

BEAVERCREEK CITY COUNCIL
REGULAR MEETING February 22, 2021 6:00 p.m.

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Duerr, Council Member Garcia, Council Member Schwartz, Vice Mayor Adams, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Randy Burkett, Planning and Development Director; Jeff Fiorita, Chief; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Sandra Pereira, City Planner; Mike Thonnerieux, Public Administrative Services Director

PLEDGE

Council Member Curran led the pledge and a moment of silence.

APPROVAL OF AGENDA

Council Member Curran MOVED to approve the agenda, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

APPROVAL OF MINUTES

Council Member Schwartz MOVED to approve the January 25, 2021 Regular Meeting Minutes, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Duerr MOVED to approve the February 8, 2021 Regular Meeting Minutes, seconded by Council Member Bales. Motion PASSED by majority voice vote.

PUBLIC HEARING – PUD 06-3 SSP #5 The Ashford of Beavercreek

Clerk Miscisin read an application filed by Wallick Communities, 160 West Main Street Suite 200, New Albany, OH 43054. The applicant requests specific site plan approval to allow for the construction of a 114-unit, 94,000 square foot assisted living/memory care facility on 5.25 acres. The property is located at 2500 Grange Hall Road further described as Book 1, Page 11, Parcel 67 on the Greene County Property Tax Atlas.

Applicant Presentation

Michael DiCarlantonio. Wallick Communities, 160 W. Main St. New Albany, Ohio

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Mr. DiCarlantonio said they were looking for approval of a specific site plan for an assisted living/memory care facility and listed the details of the facility. He gave a history of Wallick Communities. He said they have eight senior facilities in Ohio.

Staff Presentation

Ms. Pereira summarized the staff report dated February 16, 2021, stating approval would allow for construction of an 88-unit assisted living and 36-bed memory care facility on 5.25 acres. She discussed the location of the property, the site plan, the elevation drawings, building materials, parking, access, landscaping, signage and the limited outdoor construction hours. Staff recommended approval of the specific site plan with 17 conditions.

Public Input

There being no public input, public input was closed.

Council Input

Council Member Bales asked if the fire department had any comments regarding the one entrance. Ms. Pereira said they did not make any comments on having the one entrance.

Council Member Duerr questioned the detention pond and its size. He asked if there was any input from Elsworth Drive, Homestead or Beavercreek Health and Rehab. Ms. Pereira said they had received a letter from a property owner for the Planning Commission regarding a concern of a wired fence that goes through the existing vegetation requesting it be removed. He also wanted any downed trees and branches removed as a result of the tornado. Ms. Pereira said that both the fence and downed trees would be removed by the applicant. Council Member Duerr was concerned about the traffic circle and the fire truck getting through. Ms. Pereira said the fire department said it would work.

Council Member Garcia appreciated the thought of the entrance not being on Grange Hall and keeping the trees.

Council Member Schwartz questioned the parking on the back side of the facility. Mr. DiCarlantonio said it is intended for resident move-in only as it is closest to the elevator.

Vice Mayor Adams liked the look of the building but was concerned with the trees and was glad to see that was being addressed.

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Mayor Stone said roundabouts are designed for fire trucks to go over them. He hoped this facility would have a Park Overlook address and not a Grange Hall address since the entrance is on Park Overlook.

Motion

Council Member Schwartz MOVED, for the purpose of taking administrative action, approval of a Specific Site Plan for the Ashford of Beavercreek, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council Member Schwartz further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

1. The approved site plan for this development shall be the plan stamped "Received FEB 17, 2021", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received FEB 17, 2021" except where modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Prior to any grading on site, the applicant shall install a temporary grading limit fence, around areas labeled as "wooded areas to be preserved" on the landscape plan. If any landscaping or grading is disturbed outside of the grading limit, the applicant shall submit and receive approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release, or reduction of any landscaping bonds.
6. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
7. A PUD Agreement must be signed by the owner and a bond or letter of credit

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for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.

8. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
9. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
10. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. All light fixtures shall be full cut off fixtures and all poles shall be no taller than sixteen feet.
12. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
13. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.
14. There shall be one ground sign for this site with a maximum size of 32 square feet per side, 64 square feet total, no taller than five feet and shall be constructed with a masonry base to match the materials used to construct the building. The final design and location of the ground sign shall be approved by the Planning and Development department prior to the release of a sign permit.
15. With the exception of a temporary sign while the project is under construction, no temporary signs shall be permitted within this development.

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16. Impact Fees and Park Fees shall be required by the City Manager and paid prior to the release of the zoning permit.
17. A demolition permit shall be required from the Planning and Development Department and Greene County Building Regulation prior to the removal of the residential structure and its accessory building.

Council Member Curran seconded the motion. Motion PASSED by majority voice vote.

PUBLIC HEARING – PUD 20-2 SSP #1 Unison Dayton

Clerk Miscisin read an application filed by Unison Industries, 2455 Dayton-Xenia Road, Beavercreek, OH 45434. The applicant requests specific site plan approval to allow for the construction of a 280,000 square foot manufacturing facility on 53.783 acres. The property is located on the west side of I-675 north of Research Boulevard further described as Book 2, Page 5, Parcel 2 on the Greene County Property Tax Atlas.

Applicant Presentation

Jeff Morris, 2455 Dayton-Xenia Road, Beavercreek, Ohio

Mr. Morris said he was the chief manufacturing engineer representing Unison Industries. He said this was a consolidation effort of eight different manufacturing locations they are currently facilitating within Beavercreek Township.

Staff Presentation

Mr. Burkett summarized the staff report dated February 17, 2021, stating approval would allow for the construction of a 280,000 square foot office and manufacturing facility, along with associated site improvements on 53.75 acres. He discussed the location, the proposed site plan, the access points, signage, landscaping, gas tanks, water tank for fire suppression needs, parking and the future expansion area. Staff recommended approval of the specific site plan with 23 conditions.

Public Input

There being no public input, public input was closed.

Council Input

Council Member Curran was glad Unison was staying in Beavercreek.

Council Member Schwartz asked if there was any input received from Walnut Grove. Mr. Burkett replied they had not received anything from them.

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Council Member Garcia asked if this was adding any jobs. Mr. Morris said the current jobs would be transferring to this facility. It was hoped to expand and add to the workforce in the future.

Council Member Duerr thanked Unison for the 70 years plus in the workforce in Beavercreek.

Council Member Bales asked how many employees would be working at the facility. Mr. Morris said approximately 400. Council Member Duerr thanked Mr. Morris for the thought of creating the access on Research Blvd. across from Greater Dayton Construction. There was a review of the tilt up concrete on the side of the building. Council Member Bales questioned if there was any guidelines in the code for EV charging stations. Mr. Burkett replied there was none at this time.

Vice Mayor Adams asked how many trucks there would be delivering per day. Mr. Morris replied 15-30 per day. Vice Mayor Adams expressed concern of the condition of the road. Mr. Landrum said it was being resurfaced this year and it would be a timing issue. Vice Mayor asked if the proposed expansion would be attached to the existing building. Mr. Morris replied yes.

Mayor Stone asked if they were considering a sign on 675. Mr. Morris said it was being discussed.

Motion

Council Member Garcia MOVED, for the purpose of taking administrative action, approval of a Specific Site Plan for Unison - GE, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council Member Garcia further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

1. The approved plans shall be those plans dated "Received January 27, 2021" except as modified herein.
2. The approved building elevations shall be those plans stamped "Received January 27, 2021" except where modified herein.
3. This approval is contingent on the approval of the rezoning of I-PUD 20-2 and shall not be considered approved until the aforementioned PUD case

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- becomes officially effective.
4. The final colors of the finished concrete on the building shall be approved by Planning Department prior to the issuance of a zoning permit for the building.
 5. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls.
 6. A PUD Agreement must be signed by the owner and a bond or letter of credit for landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
 7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted within three months, weather permitting.
 8. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
 9. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. A detailed cut sheet and photometric plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building.
 10. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and met prior to the release of a zoning permit.
 11. The final design of the roadway access points, and redesign of the median shall be reviewed and approved by the City Engineer prior to the release of a zoning permit.
 12. No temporary signs of any kind will be permitted unless otherwise approved by the Planning Department and/or Planning Commission.

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13. No portion of any building may be occupied for the first time or reoccupied later until and unless an application for a Certificate of Use Compliance has been submitted by the property owner or by the prospective occupant and approved by the City of Beavercreek.
14. The façade shall not be painted or altered without the express permission of the Planning Department and/or Planning Commission.
15. Any plans for expansion of the building, or any significant expansion of the approved parking lot, shall be reviewed by the Planning Commission as a minor modification to the specific site plan, as outlined 158.070 of the Zoning Code.
16. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and release of a zoning permit for the building. Additional landscaping shall be added to the parking lot landscape islands, and around the base of the southern elevation of the principle building. Evergreen trees shall be shown between the parking lot and the electrical transformers located near the southeast corner of the building.
17. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plat for recording.
18. The Applicant shall submit a final subdivision record plan, which is to be reviewed and approved by the City Planning Commission, and recorded with the Greene County Auditor's office prior to the release of a zoning permit for the project.
19. Fountains and/or other aeration and water circulation devices are required for the retention ponds and shall be maintained by the owner in perpetuity.
20. Wall signage is permitted on the south elevation of the building. The totality of wall signage shall not exceed 280 square feet in sign area and the final design and structural plans for the sign(s) shall be reviewed and approved prior to the issuance of any sign permits for the building. Incidental signage, such as exit/entry signs, riser room signs...etc., shall be permitted as necessary, and is not subject to location or square footage limitations.
21. The final location and design of the ground sign shall be reviewed and approved by the Planning Department prior to the issuance of a permit for

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the ground sign. The sign shall be no taller than 6 feet in height, no more than 50 square feet per sign face and shall have a masonry base constructed of materials that are architecturally compatible with the principle structure.

22. All garage, man and service doors shall be painted to match the adjacent façade of the building.

23. The final design of the three tanks and the pump house to the east of the principle building shall be reviewed and approved by the Planning Department prior to the release of a zoning permit. The pump house shall be architecturally compatible with the principle building, and the three tanks shall be painted in a color that helps them to blend into the site, unless otherwise prohibited by law.

Council Member Duerr seconded the motion. Motion PASSED by majority voice vote.

ORDINANCES, RESOLUTIONS AND PUDS

Ordinance 21-06 Additional Appropriations (Single Reading)

Clerk Miscisin read an Ordinance to approve supplemental appropriations and certify additional revenue for the fiscal year beginning January 1, 2021 and ending December 31, 2021 and to amend Ordinance 20-33.

Mr. Kucera explained the four items that needed to be addressed. He said the Golf Course received a CARES grant from the Ohio Development Services Agency. He said the Golf Course leased some equipment and the assets needed to be recorded. The drug enforcement fund appropriation needed to be decreased by \$4,000. The last item was to appropriate the estimated costs to fund the property acquisition, closing costs and potential demolition of one building for potential future use.

Council Member Curran MOVED to approve Ordinance 21-06, seconded by Council Member Garcia. Motion PASSED a roll call vote of 7-0.

Resolution 21-08 Acquisition of Real Estate

Clerk Miscisin read a Resolution authorizing the City Manager to enter into real estate purchase agreements with diverse ventures, an Ohio General Partnership and Wesbanco Bank, Inc., a West Virginia Corporation for the purchase of parcels of land approximately 2.5 acres and 0.75 acres in the City of Beavercreek, Ohio

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Mr. Landrum reviewed the location of the parcels for purchase. He explained this legislation would authorize the purchase of parcels of land located on or directly behind Seajay Drive. He said this would be the greatest option for a future facility of a combined Police Station and City Hall which is in need of replacement. He said the costs to upgrade, repair and bring into ADA and other building code compliances for both buildings as well as to expand the much needed space and reconfiguration of the police department has been determined not to be a sound financial decision and certainly would not meet long-term needs. He said there are currently no architectural drawings or timeline for a potential facility. He said this was to secure the land that meets the City's needs and provides the City with future options.

Council Member Curran said this is badly needed and we need to move ahead.

Council Member Bales said it was important to understand how the city funding works. He explained different funds cannot be spent for anything other than what it is collected for. He stressed the street fund cannot pay for any of this purchase. The police and general fund would be the source of funds.

Council Member Garcia said this is something desperately needed.

Mayor Stone said they were planning ahead and taking advantage of getting the land acquired for the future.

Council Member Curran MOVED to approve Resolution 21-08, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote

DECISION ITEMS

Boards and Commission Appointments

Planning Commission (1 Vacancy)

Council Member Garcia MOVED to open nominations for the Planning Commission, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Curran nominated Alex Hight.

Council Member Garcia MOVED to close nominations for the Planning Commission, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

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Council Member Bales MOVED to appoint Alex Hight to the Planning Commission for the term March 1, 2021 – February 29, 2024, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Board of Zoning Appeals (1 Vacancy)

Council Member Garcia MOVED to open nominations for the Board of Zoning Appeals, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

Vice Mayor Adams nominated Norm Essman.

Council Member Garcia MOVED to close nominations for the Board of Zoning Appeals, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Duerr MOVED to appoint Norm Essman to the Board of Zoning Appeals for the term March 1, 2021 – February 29, 2024, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Tax Incentive Review Council (1 Vacancy)

Council Member Garcia MOVED to open nominations for the Tax Incentive Review Council, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

Council Member Bales nominated Kerry Martin.

Council Member Schwartz MOVED to close nominations for the Tax Incentive Review Council, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Kerry Martin to the Tax Incentive Review Council for the term March 1, 2021 – February 29, 2024, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Parks, Recreation & Culture Board (3 Vacancies)

Council Member Garcia MOVED to open nominations for the Parks, Recreation & Culture Board, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Duerr nominated Eric Corbitt. Council Member Schwartz nominated Sharon Fulcher. Council Member Garcia nominated Kristina Heaton.

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Council Member Schwartz MOVED to close nominations for the Parks, Recreation & Culture Board, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Eric Corbitt, Sharon Fulcher and Kristina Heaton to the Parks, Recreation & Culture Board for the term March 1, 2021 – February 29, 2024, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Bikeway and Non-Motorized Transportation Advisory Board (1 Vacancy)

Council Member Garcia MOVED to open nominations for the Bikeway and Non-Motorized Transportation Advisory Board, seconded by Council Member Bales. Motion PASSED by majority voice vote.

Council Member Bales nominated Thomas Rauls.

Council Member Garcia MOVED to close nominations for the Bikeway and Non-Motorized Transportation Advisory Board, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Thomas Rauls to the Bikeway and Non-Motorized Transportation Advisory Board for the term March 1, 2021 – February 29, 2024, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Tree Advisory Board (2 Vacancies)

Council Member Schwartz MOVED to open nominations for the Tree Advisory Board, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Council Member Schwartz nominated Steve McLane. Council Member Garcia nominated Stuart Moats.

Council Member Garcia MOVED to close nominations for the Tree Advisory Board, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

Council Member Bales MOVED to appoint Steve McLane and Stuart Moats to the Tree Advisory Board for the term March 1, 2021 – February 29, 2024, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Youth Development Committee

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Council Member Garcia MOVED to open nominations for Youth Development Committee, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Bales nominated Debbie Alberico. Council Member Schwartz nominated Jacob Christy. Council Member Garcia nominated Chris Hadley. Vice Mayor Adams nominated Ashley Hall. Mayor Stone nominated Jennifer Hollen. Council Member Bales nominated Anna Myrick. Council Member Schwartz nominated Collin Rust. Council Member Duerr nominated Joseph Turner. Council Member Schwartz nominated Heather Vest.

Council Member Schwartz MOVED to close nominations for the Youth Development Committee, seconded by Council Member Duerr. Motion PASSED by majority voice vote.

Council Member Garcia MOVED to appoint Debbie Alberico, Jacob Christy, Chris Hadley, Ashley Hall, Jennifer Hollen, Anny Myrick, Collin Rust, Joseph Turner, and Heather Vest to the Youth Development Committee for the term March 1, 2021 – February 28, 2023, seconded by Council Member Garcia. Motion PASSED by majority voice vote

Personnel Board (1 Vacancy)

Council Member Bales MOVED to open nominations for the Personnel Board, seconded by Council Member Schwartz. Motion PASSED by majority voice vote.

Council Member Schwartz nominated Joyce Carter.

Council Member Bales MOVED to close nominations for the Personnel Board, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Council Member Schwartz MOVED to appoint Joyce Carter to the Personnel Board for the term March 1, 2021 – February 29, 2024, seconded by Council Member Bales. Motion PASSED by majority voice vote

COUNCIL TIME

Council Member Duerr thanked the staff for the snow removal during the snow event. The Beavercreek Chamber of Commerce is doing a social campaign by taking photos at local businesses with a stuffed beaver.

Council Member Bales thanked the residents who applied to volunteer and serve on the boards and commissions. He attended the golf course advisory board meeting and discussed when they close for bad weather of how to communicate

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that. He said the driving range construction has been delayed because of the weather. He thanked public service for their hard work.

Council Member Garcia thanked staff for the snow removal and for the residents who inquired about the snow removal process.

Council Member Schwartz thanked all the board applicants. She thanked the road crews who put in many hours last week. She said the Beavercreek men's volleyball team was having a fundraiser at Cane's. The Beavercreek Dance team was selling raffle tickets for a Louis Vuitton bag.

Council Member Curran said the board applicants were amazing. He thanked public service for their hard work.

Vice Mayor Adams thanked those who applied to the boards and commissions. He thanked the road crews who worked a lot of hours trying to keep the roads safe. He thanked the organizations who donated food to public service during the snow event

MAYOR'S REPORT

Mayor Stone said this is the 10th year for celebrating Visibility Day at the mall on Saturday 11:00. Greenebucs would be giving away special trikes to children and veterans. He is now on the Mayors and Police Chiefs Committee which is part of the Ohio Mayors Alliance.

CITY MANAGER REPORT

Mr. Landrum asked Mr. Thonnerieux to discuss the snow removal process. Mr. Thonnerieux shared the goal and process of snow removal. Different conditions require different processes. He discussed how the roads are prioritized. He said the focus is on the main roads first with the highest volumes and speed first. He said the city is the second largest in the region by land mass with nearly 577 lane miles. He reviewed the President's Day weekend snow event and the process that was followed.

Mr. Landrum said Tree Care Inc. has extended tree removal along US 35 to March 5th due to inclement weather. As of February 17th, the Greene County Public Health Department stopped accepting registrations for the vaccine in order to begin the transition over to the centralized scheduling system. The City of Beavercreek was awarded the 2021 International Society of Arboriculture Golf Leaf Award.

CITIZEN COMMENTS

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There were no comments.

EXECUTIVE SESSION


Council Member Garcia MOVED to enter into Executive Session at 7:45 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets or personal financial statements of an applicant for economic development assistance or to negotiate, seconded by Council Member Bales. Motion PASSED by roll call vote of 7-0.

Council Member Curran MOVED to adjourn executive session at 8:16 p.m., seconded by Council Member Duerr Motion PASSED by roll call vote of 7-0.

Council Member Garcia MOVED to reconvene the meeting, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 8:17 p.m., seconded by Council Member Duerr. Motion PASSED by majority voice vote.



Bob Stone, Mayor

ATTEST:



Dianne Miscisin
Clerk of Council
Cmim02222021