

City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tuesday, November 9, 2021 | 6 PM

Location: City Hall, 169 Main Street, Woonsocket | Harris Hall (3rd Floor)

I. Call to Order

Chairman Finlay called the meeting to order at 6:03 PM.

II. Attendance Review

Members in Attendance

1. Ken Finlay, Chairman
2. Roji Eappen, Vice-Chairman
3. Jon Pratt

Members Absent:

1. Wendall Gardner

Staff in Attendance:

1. Kevin Proft, City Planner/Administrative Officer
2. Genesis Johnson, Recording Secretary

III. Correction/Approval of Minutes

Due to a lack of a quorum of participants from the October 5, 2021 Planning Board meeting, approval of minutes was tabled until the next meeting.

IV. Old Business

None.

V. New Business

- a. **Informational Meeting: Major Land Development – Master Plan Review | Applicant: 153 Hamlet, LLC c/o Nick Durgarian | Owner: 153 Hamlet, LLC c/o Nick Durgarian | Project Location: 153 Hamlet Ave (Lot 28-12), Southwest corner of Hamlet Ave & Davison Ave | Project Description: The applicant proposes to develop vacant land at 153 Hamlet Ave. The development plan includes a 117,000 sq ft self-storage facility, a 12,800 sq ft retail structure, and 30,000 sq ft of contractor storage. The applicant does not require waivers**

from the Subdivision Regulations. Should Master Plan approval be granted, the application will require a special use permit (self-storage) and a dimensional variance (parking) from the Zoning Board.

Property co-owner Paul Surabian and Mike Wilkinson, the project's civil engineer, presented the Master Plan to the Board. Mr. Wilkinson explained that the property has been classified as a MU-2 zone. The property is located on the corner of Hamlet Avenue and Davison Avenue at 6.6 acres. The proposed project will see the former mill site, demolished in 2011, redeveloped into self storage units, contractor storage units and retail.

Member Pratt said that he had concerns about access to the site from Hamlet Ave. There was discussion about the one-way in, one-way out configuration. Mr. Finlay expressed concerns that westbound travelers on Hamlet may turn into the Hamlet Ave exit lane given the existing configuration. Mr. Proft stated that during a different Planning Board review, the Engineering Division was of the opinion that the one-way in, one-way out configuration would be ignored. Mr. Wilkinson explained that the applicant thought the Board would favor the proposed configuration and that they were flexible. Member Pratt agreed that in the past, the Department of Engineering preferred two-way entrances and exits. Mr. Proft suggested examining one way and two way entrance/exit as part of a traffic study before Preliminary Plan review. The applicant agreed.

Chairman Finlay questioned if Mr. Surabian already had prospective tenants for the retail spaces and why they were proposing the bank-style drive through. Mr. Surabian stated that they do not have any definite tenants, but the drive-thru would be one of the last phases of construction, so could be configured according to need.

Mr. Proft requested that the sidewalk network within the development be extended so pedestrians could access the self-storage building's office from Hamlet Ave. The applicant agreed.

Mr. Proft noted that the Zoning Ordinance requires a 60'x10' loading zone be depicted on the plan. The applicant has already provided a smaller loading zone for the retail building. Mr. Proft noted that this loading area for the retail structure does not offer direct access to the rear doors, which is something retail tenants may prefer. He emphasized that it was important to create spaces that would be attractive to tenants so to help avoid units remaining vacant.

Vice-Chairman Eappen asked what measures would be taken to prevent dumping from the self-storage units. Mr. Surabian replied that the facility would be managed by a third-party company and that there would be a zero-tolerance policy for dumping of any kind. Mr. Proft requested that Mr. Surabian provide details of how the third-party management company would address this issue (e.g. cameras, electronic keyed entry, etc.) at the Preliminary Plan meeting.

Chairman Finlay emphasized that this is a very visible property in an active area of the City, and highlighted the importance of a quality product that is aesthetically pleasing and complementary to the area. Mr. Surabian agreed and explained that ideas for the property have been floating around for years, and that this project seemed to be the only one to stick and make sense logistically for the site. Mr. Proft also recognized that the original plan included a larger number of storage units, but that the applicant has worked with the City to develop a more diversified plan that provides more benefit to the city while still meeting the developers goals.

