Facility (serving 13 or more persons) as a conditional use. Day Care Facilities (serving 13 or more persons) are allowed as a conditional use in the MU-1: Downtown Mixed-Use District, in compliance with the applicable standards.

City Code Section 154.004 (F) Conditional Use Permits (1) and (2):

- 1) A Conditional Use Permit may be issued for a use that may be allowed in a particular zoning district and compatible with the district's character only if controlled through additional standards and discretionary review that ensures the appropriateness of a particular location in the district. Certain uses may have beneficial effects and serve important public interests. These uses are subject to Conditional Use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public urban services, change the desired character of the area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The Conditional Use review provides an opportunity to allow the use when there are minimal impacts, but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

Finding:

The proposed use is anticipated to be suitable within this zoning district as there are existing similar uses within the same zoning district, and within the same parcel. It is anticipated that this use will be compatible within the existing zoning.

- 2) The City Council may grant a conditional use permit after considering the recommendation of the Planning Commission and if the use at the proposed location is compliant with the following findings:

The use is consistent with the general purpose and intent of the Comprehensive Plan.

The proposed use complies with this standard. The use is within the MU-1 district, as stated in the Comprehensive Plan, and allows for day care facilities (serving 13 or more persons) as a conditional use within the district.

The use will not adversely affect the health, safety, or general welfare of the City.

The proposed use complies with this standard and is not anticipated to have an adverse effect on the health, safety, or general welfare of the city and surrounding land. Existing similar uses are currently within the same zoning district and the City has not perceived any adverse impacts.

The use is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the City.

The proposed use complies with this standard. The use is within the MU-1 district, as stated on the zoning map, allows for day care facilities (serving 13 or more persons) as a conditional use within this district.

The use or appearance of the use is compatible with adjacent properties.

The proposed use complies with this standard. The future use will be a day care facility (serving 13 or more persons) located on the parcel within a mixed-use building and is compatible with adjacent properties.

The use can be adequately supported by public urban services including water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems.

The proposed use is not expected to greatly impact existing or future public urban services or traffic conditions as there is adequate parking available for staff within the private surface parking lot. The clients served by Alcordia will be transported to and from the facility by Alcordia or a third party, similar to ISD 622 operations. An adjacent city-owned lot is available for overflow, if needed.

The use will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area.

The proposed use complies with this standard. The use is not anticipated to create an excessive burden on existing parks, schools, and other public facilities.

The use will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land.

The proposed use complies with this standard. The use will directly abut road right of way to the north and east, a mixed-use building to the west, and private parking to the south.

The use is in harmony with the general purposes and intent of Chapter 154 and the zoning district in which the applicant intends to locate the proposed use.

The proposed use complies with this standard. The use is within the MU-1 district, as stated in the Zoning Ordinance, allows for day care facilities (serving 13 or more persons) as a conditional use within this district.

The use will not create an intrusion of excessive noise, glare, or general unsightliness, and if applicable, the proposed use is consistent with officially adopted City plans and overlays.

The proposed use complies with this standard. The use is not anticipated to create an intrusion and is consistent with City plans.

City Code Section 154.010(D)(14) Day care center, day nursery:

(a) If the property abuts a residential use, a fence shall be constructed in accordance with the regulations of §154.010(A)(11).

The property does not directly abut a residential use, and the use will be contained within the indoor facility on the third floor. A fence for screening does not appear to be necessary in this case.

Public Hearing:

A Conditional Use Permit requires a Public Hearing, and the Planning Commission will need to open the hearing to take any comments from the public. Please consider the comments from the public and consider the CUP application after the hearing has been closed. A public hearing notice has been published in The Minnesota Star Tribune dated September 23, 2024, and property owners within 350 feet of the site have been notified of the proceedings.

RECOMMENDED ACTION

City Staff recommend that the Planning Commission recommend to City Council approval of a Conditional Use Permit to allow for a Day Care Facility (serving 13 or more persons), located at 2586 7th Ave E.

ATTACHMENTS

1. Conditional Use Permit Application CUP-24-1
2. Notice of Public Hearing CUP-24-1
3. Notice sent to property owners within 350' of subject property
4. Public Comment Received
5. Resolution 2024-## Approving a Conditional Use Permit for a Day Care Facility (serving 13 or more persons) at 2586 7th Ave E.



