

**BELLE PLAINE CITY COUNCIL
REGULAR MEETING
MARCH 21, 2022**

1. PLEDGE OF ALLEGIANCE.

Mayor Meyer led those present in the Pledge of Allegiance.

2. CALL TO ORDER. 2.1. Roll Call.

The Belle Plaine City Council met in regular Session on Monday, March 21, 2022 at 6:30 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Meyer called the meeting to order with Councilmembers Paul Chard, Renee LeMieux and Patricia Krings. Councilmember Cary Coop was not present.

Also present were Public Works Superintendent Fahey, Police Chief Stier, Community Development Director Smith Strack, Finance Director Jirik and Fire Chief Otto. City Administrator Meyer and City Attorney Vose were present via zoom video conference. Wanda Savage served as the video recording operator.

3. APPROVAL OF AGENDA.

Councilmember Chard moved item 4.7. from the consent agenda to the business portion of the meeting.

MOTION by Councilmember Chard, second by Councilmember LeMieux, to approve the agenda with item 4.7. moved to business agenda item 7.4. ALL VOTED AYE. MOTION CARRIED.

4. APPROVAL OF CONSENT AGENDA.

- 4.1. Regular Session Minutes of March 7, 2022.
- 4.2. Special Hearing Minutes of March 9, 2022.
- 4.3. Resolution 22-030 Establishing Precincts and Polling Places.
- 4.4. Approving Temporary On-Sale Liquor License for an Event at Heritage Park Sponsored on April 30, 2022.
- 4.5. Resolution 22-031 Appointing Jim Gerold as Assistant Planner/ Building Inspector for the City of Belle Plaine for up to 30 hours per week.
- 4.6. Authorize Staff to Advertise to Seek Bids for the 2022 Pavement Maintenance Project.
- ~~4.7. Resolution 22-042 Authorize Purchase of a Public Works Cold Storage Facility.~~
- 4.8. Resolution 22-043 Denying Appeal Of Denial Of Body Art Establishment License.

MOTION by Councilmember LeMieux, second by Councilmember Chard, to approve the Consent Agenda as follows: 4.1. Regular Session Minutes of March 7, 2022; 4.2. Special Hearing Minutes of March 9, 2022; 4.3. Resolution 22-030 Establishing Precincts and Polling Places; 4.4. Approving Temporary On-Sale Liquor License for an Event at Heritage Park Sponsored on April 30, 2022; 4.5. Resolution 22-031 Appointing Jim Gerold as Assistant Planner/ Building Inspector for the City of Belle Plaine for up to 30 hours per week; 4.6. Authorize Staff to Advertise to Seek Bids for the 2022 Pavement Maintenance Project and 4.8. Resolution 22-043 Denying Appeal Of Denial Of Body Art Establishment License. ALL VOTED AYE. MOTION CARRIED.

5. DEPARTMENT REPORTS.

5.1. Ambulance Department.

Ambulance Director Burton was not present. The Council acknowledged the ambulance report.

5.2. Fire Department.

Fire Chief Otto was present. Otto highlighted the Fire Department report.

Councilmember LeMieux noted the first female firefighter has started.

Mayor Meyer acknowledged the passing of Chief Otto's father sending condolences from the Council and staff.

5.3. Police Department.

Police Chief Stier was present. Stier highlighted the Police Department report and noted 97% clearance rate for the month.

Councilmember Chard noted he liked the speed enforcement on 169. Chief Stier acknowledged the Wagner's from the Candy Store for helping by putting up signage about speeding. Stier explained the Belle Plaine Police Department worked with the Scott County Sheriff's office for a speed enforcement campaign where 30 cars were stopped for speeding, noting most were given warnings.

5.4. Community Services Director.

Community Services Director Koller was not present. The Council acknowledged the Community Services report.

5.5. Community Development Department.

Community Development Director Smith Strack was present. Smith Strack highlighted the Community Development Report and noted staff received a preview of the Maxfield Research study which will be reviewed by SCALE in the next month or two. Smith Strack explained the Maxfield Research report reviews and reports resales and new home prices off the charts, vacancy rates very low, a critical shortage of entry level homes and townhomes and ROW houses being added to the market to fill a gap in need. Smith Strack thanked the Council for the addition of Jim Gerold expected to start April 1st.