The applicants assured the Board that dumpsters on the site would be well screened. Mr. Proft also requested information from the third-party company regarding dumpsters for the residential self-storage units and whether they would be needed on-site or if customers would need to provide their own means of disposal. The contractor self-storage will have a dumpster to the rear of the site.

Chairman Finlay confirmed with the applicants that the smokestack would be removed from the site. The applicant confirmed this.

Chairman Finlay summarized a public comment letter the Board had received in advance of the Planning Board meeting about the proposal from a resident of the Bernon neighborhood. The resident voiced concern that there would be no long-term economic or employment benefits for the City, that the proposed development was not suitably pedestrian friendly, and that environmental concerns were not adequately addressed -- including in terms of stormwater and environmental remediation of the site. Mr. Finlay noted that the site had remained vacant for many years and that the proposed development would activate the site with a mix of uses, including retail. Mr. Finlay stated that the pedestrian conditions would be improved because the applicant has agreed to construct or reconstruct the sidewalk along Davison Ave. Mr. Wilkinson stated that a RIPDES stormwater permit is required for the project which will require them to treat stormwater generated by the site. He also stated that the site is mostly impervious now, and that the project will increase the amount of impervious surface present on site. Mr. Proft asked soil or groundwater contamination on-site. Mr. Wilkinson responded that they needed more information from RIDEM. Mr. Surabian stated that he had worked with multiple projects before that needed capping due to contaminated soil and that he expects that a cap will be required at this site as well. The Board requested a letter from RIDEM at the Preliminary Plan stage stating that the proposed projects adequately addressed any contamination issues on the site.

The applicant and Board discussed the need for a parking variance. The applicant meets the parking requirement for the contractor storage units, but does not meet the minimum requirement for the self storage structure or retail. The Planning Board was in agreement that the amount of proposed parking was appropriate given the proposed uses.

Mr. Proft stated that the sidewalks along Davison Avenue should be improved as part of the project. He noted that extending the sidewalk to the point where the sidewalk on the opposite side of the road picks up around the Bike Path parking area and memorial park, and striping a crosswalk to connect the two sidewalks may be an appropriate course. Mr. Finlay asked whether the sidewalk is required to be concrete or whether asphalt could be substituted. Mr. Pratt confirmed that the sidewalk should be constructed of concrete. Mr. Proft stated the board could potentially provide a waiver from this section of the subdivision regulations if cost prohibited the applicant from constructing the sidewalk from concrete.

Mr. Proft stated that the Fire Marshal will review the plan in more detail to determine the required widths of the various interior circulation roads associated with the project. The roads will need to be at least 20' feet surrounding the self-storage facility. Mr. Proft stated that his preference is for the roads to be as narrow as possible, while still meeting the needs of the fire department. At the time of the meeting, it was unclear whether the drive through lane around the retail structure could be reduced in width given that it is not a primary access road.

Chairman Finlay read the Planning Board's Findings of Fact & Decision into the record, including the following conditions of approval:

1. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development (if any) shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.
2. Proper dust control measures shall be implemented during all stages of development per section 9.0.1 of the City's subdivision regulations.
3. Construction hours shall be limited to 7 a.m. to 7 p.m. from Monday-Friday and 7 a.m. to 4 p.m. on Saturday. No construction shall occur on Sunday. Where certain construction tasks cannot be accomplished within these timeframes, administrative approval from the City Planner to extend construction hours shall be requested by the applicant.
4. Per Section 3.2 of the Zoning Ordinance, no outdoor storage of equipment or supplies will be allowed on site.
5. Per Section 9.2-5 of the Zoning Ordinance, all uses on site shall conform to the performance criteria requirements in MU-2 Zones, including limits on the release of excessive noise, odor, glare, vibration, smoke, fume, or other pollutants. This shall apply to the project's initial tenants and those that open as businesses turn over in the future.
6. Not all retail uses are allowed in the MU-2 zoning district. As such, prior to new businesses occupying the retail structure, they shall contact the Zoning Official to ensure the proposed business is allowed. This shall apply to the project's initial tenants and those that open as businesses turn over in the future.