CUP-24-1

Conditional Use Permit

Status: Active

Submitted On: 8/27/2024

Primary Location

2586 7TH AVE E

NORTH SAINT PAUL, MN 55109

Owner

GERVAIS COURT PROPERTIES LLC

2586 7TH AVE E MAPLEWOOD , MN 55109-3010

Application for Conditional Use Permit

Applicant Information

Applicant Name

Alcordia Care LLC

Address

243 Grandview Ave

City

Roseville

State

MN

Zip Code

55113

Phone Number

6127724141

Email Address

Owner's Information

Property Owner Name

Gervais Court Properties LLC

Address

2586 7th Ave E

City	State
North St Paul	MN
Zip Code	Phone Number
55109	

Email Address

Property Information

Property Description	Address and/or legal property description
Commercial	2586 7th Ave E
Parcel Identification Number (PID) 	Size of Property in Acres
122922420139	0.86

Proposal Information

Provide a detailed narrative of your project and the reason for the conditional use permit.

The program Alcordia Care is opening at Keindell's Corner is Day Support Services for younger adults with disabilities (adults under 65) under Minnesota's Home and Community Based Services - Medicaid Waiver programs under (MS 245D) as well as Employment Services. This is a daytime program in which adults with disabilities come to our location for up to 6 hours a day.

We would serve a demographic of adults with disabilities, for example those on developmental disability waivers, by providing life skills training, enrichment programs and activities, and community integration through trips into the community. We would also provide employment services which prepares individuals for work and supports them in entering the workforce.

Life Skills training could include communication, community access, independent living, money management, problem-solving and conflict resolution, self-care, socialization. Enrichment activities could include arts/crafts, exercise, music therapy. Additionally we will be providing employment services which helps prepare clients for entering the workforce.

Application Submittals

Provide a site plan for your project that includes the

- proposed front, rear and side yard setbacks
- location, setback and dimensions of all proposed buildings and structures
- location of all adjacent buildings located within 100 feet of the exterior boundaries of the property
- location, number and dimensions of proposed parking and loading spaces
- identify sidewalks, trails, walkways and location of recreation and service areas
- location of rooftop equipment and proposed screening
- provisions of storage and disposal of waste, garbage and recyclables including details for screening exterior trash/recycling
- location, size and type of water and sewer mains, fire hydrants and proposed service connections
- typical floor plan and room plan drawn to scale with a summary of square footage for each use or activity
- location map showing the general location of the proposed use within the City
- map showing all principal land use within 350 feet of the parcel for which the application is being made
- proof of ownership of the property
- map or plat showing the lands proposed to be changed and all lands within 350 feet of the property boundaries
- names and addresses of the owners or the lands within 350 feet as appear on the records of the County Auditor of Ramsey County which shall be provided by the petitioner
- other submittals as required by the specific zoning district
- any additional data requested by the City

Acknowledgement

Signature

✓ Dawson Kimyon
Aug 27, 2024

Title

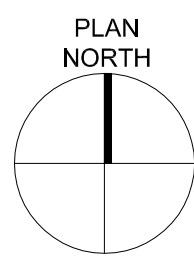
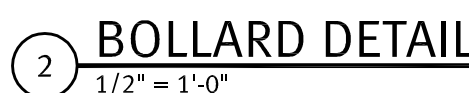
Development Coordinator/Consultant

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

[Handwritten signature]