Mayor Meyer inquired if staff have had a lot of conversation regarding the tax notifications out. Community Development Director Smith Strack explained the increases have been noticed but not a lot of conversation being brought to City Hall. Meyer inquired if the City is doing an adequate job in getting the tax information out to the public. Smith Strack confirmed the City is doing an adequate job and will need to continue to explain especially with large market value increases. Smith Strack noted even with no change to the levy the market value increases will hit taxpayers next year, and explained with the current bubble in the market it is possible a deflation will occur as it did in 2011. Meyer noted as Councilmember Chard explained there was a cushion in the market value but now the number is right on.

6. PUBLIC HEARINGS.

Mayor Meyer introduced the public hearing for Brecken Place Townhomes, LLC.

6.1. Development Stage Planned Unit Development Plan Brecken Place Townhomes, LLC and Preliminary Plat Brecken Place. The City Council will hold a public hearing on a request for Development Stage Planned Unit Development Plan and Preliminary Plat approval for a 40-unit single family townhome development near Meridian and East Evergreen Streets.

Community Development Director Smith Strack explained with a brief slideshow the Council is to hold a public hearing and consider preliminary PUD and preliminary plat for 4.14 acre site at Meridian Street and Evergreen. Smith Strack explained the PUD with concurrent subdivision build out in 2022, two story townhomes in increments of eight attached units. Smith Strack explained the 40 rental two and three bedroom townhomes on two lots plus streets, storm and overflow parking are proposed along with a PUD to accommodate diverse housing while maintaining high quality residential development standards. Smith

Strack noted flexibility in setbacks and the narrowing of right of way width for Balsam Street. Smith Strack explained the plan is consistent with Destination 2040 planned land use for high density residential. Smith Strack reviewed Balsam Street, the reduced right of way width to allow for the expansion of Meridian Street right of way. Smith Strack reviewed the sidewalk on the east side of Balsam Street and the South side of Evergreen Street with no parking on the west side of Balsam Street. Smith Strack explained the Public Safety Committee would review whether or not stop signage for Chestnut and Evergreen would be needed. Smith Strack noted the trip generation is predicted at 7.2 trips per unit, which is less than a single family home. Smith Strack explained Balsam Street will have a future connection to Orchard and Century Streets and will have temporary dead ends. Smith Strack showed a potential concept plan for the southern property, which illustrates connections. Smith Strack noted all roadways are at the developers cost as the City does not buy land and put roads on. Smith Strack reviewed the proposed landscaping, utilities and overflow parking. Smith Strack explained the Planning Commission held a public hearing where testimony was given on the concern of traffic on Chestnut and Orchard Streets and a petition was provided with about 60 signatures. Smith Strack noted the Planning Commission unanimously recommended the approval of the preliminary PUD plan and plat.

Mayor Meyer inquired what the property to the south is zoned. Community Development Director Smith Strack explained it is zoned R-7.

Councilmember Krings inquired if there are sidewalks on Chestnut Street. Community Development Director Smith Strack explained there are no sidewalks on Chestnut Street. Krings noted there should be. Councilmember Chard explained the Planning Commission talked about the fact there are no sidewalks on Chestnut Street and noted sidewalks should be reviewed at the time of a Street Project.

Councilmember LeMieux inquired if a trail would be put in and thoughts on a future pedestrian crossing for County Road 3. Community Development Director Smith Strack noted Public Safety Committee, Public Works Committee and the City Engineer have talked about a crossing and it has been addressed with County staff.

Mayor Meyer opened the Public Hearing at 6:51 PM and asked for public comment.

Nita Daniels, 840 S. Chestnut Street expressed concern on behalf of the senior citizens living in the area, the uptick of traffic on Chestnut, the atmosphere change of the neighborhood and concern about the rental property not being taken care of. Daniels inquired if background checks will be conducted on tenants and how security for the senior citizens will be handled. Daniels inquired if garbage will be individual or a dumpster and explained a petition was signed to get the exit on County Road 3. Daniels also inquired how far down the road future development is for the extension of Balsam.

Mayor Meyer explained the road extension is development driven.

Nita Daniels explained the neighborhood likes the way it is currently.

Mark Daniels, 840 S. Chestnut, expressed concern on the amount of trips, noting he does not believe the estimation is correct, the high-density requirement and lack of public transportation. Daniels noted he does not want a sidewalk on Chestnut Street. Daniels is concerned with the construction equipment ruining an already aged road and noted the builder should put escrow money aside to fix the damage to Chestnut. Daniels believes the project could be flipped around with an exit on County Road 3 and is concerned about security.

Robert Burgan, 208 Evergreen Street, expressed concern for the neighborhood kid's travel and safety on streets, Burgan noted the kids have plenty of room now but with the proposed extra traffic will cause a safety concern. Burgan noted rental tenants will not care about the community and will not work in town and requests county get involved to flip the project around. Burgan suggested people will need to worry

about locking doors as it's only a matter of time before rental subsidy will be accepted. Burgan wants to see the project flipped to not let traffic come out on Evergreen.