7. Per Section 5.2 of the Zoning Ordinance, the applicant shall either depict the required 60'x10' loading area on the site plan or secure a variance from the related Zoning section prior to Preliminary Plan review.
8. All required zoning relief shall be secured prior to Preliminary Plan review.
9. A traffic study shall be performed by the applicant prior to Preliminary Plan review.
10. The extent of sidewalk construction/reconstruction along Hamlet Ave and Davison Ave shall be delineated on the site plan prior to Preliminary Plan review.
11. The site plan shall notate that existing curb cuts that will not be reused shall be closed prior to Preliminary Plan review.
12. The site plan shall notate that aprons associated with curb cuts shall be constructed of cement per section 9.4.5 of the Subdivision Regulations prior to Preliminary Plan review.
13. The internal sidewalk/crosswalk system shall be extended to provide access to the self-storage office prior to Preliminary Plan review.
14. A landscape plan showing at least 29 street trees in the front yard setback shall be submitted prior to Preliminary Plan review.
15. The two-way access lanes from Davison Avenue to the proposed parking areas and the access drive to the north of the "proposed stormwater management area" in the contractor storage portion of the development shall be reduced in width prior to Preliminary Plan review.
16. All State permits and approvals, including, but not limited to, (1) a RIDEM RIPDES permit and (2) a confirmation from the RIDEM OLRSM that all necessary brownfields remediation activities have been conducted, shall be provided to the Administrative Officer prior to Final Plan approval.

Motion to APPROVE the Master Plan with Conditions of Approval: Member Pratt

Second: Vice-Chairman Eappen

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

Motion Passed 3-0-0

- VI. Administrative Officer's Report [note: this report was discussed during the Design Review Meeting directly following the Planning Board Meeting in order to accommodate Design Review Applicants waiting to have their applications heard.]

Mr. Proft reviewed the Administrative Officer's Report including reporting on Administrative Subdivisions recently approved and updating progress on certain Planning Department projects.

VII. Next Meeting Date:
December 7, 2021

VIII. Adjournment

Motion to adjourn the meeting at 7:30 PM: Member Pratt

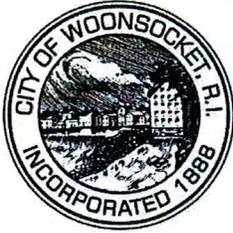
Second: Vice-Chairman Eappen

Discussion: None.

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

Motion Passed **3-0-0**



City of Woonsocket, RI

Planning Board: Findings of Fact & Decision

November 9, 2021

I. Applicant

Property Owner/Applicant: 153 Hamlet, LLC c/o Nick Durgarian
Owner/Applicant Address: 90 Douglas Pike, Smithfield, RI 02917

II. Property

Assessor's Plat(s): Lot 28-12
Address(es)/Location(s): 153 Hamlet Ave, Woonsocket, RI
Zoning Designation: MU-2 - Mixed-Use Comm/Industrial
Engineer: Wood Environmental & Infrastructure Solutions, Inc.
275 Promenade Street, Suite 100, Providence, RI 02908

III. Application

Type: Major Land Development
Review Stage: Master Plan Review
Proposed Development Type: Mixed Commercial/Industrial
Description: 117,000 sq ft self-storage facility, 12,800 sq ft retail structure, 30,000 sq ft of contractor storage.
Plan Title: Commercial Development at 153 Hamlet Ave. - Conceptual Site Plan 1
Plan Date: October 5, 2021, Revised October 28, 2021

IV. Statement of Review & Authority

The above matter was reviewed by the Woonsocket Planning Board under the provisions of the *Subdivision Regulations of the City of Woonsocket, Rhode Island* (the Subdivision Regulations), and Title 45, Chapter 23 § 40 of the Rhode Island General Laws (R.I.G.L.), entitled "*The Land Development and Subdivision Review Enabling Act of 1992: Major Subdivision - Master Plan.*"

V. Exhibits

The following exhibits were used to inform the decision of the Planning Board: Application (signed 10/4/2021), Site Plan, Radius Map and Survey (revised 10/28/2021), Staff Comments (combined) with Applicant Responses (10/29/2021), Design Review Comments (preliminary) with Applicant Responses (10/29/2021), public comment letter from Johnathan Berard (November 9, 2021), Staff Report (11/2/2021), Draft Findings of Fact & Decision (11/9/2021).

VI. Findings of Fact

Pursuant to such hearing and testimony by appropriate representatives of the landowner and/or proposed developer and interested others, including statements for and/or against the proposal, the Woonsocket Planning Board, upon careful deliberation and in accordance with the provisions of the Subdivision Regulations and Title 45, Chapter 23 § 60 of the R.I.G.L entitled The Land Development and Subdivision Review Enabling Act of 1992: Procedures – Required Findings, has arrived at and agreed upon the following findings of fact by majority vote:

1. That the proposed development is consistent with the *2012 Comprehensive Plan of the City of Woonsocket, Rhode Island* (the Comprehensive Plan), as amended and as approved by the Woonsocket City Council and the Director of the Rhode Island Department of Administration and/or has satisfactorily addressed the issues where there may have been inconsistencies.
 - a. The Comprehensive Plan states that the City should, “grow Woonsocket’s economy in a balanced and beneficial manner,” (Economic Development Goal ED-2), in part, by, “attracting new businesses to the City” (Economic Development Policy ED-2.1). The proposed project will create opportunities for new retail and contractor businesses to open in 12,800 square feet of retail space and 30,000 square feet of contractor storage. The proposed project also includes a new 117,000 square foot self-storage business which will increase City tax revenue.
 - b. The Comprehensive Plan states that the City should, “Diversify Woonsocket’s economy,” (Economic Development Goal ED-3), by, “transitioning the city from its former history as a manufacturing center” (Economic Development Policy ED-3.1), “Redeveloping the city’s mill resources for modern uses” (Economic Development Policy ED-3.2), and “promoting light industry and small-scale manufacturing in appropriate areas in the city” (Economic Development Policy ED-3.3). The proposed development transitions a former mill site to a lighter-intensity, mixed-use site that offers a variety of economic development opportunities including supporting light-industry in the contractor storage units.
 - c. The Comprehensive Plan states that the City should, “improve pedestrian safety and accommodation on city sidewalks and streets” (Circulation Goal C-1.4). As part of the proposed development, the adjacent sidewalk along Davison Avenue will be improved to allow safer pedestrian access between Hamlet Avenue and recreational areas such as the bikeway, memorial park, and River’s Edge Park.
2. That the parcels comply with the standards and provisions of the *Zoning Ordinance of the City of Woonsocket, Rhode Island* (the Zoning Ordinance) enacted December 19, 1994, as amended.
 - a. The Zoning Official reviewed the plan and determined it requires relief from the Zoning Board. The relief includes a Special Use Permit for self-service storage in an MU-2 zone and a dimensional variance for providing less parking than is required by the Zoning Code. The Planning Board has included a Condition of Approval requiring the applicant to secure the required zoning relief prior to Preliminary Plan approval.

3. That there will be no significant negative environmental impacts from the proposed subdivision's development.
 - a. The existing conditions on the lot are almost entirely impervious. The proposed conditions revert two acres of land to pervious surface. The sites total acreage is 6.4 acres. This will significantly reduce stormwater runoff from the site and reduce peak flow rates compared to existing conditions.
 - b. The project is required to secure a RIPDES permit from RIDEM which will improve water quality of stormwater runoff from the site.
 - c. The applicant will plant at least 29 trees and other landscaping elements as part of the project, thereby improving air quality and reducing heat island effect.
 - d. The applicant will provide documentation from the RIDEM Office of Land Revitalization and Sustainable Materials Management confirming that the project includes the appropriate remedial actions to address environmental contamination on the site.

4. That the proposed subdivision will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impractical.
 - a. The Land Development Project does not subdivide the existing lot.
 - b. The existing lot meets the requirements of the Zoning Ordinance.
 - c. The proposed project will meet the requirements of the Zoning Ordinance or secure the required zoning relief prior to Preliminary Plan approval.
 - d. The proposed subdivision plan meets the requirements of the Subdivision Regulations.
 - e. The Engineering Division reviewed the plan and its comments were adequately addressed by the applicant.