AS BUILT DRAWINGS
AUGUST 3, 2007

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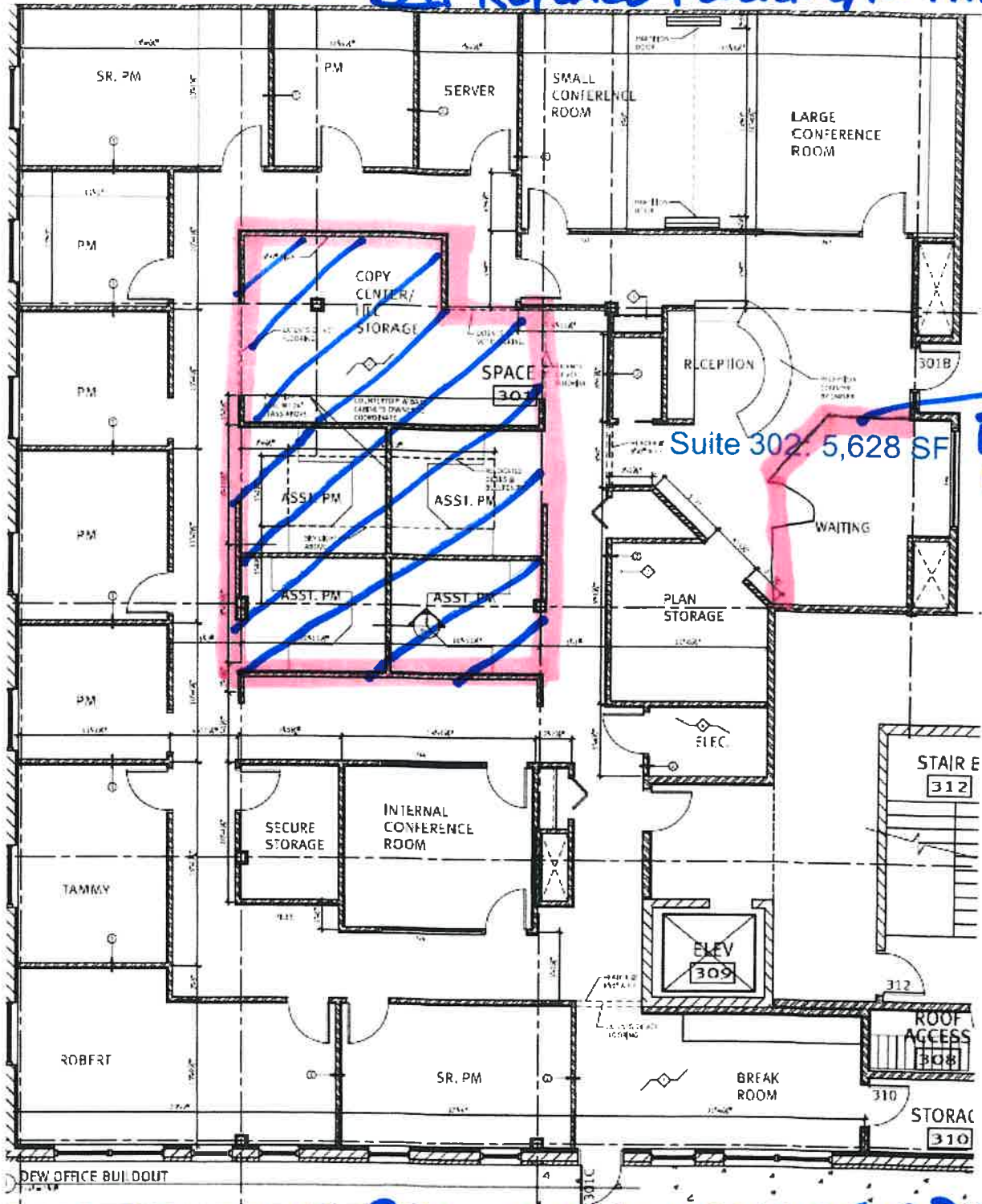
**For Lease
Office**

Keindel's Korner

2580 7th Ave E North Saint Paul, MN 55109

FLOOR PLAN

**REMOVE HALF WALLS &
REPLACE FLOORING IN THIS AREA**



**REMOVE
WALL**

Suite 302: 5,628 SF

DEMO

*** TOUCH UP PAINT AS REQUIRED IN ENTIRE SPACE**

ZAC HOULE

Vice President, Sales & Leasing
D: 651-209-0520 | M: 651-248-7567

MARK YOUNG

Vice President, Sales & Leasing
D: 651-233-2435 | M: 651-307-2371

**CROSSROADS
PROPERTIES**

**CITY OF NORTH ST. PAUL
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT
2586 7th AVE E**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of North St. Paul will hold a public hearing to consider a Conditional Use Permit Application to allow a Day Care Facility (serving 13 or more persons) at 2586 7th Ave E.

The public hearing will be conducted on Thursday, October 3, 2024 at approximately 6:30 PM. The meeting will be held in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Persons unable to attend may email comments to chris.cherne@northstpaul.org or call (651) 747-2440 prior to the meeting.

PUBLISH: September 23, 2024

September 20, 2024



RE: Notice of Public Hearing:
Conditional Use Permit Application for 2586 7th Ave E

Dear Property Owner,

This is a formal notice that the Planning Commission of the City of North St. Paul will hold a public hearing to consider a Conditional Use Permit application to allow a Day Care Facility (serving 13 or more persons) for 2586 7th Ave E. You are receiving this letter because your property is within 350 feet of the subject property.

The public hearing will be conducted on **Thursday, October 3, 2024 at approximately 6:30 PM.** The meeting will be held in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

Information on the project and staff report will be available in the Planning Commission agenda packet on September 27, 2024 (<https://northstpaul.org/129/Agendas-Minutes>).