Mark Daniels, 840 S. Chestnut inquired if a car counting machine has been placed on Chestnut to get an accurate count of traffic.

Tim Hammer, 852 S. Chestnut stated his property abuts the retention pond and inquired if the pond will be fenced, if mosquitos will be addressed in the pond and what will be used to stop the car lights for shining into his home. Hammer also noted Chestnut Street is already in need of repair.

MOTION by Councilmember Chard, Second by Councilmember LeMieux, to close the public hearing at 7:07 PM. ALL VOTED AYE. MOTION CARRIED.

Councilmember Chard noted traffic was a concern when the apartment units were being installed and this is a lot less units, Chard inquired from Chief Stier on complaints for traffic on Elk. Chief Stier explained initially a lot of complaints came in and the department increased patrol but noted after time the complaints subsided. Stier also noted calls for service to the area has nothing major to report. Chard explained Chestnut Street is 21 years old and although not currently on the five-year repair plan will be coming up in the future.

Councilmember LeMieux explained she used to live on Elm Street and had Evergreen gone through to County Road 3 she would have opted to use it as an access.

Public Works Superintendent Fahey explained the City does not fence ponds and noted staff talked about placing a berm however, there is not enough room so suggested tree screening instead.

6.1.1 Resolution 22-032, Conditionally Approving a Development Stage Planned Unit Development Plan for Brecken Place Townhomes.

MOTION by Councilmember Krings, second by Councilmember Chard, to approve Resolution 22-032, Conditionally Approving a Development Stage Planned Unit Development Plan for Brecken Place Townhomes. ALL VOTED AYE. MOTION CARRIED.

6.1.2 Resolution 22-033, Conditionally Approving a Preliminary Plat for Brecken Place.

MOTION by Councilmember Krings, second by Councilmember LeMieux, to approve Resolution 22-033 Conditionally Approving a Preliminary Plat for Brecken Place. ALL VOTED AYE. MOTION CARRIED.

Mayor Meyer introduced the public hearing for Tax Abatement for Brecken Place Townhomes.

6.2. Tax Abatement Brecken Place Townhomes. The City Council will hold a public hearing on a request for a City property tax abatement for property to be developed as Brecken Place Townhomes. The term of the abatement is no more than five years, the total taxes to be abated is approximately \$226,000. Taxes paid at this time are not proposed for abatement.

Community Development Director Smith Strack reviewed a brief slideshow and explained Troy Schrom, President of Brecken Place Townhomes, LLC has requested \$200,000.00 in pay-go tax abatement to assist with a required extension of Evergreen Street. Smith Strack explained taxes are paid before abatement occurs in pay-go tax abatement as taxes abated are only from new taxes paid as a result of development. Smith Strack explained the proposed project is projected market value as determined by Scott County is \$7.2 million. Smith Strack explained the projected term of abatement is two to three years with a maximum agreement term of five years. Smith Strack noted interest is proposed at 4.25% over the term equating to a maximum future value of \$226,000.00. Smith Strack explained the business subsidy criteria was included in the packet for review and noted the development appears to meet the criteria of

diversify the existing housing stock, increase, enhance or diversify the City's tax base, and support projects providing needed improvements such as transportation or utility infrastructure. Smith Strack explained the City's financial advisors Ehlers has reviewed the project information and projected abatement available to the project. Smith Strack explained the Economic Development Authority reviewed the information at their March meeting and recommended approval.

Mayor Meyer opened the public hearing at 7:21 PM and asked for public comment.

No one came forward.

MOTION by Councilmember LeMieux, second by Councilmember Chard to close the public hearing at 7:21 PM. ALL VOTED AYE. MOTION CARRIED.

6.2.1 Resolution 22-034, Granting a Property Tax Abatement for Certain Property in the City of Belle Plaine.

MOTION by Councilmember Chard, second by Councilmember LeMieux, to approve Resolution 22-034, Granting a Property Tax Abatement for Certain Property in the City of Belle Plaine. ALL VOTED AYE. MOTION CARRIED.

6.3. Ordinance 22-01. The City Council will hold a public hearing on Ordinance 22-01, An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility.

Community Development Director Smith Strack explained the Council is to hold five public hearings on Ordinance changes. Smith Strack explained she will hold a brief slideshow to overview each of the proposed ordinance changes. Smith Strack reviewed Commercial Accessory Structures and Indoor Self Storage which is allowable under CUP.