5. That the proposed land development and lots will have adequate and permanent physical access to a public street.
 - a. The proposed development will have adequate and permanent physical access to Hamlet Avenue and Davison Avenue.

6. That the proposed subdivision meets the general purposes of the Subdivision Regulations as enumerated in subsection 1.2 of said regulations, where applicable.
 - a. That the project protects the health, safety, and welfare of the community.
 - i. The project will have little or no negative impact on the public.
 - ii. The Engineering Division of the City of Woonsocket has reviewed the plan and offered comments. Said comments were adequately addressed by the applicant. The Engineering Division will review the project again prior to Preliminary Plan approval.

- iii. The Fire Department of the City of Woonsocket has reviewed the plan and offered comments. Said comments were adequately addressed by the applicant. The Fire Department will review the project again prior to Preliminary Plan approval.
 - iv. The project will lessen the volume and improve the water quality of stormwater runoff generated by the property, thereby decreasing peak flow rates and reducing water quality contamination.
 - v. A traffic study will be conducted to analyze traffic impacts of the development on Hamlet Ave prior to Preliminary Plan review.
 - vi. The project will activate a long-vacant and unattractive lot, thereby improving conditions in the surrounding neighborhood.
 - vii. The project will improve sidewalk conditions along Davison Avenue offering safer access between Hamlet Ave and the entrance of River's Edge Park.
 - viii. The project provides adequate pedestrian access from the sidewalk to the retail and self-storage structures.
- b. That the project received orderly, thorough, and expeditious review and approval from the Department of Planning & Development and the Planning Board.
 - i. The application was received on October 6, 2021, certified complete on November 2, 2021, and approved by the Planning Board at its November 9, 2021 meeting.
 - c. That the project exhibits high-quality and appropriate design.
 - i. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments.
 - ii. The Fire Department reviewed the plan, submitted comments, and the applicant adequately addressed the comments. The Fire Department will review the project again prior to Preliminary Plan approval.
 - iii. The Planning Division reviewed the plan against the Subdivision Regulations and Design Review Guidelines, submitted comments, and the applicant adequately addressed the comments.
 - d. That the project protects existing natural features and the built environment.
 - i. See Finding of Fact 3 above.
 - e. That the project is well integrated with the surrounding neighborhoods with regard to natural and built features and concentrates development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure.
 - i. The subdivision is proposed in an area already served by roads and utilities.
 - ii. The applicant worked with the City's Planning Department to develop a plan that is well integrated into the surrounding neighborhood, while meeting the developer's priorities.
 - f. That the project reflects the intent of the City's design and improvement standards with regard to the physical character of the various neighborhoods and districts of the city.
 - i. The Administrative Officer has reviewed the plan compared to section 8 - Physical Design Requirements and section 9 - Public Improvement Standards of the Subdivision Regulations and is satisfied that the applicant has complied with or will comply with the regulations prior to Final Plan approval.

- ii. The Engineering Division reviewed the plan, submitted comments, and the applicant adequately addressed the comments. The Engineering Division will review the plan again prior to Preliminary Plan approval.
 - g. That the project underwent thorough technical review by appropriate local officials.
 - i. The application was reviewed by the Planning Division, Zoning Division, Fire Department, and Engineering Division.
 - ii. The application will require additional review by RIDEM. All required State approvals will be provided to the Administrative Officer prior to Final Plan approval.
 - h. That the dedication of public land was deemed not applicable.
 - i. No dedication of land to the municipality is desired by the City.
 - i. That record-keeping for this application was consistent with the requirements of City and State regulations.
 - i. That all records relating to this application are available at the Department of Planning & Development at City Hall.
7. The parcel was current in the payment of real estate taxes as of November 2, 2021 as certified by the City Treasury of the City of Woonsocket.