All persons who desire to speak on this issue are encouraged to attend and will be given an opportunity to be heard at this meeting. Persons unable to attend may email comments to chris.cherne@northstpaul.org or call (651) 747-2440 prior to the meeting.

Sincerely,

A handwritten signature in blue ink that reads "Chris Cherne".

Chris Cherne
Community Development Administrative Assistant



Re: Day Care 2586 7th Ave

From [REDACTED]
Date Thu 9/26/2024 1:19 PM
To Chris D. Cherne <Chris.Cherne@northstpaul.org>

Caution: This email originated outside our organization; please use caution.

Oh, the Day Care for adults, that's different. But still poses the same issues with all of the wheelchair accessible vans and MN Mobility, and all of the already limited parking and drop off spaces on Charles Street. There is no way this would work alongside the Transition Program that is already there.

Plus every single day, those transportation vans are sitting in front of my house, smoking their cigarettes and weed, stinking up the block, and emptying their ash trays and dumping their McDonalds trash in my yard. I'm so tired of picking up disgusting trash from these low paid workers, and fielding panic door knocks from people who are innocently parked in front of my house and get their vehicles crashed into by people illegally backing out of the angled parking spots on Charles Street and trying to head south on Charles (the wrong way when backing out of angled parking spots).

The snowbanks and the other delivery trucks, in addition to the high amount of handicapped vehicles already double parking on Charles Street, and sitting there running their engines with their smelly diesel fuel, is already dangerous for pedestrians, people trying to drive on this street, and the students with disabilities already attending NextStep Transition Program. There are already too many dangerous things to try to keep track of without adding another dozen mobility transportation vans twice a day.

So unless/until a better solution for helping people with disabilities get from a waiting mobility van to the door, it is still truly not viable.

Print this one up. This coming from a neighbor who works with disabled adults, and knows how to perform curb transfers and arrange handicapped accessible transportation through Wavivered Services.

Again, have them look at the Blue Nile restaurant, it is up for sale between Old National Bank and Hillcrest Brake and Alignment. And I still encourage the City to have all of the new apartments that are going up on Main Street be required to provide spaces for both child day care, and adult day care accessible possibilities because both of these services are truly necessary. Just don't try to make an already bad traffic flow, parking, dangerous for pedestrians, noisy and smelly engines, and litter situation in our residential neighborhood worse.

From a concerned neighbor

CITY OF NORTH ST. PAUL

RESOLUTION #2024-###

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR ADULT DAY CARE FACILITY (SERVING 13 OR MORE PERSONS) AT 2586 7TH AVE E

WHEREAS, The City of North St. Paul (“City”) has received a Conditional Use Permit application from Gervais Court Properties LLC, the owner of the parcel requesting a Conditional Use Permit, and Alcordia Care LLC, the prospective tenant of the building on the parcel, to allow a use of Day Care Facility (serving 13 or more persons) to be located at PID 122922420139, 2586 7th Ave E in the MU-1: Downtown Mixed-Use District; and,

WHEREAS, the proposed use is permitted as a Conditional Use and thus complies with City Code Section 154.007(D) Downtown Mixed-Use District (MU-1) and Section 154 Appendix A (Table 3), Day Care Facility (serving 13 or more persons); and,

WHEREAS, the proposed use of the property is an Adult Day Care Facility (serving 13 or more persons); and,

WHEREAS, the proposed site is approximately 0.86 acres located at PID: 122922420139; and,

WHEREAS, the applicant provided a completed City application, project description, site plan, and floor plan and thus complies with City Code Section 154 Appendix A (Table 2); and,

WHEREAS, the proposal appears to meet all City Code requirements compliant with City Code Sections 154.004(C) and 154.010(F), and is consistent with the Comprehensive Plan; and,

WHEREAS, a public notice for the proposal was published in the newspaper dated September 23, 2024 and property owners within 350 feet of the site have been notified; and,

WHEREAS, as required by City Ordinance, the North St. Paul Planning Commission held a public hearing on October 3, 2024, to consider and receive public input; and,

WHEREAS, the Planning Commission has reviewed this request and recommends approval of the Conditional Use Permit to the City of North St Paul City Council.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of North St. Paul that the Conditional Use Permit for Day Care Facility (serving 13 or more persons) for PID 122922420139, 2586 7th Ave E in the MU-1 Downtown Mixed-Use District is hereby approved.

ADOPTED this 15th day of October, 2024.

Motion by
Second by

Voting: Ayes:
Nays:
Absent:
Abstain:

John Monge, Mayor

ATTEST:

Brian Frandle, City Manager/Clerk