Mayor Meyer opened the public hearing at 7:26 PM and asked for public comment on Ordinance 22-01.

No one came forward to speak.

MOTION by Councilmember Chard, second by Councilmember Krings, to close the public hearing at 7:26 PM. ALL VOTED AYE. MOTION CARRIED.

6.3.1. Ordinance 22-01 An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility.

MOTION by Councilmember LeMieux, Second by Councilmember Krings, to approve Ordinance 22-01 An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility. ALL VOTED AYE. MOTION CARRIED.

6.3.2. Resolution 22-035, A Resolution Authorizing Summary Publication of Ordinance 22-01, An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility.

MOTION by Councilmember LeMieux, Second by Councilmember Chard, to approve Resolution 22-035, A Resolution Authorizing Summary Publication of Ordinance 22-01, An Ordinance Amending Section 1101 of the City Code by adding definitions for indoor self-storage facility and outdoor self-storage facility. ALL VOTED AYE. MOTION CARRIED.

6.4. Ordinance 22-02. The City Council will hold a public hearing on Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District.

Mayor Meyer opened the public hearing at 7:28 PM and asked for public comment on Ordinance 22-02.

No one came forward to speak.

MOTION by Councilmember Chard, second by Councilmember LeMieux, to close the public hearing at 7:28 PM. ALL VOTED AYE. MOTION CARRIED.

6.4.1. Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District.

MOTION by Councilmember LeMieux, Second by Councilmember Chard, to approve Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District. ALL VOTED AYE. MOTION CARRIED.

6.4.2. Resolution 22-036, A Resolution Authorizing Summary Publication of Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District.

MOTION by Councilmember LeMieux, Second by Councilmember Krings, to approve Resolution 22-036, A Resolution Authorizing Summary Publication of Ordinance 22-02, An Ordinance Amending Section 1105.10 of the City Code pertaining to permitted, accessory, and conditional uses in the B-2 Highway Commercial District. ALL VOTED AYE. MOTION CARRIED.

6.5. Ordinance 22-03. The City Council will hold a public hearing on Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District.

Mayor Meyer opened the public hearing at 7:29 PM and asked for public comment on Ordinance 22-03.

No one came forward to speak.

MOTION by Councilmember LeMieux, second by Councilmember Krings, to close the public hearing at 7:29 PM. ALL VOTED AYE. MOTION CARRIED.

6.5.1. Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District.

MOTION by Councilmember LeMieux, Second by Councilmember Krings, to approve Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District. ALL VOTED AYE. MOTION CARRIED.

6.5.2. Resolution 22-037, A Resolution Authorizing Summary Publication of Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District.

MOTION by Councilmember LeMieux, Second by Councilmember Chard, to approve Resolution 22-037, A Resolution Authorizing Summary Publication of Ordinance 22-03, An Ordinance Amending Section 1105.13 of the City Code pertaining to conditional and accessory uses in the I/C Industrial Commercial District. ALL VOTED AYE. MOTION CARRIED.

6.6. Ordinance 22-04. The City Council will hold a public hearing on Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District.

Mayor Meyer opened the public hearing at 7:31 PM and asked for public comment on Ordinance 22-04.

No one came forward to speak.

MOTION by Councilmember LeMieux second by Councilmember Krings, to close the public hearing at 7:31 PM. ALL VOTED AYE. MOTION CARRIED.

6.6.1. Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District.

MOTION by Councilmember LeMieux, Second by Councilmember Krings, to approve Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District. ALL VOTED AYE. MOTION CARRIED.

6.6.2. Resolution 22-038, A Resolution Authorizing Summary Publication of Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District.

MOTION by Councilmember LeMieux, Second by Councilmember Krings, to approve Resolution 22-038, A Resolution Authorizing Summary Publication of Ordinance 22-04, An Ordinance Amending Section 1105.12 of the City Code pertaining to accessory and conditional uses in the I-2 General Industrial District. ALL VOTED AYE. MOTION CARRIED.

6.7. Ordinance 22-05. The City Council will hold a public hearing on Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures.

Mayor Meyer opened the public hearing at 7:32 PM and asked for public comment on Ordinance 22-05.

No one came forward to speak.

MOTION by Councilmember LeMieux, second by Councilmember Krings, to close the public hearing at 7:32 PM. ALL VOTED AYE. MOTION CARRIED.

6.7.1. Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures.

MOTION by Councilmember LeMieux, Second by Councilmember Chard, to approve Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures. ALL VOTED AYE. MOTION CARRIED.