VII. Conditions of Approval

1. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development (if any) shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.
2. Proper dust control measures shall be implemented during all stages of development per section 9.0.1 of the City's subdivision regulations.
3. Construction hours shall be limited to 7 a.m. to 7 p.m. from Monday-Friday and 7 a.m. to 4 p.m. on Saturday. No construction shall occur on Sunday. Where certain construction tasks cannot be accomplished within these timeframes, administrative approval from the City Planner to extend construction hours shall be requested by the applicant.
4. Per Section 3.2 of the Zoning Ordinance, no outdoor storage of equipment or supplies will be allowed on site.
5. Per Section 9.2-5 of the Zoning Ordinance, all uses on site shall conform to the performance criteria requirements in MU-2 Zones, including limits on the release of excessive noise, odor, glare, vibration, smoke, fume, or other pollutants. This shall apply to the project's initial tenants and those that open as businesses turn over in the future.
6. Not all retail uses are allowed in the MU-2 zoning district. As such, prior to new businesses occupying the retail structure, they shall contact the Zoning Official to ensure the proposed business is allowed. This shall apply to the project's initial tenants and those that open as businesses turn over in the future.
7. Per Section 5.2 of the Zoning Ordinance, the applicant shall either depict the required 60'x10' loading area on the site plan or secure a variance from the related Zoning section prior to Preliminary Plan review.
8. All required zoning relief shall be secured prior to Preliminary Plan review.
9. A traffic study shall be performed by the applicant prior to Preliminary Plan review.

10. The extent of sidewalk construction/reconstruction along Hamlet Ave and Davison Ave shall be delineated on the site plan prior to Preliminary Plan review.
11. The site plan shall notate that existing curb cuts that will not be reused shall be closed prior to Preliminary Plan review.
12. The site plan shall notate that aprons associated with curb cuts shall be constructed of cement per section 9.4.5 of the Subdivision Regulations prior to Preliminary Plan review.
13. The internal sidewalk/crosswalk system shall be extended to provide access to the self-storage office prior to Preliminary Plan review.
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15. The two-way access lanes from Davison Avenue to the proposed parking areas and the access drive to the north of the “proposed stormwater management area” in the contractor storage portion of the development shall be reduced in width prior to Preliminary Plan review.
16. All State permits and approvals, including, but not limited to, (1) a RIDEM RIPDES permit and (2) a confirmation from the RIDEM OLRSM that all necessary brownfields remediation activities have been conducted, shall be provided to the Administrative Officer prior to Final Plan approval.

VIII. Approval/Denial

Based upon the testimony and evidence gathered by the Woonsocket Planning Board in written and oral form at and before the above-referenced hearing, the following motion is hereby recorded as the official action of the Woonsocket Planning Board in the above-cited matter:

Motion by Member Pratt and seconded by Member Eappen that the Major Land Development - Master Plan proposed by 153 Hamlet, LLC c/o Nick Durgarian, 90 Douglas Pike, Smithfield, RI 02917, be approved with conditions.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Gardner	Absent
Member Pratt	Yes

Motion	Passes	3 - 0 - 0
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IX. Appeal of Decision

This decision may be appealed within 20 days of its recording in the City’s Land Evidence Record under Section 13 of the Subdivision Regulations.

X. Vesting of Decision

Per Section 45-23-40 (g) of R.I.G.L., the approved Master Plan shall be vested for a period of 2 years with the right to extend for two, one-year extensions upon written request by the applicant, who must appear before the planning board for the annual review. Thereafter, vesting may be extended for a longer period, for good cause shown, if requested by the applicant, in writing, and approved by the Planning board.

XI. Certification

This is to certify that this Findings of Fact & Decision reflect the action of the Woonsocket Planning Board at its regularly scheduled meeting of November 9, 2021, a quorum being present throughout, in accordance with the Subdivision & Land Development Regulations of the City of Woonsocket, Rhode Island, as amended. This is a true and accurate recording of such action and is intended to be a part of the official records of the Woonsocket Planning Board and duly recorded in the Land Evidence Office of the Woonsocket City Clerk as attested hereinafter.

Certified:



Kenneth Finlay, Chairman
Woonsocket Planning Board



Kevin Proft, Administrative Officer
Woonsocket Planning Board

RECEIVED IN WOONSOCKET R.I.
DATE Nov 29, 2021 TIME 09:12:50A
Christina Harman, CITY CLERK