6.7.2. Resolution 22-039, A Resolution Authorizing Summary Publication of Ordinance 22-05, An Ordinance Amending Section 1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures.

MOTION by Councilmember LeMieux, Second by Councilmember Chard, to approve Resolution 22-039, A Resolution Authorizing Summary Publication of Ordinance 22-05, An Ordinance Amending Section

1103.08, Subd. 5(B) by adding specific standards for granting conditional use permits for indoor self-storage facilities and detached commercial and industrial accessory structures. ALL VOTED AYE. MOTION CARRIED.

7. BUSINESS.

7.1. Presentation of Claims.

Councilmember LeMieux inquired what the charge for softplay is. Public Works Superintendent Fahey explained the charge is for the freight on the pool slide, Fahey noted the warranty does not cover the freight.

MOTION by Councilmember LeMieux, second by Councilmember Chard, to approve the presentation of Claims. ALL VOTED AYE. MOTION CARRIED.

7.2. Resolution 22-040 Approving a Developers Agreement for Brecken Place and Authorizing and Directing Execution Thereof.

Community Development Director Smith Strack explained the Developers Agreement was prepared by staff and reviewed by City Council. Smith Strack noted the agreement was included in the packet for review.

MOTION by Councilmember Chard, second by Councilmember LeMieux, to approve Resolution 22-040 Approving a Developers Agreement for Brecken Place and Authorizing and Directing Execution Thereof. ALL VOTED AYE. MOTION CARRIED.

7.3. Resolution 22-041, Conditionally Approving Final Stage Planned Unit Development for Brecken Place Townhomes and Final Plat for Brecken Place.

Community Development Director Smith Strack explained Conditionally approving the Final Stage Planned Unit Development and Final Plat is the final step in the process. Smith Strack noted the Planning Commission reviewed and recommended approval to the City Council.

MOTION by Councilmember Krings, second by Councilmember LeMieux, to approve Resolution 22-041, Conditionally Approving Final Stage Planned Unit Development for Brecken Place Townhomes and Final Plat for Brecken Place. ALL VOTED AYE. MOTION CARRIED.

7.4. Resolution 22-042 Authorize Purchase of a Public Works Cold Storage Facility.

Councilmember Chard explained the number is scary and suggests take it back for review at the Public Works Committee.

Public Works Superintendent Fahey explained five quotes were received for this project, and noted this was supposed to be reviewed at the last Council meeting but was pulled off because the full Council was not present. Fahey explained steel continues to raise in price and this quote is \$30,000.00 more than at last review due to the cost hike in materials.

Councilmember Chard explained he would like to see the purchase pulled back and hope the cost will go down. Finance Director Jirik explained that if the purchase is not approved in order to get new quotes a formal RFP would need to be done per City policy, as we know the cost is above the sanctioned spending limit. Chard suggested the economy is going to get ugly and questioned where the money will come from when it does. Chard stated he can not support big spending at this time.

MOTION by Councilmember Chard to send back to Public Works Committee for review. No second was made. MOTION FAILED.

Councilmember Krings inquired if the expenditure is in the budget. Public Works Superintendent Fahey confirmed and noted in the six weeks since getting the first quote staff have seen a \$36,000.00 increase in cost. Fahey explained staff cannot predict what the market will do.

Mayor Meyer noted if the Council has to go out for an RFP additional fees including attorney's fees will be expended.

Councilmember Krings inquired what facility will no longer be used. Public Works Superintendent Fahey explained this facility will replace four garages currently being used to store equipment all over the City. Krings noted things are not getting any cheaper and suggested moving forward with the project.

MOTION by Councilmember Krings, Second by Councilmember LeMieux to approve Resolution 22-042 Authorize Purchase of a Public Works Cold Storage Facility. Councilmember Krings, LeMieux and Meyer VOTED AYE. Councilmember Chard VOTED NAY. MOTION CARRIED. 3-1.

8. ADMINISTRATION.

8.1. Upcoming Tentative Meetings.

1. Design, Monday, April 4, 5:15 PM.
2. City Council, Monday, April 4, 6:30 PM.
3. Work Session, Monday, April 4, 6:45 PM.

The Council was reminded of the upcoming tentative meetings as listed.

Finance Director Jirik noted City Administrator Meyer is present on Zoom video conference. Jirik also addressed property taxes noting just because values go up the tax levy or amount the City receives does not go up.

Mayor Meyer explained the process on disputing the value is on the mailing from the County.

9. ADJOURN.

MOTION by Councilmember LeMieux, second by Councilmember Krings, to adjourn the regular session at 7:43 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary