

September 18, 2012

Planning Commission
City of Jamestown, ss:

Proceedings by Authority

State of New York,
Mayor's Conference Room

The regular meeting of the Planning Commission for the City of Jamestown, New York was held on Tuesday, September 18, 2012 at 3:30 p.m.

Members Present: Chairwoman Martha Zenns, Joseph Trusso, Doug Champ, Jeffrey Lehman, and Jim Olson

Members Absent: Paul Andalora, Jeff Nelson

Others Present: Bill Rice, Ed McCarthy, Jason Stronz, Pete Lombardi

Martha Zenns called the meeting to order.

SITE PLAN REVIEW – VIETNAM VETERANS CLUB PARKING LOT

Mr. Lehman: You can see I put together the plan for them. Essentially it's just building a relatively small parking lot on the other side of the street from them – on the dead end of Bigelow. They meet the setbacks on the side yard, the rear yard. They do not, however, meet the setbacks on the front. Typically, we wouldn't allow this but being that it's on the dead end in the manufacturing area, it didn't seem to present any kind of a problem with traffic flow or interaction. They will have to go for a variance to get that so any approval on our part would be conditioned on them getting the variance. Are there any questions?

Ms. Zenns: I did get the email today for the next zoning meeting. Was this on there?

Mr. Olson: No. This is the first I've heard of them needing a variance so that wouldn't be until November. Has Larry talked to them about that?

Mr. Lehman: We talked about it – I don't know if he's contacted them, or they've contacted him.

Mr. Rice: We have talked internally about this, but he has not contacted them.

Mr. Olson: Get them an application.

Ms. Zenns: They may not be able to start this year.

Mr. Lehman: No. The lot's cleared. They could get drainage in which wouldn't really be an issue. Drainage is going to stay where it is regardless of the layout. They wouldn't be able to pave this year.

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Ms. Zenns: Are there questions for Jeff in regards to the site plan? If everyone feels okay then first we need to accept the environmental assessment form. Do I hear a motion?

Mr. Olson moved to accept the environmental assessment form.

Mr. Lehman seconded the motion.

Motion carried.

Mr. Trusso moved to accept the site plan with the contingency that they do need approval from the Zoning Board.

Mr. Olson seconded the motion.

Motion carried.

ROAD ABANDONMENT - ALDREN AVENUE

Mr. Lehman: You got my memo and the map showing where Aldren Avenue is. Just to go over that quick...this Spring the City received a number of calls, complaints regarding the condition of Aldren Avenue and we also received a number of complaints regarding the intersection of Aldren and Falconer being a very difficult intersection to cross to get into the LSS complex. In looking at it, it was in very bad condition. We closed it off until we could do something with it. The more that we thought about it and the more we looked at it, it really didn't make sense to put any money into the street. We discussed with the adjacent property owners - there's a property owner on one side - Barmore-Sellstrom and the other side is the plaza. They indicated they would be interested in taking the property if we were to go through the abandonment process. We went to the City Council's Public Works committee last week and they looked at it and were not opposed to it - send it on to the Planning Commission to look at it for the abandonment. So it sits in front of you today.

Mr. Rice: The major entry point to LSS is really off of Niagara Avenue - right?

Ms. Zenns: No. It doesn't show on here, but Aldren Avenue continues up...

Mr. Lehman: ...down in to the back, but it's all private.

Ms. Zenns: There are two entrances, but there's an additional one at Aldren.

Mr. Lehman: The problem is with the city portion, it's so steep that you really got to kind of commit to crossing that road before you can get a good look at what's coming...

Mr. Rice: The connection to that campus can easily come from Second Street to Niagara on both of those directions.

Ms. Zenns: ...or off of Tiffany.

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Mr. Lehman: It shouldn't be an issue.

Ms. Zenns: The site distance is a little better off of Tiffany then it is Aldren and it's not quite as steep.

Mr. Lehman: Right.

Mr. Trusso: And they would come in from Falconer Street too.

Ms. Zenns: Absolutely.

Mr. Trusso: ...or they would be coming in from Second Street.

Mr. Olson: Are they going to grass it over or what are they going to do with it?

Mr. Lehman: They'd have to come through with a plan on what they want to do. I have a feeling that Barmore-Sellstrom at least will want to park where they currently do so they'll have to come up with some kind of a plan.

Ms. Zenns: So essentially, they would be taking down street signs and then off of Falconer – that's where they now have barricades – that would be shut off.

Mr. Lehman: We'd probably close that off.

Mr. Trusso: Well, there's a barricade there now.

Mr. Lehman: ...I mean permanently close it off with a permanent barricade so that anybody thinking that they can go down the hill wouldn't.

Mr. Champ: When you close that off, will you go back and re-curb that area?

Mr. Lehman: We'd probably go ahead and do that as a safety item. That's a pretty big opening.

Ms. Zenns: But potentially off of Falconer if they use that parking they would then be responsible for the maintenance or any improvements.

Mr. Lehman: Right – depending on what their plan is.

Mr. Champ: You'd also have to put a sidewalk on there too.

Mr. Lehman: Yes. Right.

Mr. Champ: So the abandonment will have some costs.

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Mr. Lehman: There'll be some cost, but I think in the long run, maintenance wise – it'll be much cheaper.

Ms. Zenns: So both parties on either side are interested in sharing that?

Mr. Lehman: We've got letters from both parties saying that they would be interested in taking half which is the way it typically gets...they have first right for their 25' of that right-of-way.

Ms. Zenns: It seems like Barmore-Sellstrom would be able to accommodate it better than the plaza given where it is.

Mr. Lehman: At that point, we leave it up to them to work it out as to what they want to do.

Ms. Zenns: So we would recommend abandonment and then it would go to the full Council?

Mr. Lehman: It goes back to the full Council for approval, there's a Public Hearing required.

Ms. Zenns: Are there any other questions for Jeff?

Mr. Trusso moved to accept...

Ms. Zenns: We need the SEQR part first in terms of the motion to accept – Joe, would you like to change it to that?

Mr. Trusso: So moved.

Mr. Champ seconded the motion.

Motion carried:

Mr. Trusso moved to accept the abandonment.

Mr. Champ seconded the motion.

Motion carried.

APPLEYARD III PROJECT

Mr. Trusso: I've been getting...I don't know if it's true...I just get calls, a few, not a tremendous amount...that people are coming in from out of town to live in the new CODE

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building that they built on Second Street and the new homes they're building on Second Street there. I'm just wondering if that's true or not?

Mr. Rice: The only thing that I can think of is part of those are STEL operated apartments, now I don't know if they bring people from the exterior to live there.

Mr. Olson: I can get ahold of Mike Bradshaw if you want and ask him.

Mr. Trusso: Yes – if you could find out please. I remember one time people used to come into Jamestown to get jobs or work and buy homes. Now they come into Jamestown and using up our facilities and that was my argument the other time. I'm tired of that. I really am.

Mr. Olson: I'll email him and ask him and see what he says.

Mr. Trusso: What's going on? I know I voted against it. My buddy there voted against it also and that's what I had in mind at that time that "who is going to use these?"

Mr. Olson: Sure. I'll check and find out for you. I'll send an email back.

Mr. Trusso: We are going to have a problem there.

Ms. Zenns: And that was nothing that obviously would have come as part of the site plan.

Mr. Trusso: No. Go down. Take a drive down there. I drive through there at least once or twice a day and I've seen kids running out into the street and I don't know what we do. We try to be good Samaritans and we wind up being... I just want to know who's renting to these people and why if they are people coming in from out of town – why? Why do we build them to begin with if we're going to bring in people from out of town? Let them build it where they're coming out of – not here. And I asked you that time...and one of the answers was "well, if we don't build them in Jamestown, they'll probably build it somewhere else." But I'll tell you, they wouldn't build it in Lakewood – they wouldn't allow it and they sure as heck wouldn't build it in Celoron. So where the heck would they build it? In Jamestown. Sure – we have taxes on there – right?

Mr. Olson: We can check the amount.

Mr. Rice: Yes – but again, I don't know personally if they're importing people here to fill the spaces – I don't know. But I assume that they would have to, when they're figuring out their budget for the project, they would have to have those occupied.

Mr. McCarthy: There are criteria that come with the CDBG funding and as long as it's built in Jamestown, there really aren't a lot of restrictions more or less – where they are coming from necessarily as long as you meet these income requirements and so forth generally speaking.

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Mr. Trusso: Well, we were, at least I was, being told or the impression was that we needed these – we're trying to get rid of houses in Jamestown, but we needed these houses here – these facilities – and I'm disappointed. I'm thoroughly disappointed in both sides of the street – both sides of the street.

Mr. Olson: I think one of the issues for letting this go in too was the \$130,000, \$140,000 that we had into that property for the demo of the VFW and this was a way that we got that money back as well and so I think that's another reason why it was encouraged to get some development on that site otherwise, I'm not sure if we would have recouped any of that money as well.

Ms. Zenns: Then there were some units that were larger and some for handicapped.

Mr. Olson: ...five bedrooms...

Mr. Trusso: I understand they have a five bedroom?

Mr. Olson: Yes.

Mr. Trusso: Five bedrooms?

Mr. Olson: Five to two I think, wasn't it when they were here?

Mr. Trusso: And that's for one family right?

Mr. Olson: I believe so.

Mr. Champ: Well, I think what you could do is you could invite Mike Bradshaw back and give us an assessment of how well the project is going and...it's pretty much done, of course, but aspects of that and I would look at that as probably an opportunity to affectively judge whether or not everything that was talked about has been satisfied and as we develop our logic for any kind of future subsidized projects of a housing nature, that we take serious view of how well this has been done and why it's been done and as Joe said, I was against this whole thing of building that at that location due to the potential problems associated with people living in that proximity close to the street and really not having a green area and where are they going to go and try to occupy your time; but it is what it is and it's been done, but I think part of our assessments and how well we do things, we should bring people back and ask them to kind of talk about how well the project is and what's going on.

Mr. Olson: I'll get ahold of him and ask him...we do have a tax equivalency contract. I'll send that to you as well for that property.

Mr. Rice: One of the real questions is – is there a market for this?

Mr. Olson: Correct. I don't know. I don't know if they're full.

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Mr. Rice: ...a market for people here...

Mr. Olson: I don't know if it's full – I have no idea.

Mr. Champ: If it's occupied now, a Certificate of Occupancy has been granted, I assume, and it is being used. What is the vacancy rate?

Mr. Rice: It still might be a little early for that...

Mr. Champ: I understand, but I mean we can project.

Mr. Rice: Yes. I think it would be a great idea to bring him back and talk about it.

Mr. Olson: I'll call and talk to him.

Mr. Rice: ...particularly when we have a Neighborhood Revitalization Plan that talks about the over-abundance of housing units that we have – I think we have to have justification for it.

Mr. Champ: ...and also, you know, they have other properties. I would be interested to see if there's vacancy in any of their other properties as well to make a judgment in our future.

Ms. Zenns: ...and given that Neighborhood Plan obviously our concern for the future is not to see more of these units put up and one encouraging thing is if you've been to some of the hearings that we have had is one of the things Mike Bradshaw's brought up in terms of making more funds available for demolition of the existing housing in terms of the problems there so I think he's somewhat on board with that and that's one of the directions we told him or suggested that we really need to deal with a lot of the vacant units now before we put up additional ones.

Mr. Champ: And to pitch on that a little further, I think, as long as we've got nothing more on the agenda, it wouldn't be a bad idea when we have kind of a limited agenda, to bring in and get updates by Steve Centi and some others that we feel are important for us to kind of like get an idea of what's been done. You've got the Block Grant Program out there and how well that's working and the new initiatives that are going on, so I would encourage us to call in department heads to have a discussion on some of these things. I don't know how anybody else feels about that, but I think it's a good idea.

Mr. Trusso: Well, while we're doing it, I think there's nothing wrong with bringing in Bradmar Village and Crestline. You know, we're getting saturated in Jamestown with that and it's mostly on the south side or in the central side of town. I wonder if they would like something...

Ms. Zenns: Bradmar is in the midst of their renovations now.

Mr. Trusso: Yes. Did you see that? Nice. I liked that.

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Mr. Olson: Yes. They look very nice. We have a tax agreement with them now as well.

Mr. Trusso: Do we?

Mr. Olson: Yes. Crestline, I think, has always paid taxes from what I understand. I can get that information for you.

Mr. Trusso: Maybe it's not that bad of an idea as long as we're getting tax money...I was under the impression that it was necessary because we had to bring some of our more unfortunate people to live there...have a nice place to live and beautiful refrigerators and stoves...dishwashers...

Mr. Rice: But you may be able to renovate some existing housing even though it's not contiguous together, but renovate single family homes or duplexes to accommodate that. Maybe that's what we've got to start thinking of is how do we accommodate the population base that we have and what their needs are.

Mr. Trusso: Well, I sat there and watched all that beautiful appliances being brought in. Have you seen it? They've got it all. It's almost great to be poor.

Mr. Rice: I don't know if I'd go that far.

FUTURE MEETINGS

Ms. Zenns: Do you foresee, in terms of what we'd be doing at next month's meeting? There are potential site plans?

Mr. Rice: That's another thing we have to discuss too. At this point, there's nothing in front of us. One of the things we're going to be doing, is if you look on your site plan review, the page that there's department heads that really are supposed to be reviewing some of these projects – we have no problem doing that, but what it's going to is to draw out the timeframe of how long it takes to process. So Ed and I have been working on a timeframe and it looks like that if we don't have anything by the day of the meeting prior to it, it won't get on the agenda and there's not going to be any ifs, ands, or buts – we won't do. We just can't process it. So we should know the day that we meet if there's something for the next month which is kind of nice to be able to inform you too.

DOWNTOWN BLOCK REVIEW

Mr. Trusso: What ever happened to that block-by-block?

Mr. Rice: You mean our analysis? I thought you were done with that. Do you want to go more on that?

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Ms. Zenns: Oh, the downtown?

Mr. Rice: We rushed through that.

Mr. Trusso: I thought we did. I thought we were going to bring it up ideas for each block that we should come up with some idea – if we had them and make a presentation on that and see what can be done on that block.

Mr. Rice: We're actually working right now, in fact, I was doing it before I got up here – was a strategy for the targeted business mix. An implementation strategy and people are becoming involved with that but it really goes past just identifying certain businesses because there's synergy to try to create between the physical, environment and all the different environments that come together and that's the attraction for your downtown. So that's one of the things I'm working on right now. Hopefully, it'll be done in a couple of days and maybe we can bring that up the next time around so we can show you where we're going with it.

Mr. Trusso: You know you can't even buy a pair of shoes in Jamestown any more?

Mr. Rice: That's not unusual in a lot of downtowns to be honest with you.

Mr. Trusso: Yes but there's Lander's the only place you can buy...if you want to go to Lander's anyplace you buy new clothes...at one time we had all kinds of businesses downtown – suits and clothes...

Mr. Rice: A lot of that's a change in the way we market goods – even the malls are taking a hit on some of those things because of internet sales.

Ms. Zenns: You could bring your computer downtown and order.

Mr. Rice: Internet sales are really something.

Mr. Trusso: To get a good pair of shoes, you'd have to go to Warren to Malone's down there. I found that out.

HOUSING DEVELOPMENT PROJECTS

Ms. Zenns: ...and maybe get some insights in term of what direction they might be going in the future that if they're going towards more, we would say "this isn't going to work." We're kind of a little bit too far to do anything about it this last time around, but we're not this time around.

Mr. Rice: I think they've caught on to that.

Ms. Zenns: I think so too...

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Mr. Rice: ...because of the timing of that last plan, I think he caught on very carefully that that's not where we're going to go, but, they could be a vehicle to possibly renovating some of the existing buildings that we have and to demo some of the other possible...

Mr. Olson: Do you want me to call him or do you want to call him?

Mr. Rice: Why don't you go ahead.

Mr. Olson: Alright.

Mr. Champ: I think the Planning Commission has got to be proactive on initiatives and be a little bit further out there than just the seasonal approach so we've got to look like what are we going to look at regarding the housing and the housing opportunities and the housing issues in front of us and have some serious discussions with people who are actually doing the building as to what is the actual plan that they have and does it fit together with what we feel works. We should be out in front of some of these things – not waiting for something to come knocking on the door and then we end up yea or nay one way or the other. So I turn that over to Bill to think about that and see whether or not we can kind of have some of these strategy sessions on these topics.

Mr. Rice: I think that's important particularly the neighborhood ones. I think it's something that really needs a lot of discussion as to where you're going with this; how you're trying to get something that you're trying to achieve. First of all – identify what you're achieving and then get the end results. It's not a simple one and maybe we need to have Steve come in and talk about some of the neighborhood stuff.

Mr. Champ: Like I said, I think the department head and private sector as well. We should have discussions with them to initiate, I guess, the further assessment and how well things are going and then draw some conclusions as to where we fit in with this.

Mr. Rice: Maybe we could do this for October's meeting. Let's see if I can get Steve to come in and give us a discussion on it and maybe Mike. We don't need to have any review from department heads so timing won't be an issue – it's more just discussion. So October might be a good time.

Mr. Champ: And you might want to put together some critical questions you know that you see that kind of unfold and we can go over them in advance by email or whatever it might be; otherwise we'll just be sitting and looking and talking – which is okay, but it'd be nice to have some real commentary as well.

Mr. Rice: ...maybe get some focus in different directions and identify some issues that we can start discussing. It's not a simple question.

Mr. Champ: It never is.

Mr. Rice: No, and it's not the simplest one to remedy.

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Mr. Trusso: Did you get that memo from the Federal Government money is available for certain projects? Did you get that?

Mr. Olson: He probably does.

Mr. Trusso: You also get that? I'm just wondering...I go through it every month if they send it – I might have missed it – is there any money for rehabilitating homes here?

Mr. Champ: They have a lot of money in historical tax credits right now in terms of getting into trying to take a look at a building that measures up to the historical qualities that SHPO and a few others want to have done. There's money for that out there right now. I know that Buffalo's using a ton of it.

Ms. Zenns: We had talked about that at the last meeting.

Mr. Rice: We're going to be bringing Matt Hanley's...trying to organize this as a discussion with SHPO and possibly a developer that uses those tax credits as to evaluating does it make sense to go to the next step and get on a national register or state registers to be able to use those tax credits.

Ms. Zenns: Nothing's been set up yet.

Mr. Rice: No. Nothing yet. He's still working on how to do it and the timing of all that but that's going to be one program we're going to be putting on too because if it's a good vehicle, why not? There's pros and cons in regard to that because there's control, review process that you're going to have to go through when you're a part of the district.

Mr. Champ: It always has been Bill since the time I was here 35 years ago.

Mr. Rice: Exactly.

Mr. Champ: ...but it's not to miss out on. It's something that we need to review and I'd like to believe that the Planning Commission could be out ahead of some of these things a little bit, you know, rather than be reactionary.

Ms. Zenns: Tuesday, October 2nd is the meeting at 7:00 at the Robert Jackson on Waterfront Development.

Mr. Champ: Has that been announced yet?

Ms. Zenns: I got an email last week – Tuesday, October 2nd – 7:00 – correct?

Mr. Rice: Correct. Can you email everybody in Planning? We'll make sure you get an email.

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DOWNTOWN DEVELOPMENT

Mr. Trusso: How about the Arcade Building? What's being done about that? Anything?

Mr. Rice: We haven't...I don't think there's anything...

Ms. Zenns: Didn't someone buy it?

Mr. Trusso: Who owns it?

Mr. Olson: I believe so – yes. Her educational center...She lives up on Park Street – last I knew – the same lady – right? From before?

Mr. Trusso: And it's just sitting there. I remember when they had doctors offices in there...it was quite a building in there – just beautiful.

Mr. Rice: Very interesting building but not an easy one to solve.

Mr. Trusso: And I see that – Roberto's now – the husband and wife – they got grants from the City I think, or wherever, and they've been fixing that building right up – that was really a piece of junk...

Mr. Olson: Roberto's – Brian Taylor owns it.

Mr. Trusso: Now where did they get their grants?

Mr. Olson: Roberto's? No – Brian Taylor had gotten money.

Mr. Trusso: I know Brian and his wife were...

Mr. Olson: Right. Field & Wright and the Fenton Building when he purchased that...

Mr. Champ: He still owns the building.

Mr. Olson: He still owns the building and Field & Wright next door.

Mr. Champ: I just ran into him the other day. He's trying to get some money for the elevator.

RAILROAD STATION

Mr. Champ: You know – that's speaks to another thing as long as we're here throwing a lot of stuff out. Some of you probably already have, I really haven't, taken a tour of the railroad station and it might be a good idea that the Planning Commission does that, or has it discussed in front of us, because there's a lot of things happening or could be happening there

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that's going to be indicators for us as well and I know there's been kind of "opening" so to speak – Chamber of Commerce – that type of stuff, but it hasn't been necessarily...you know, we have a role here in some of this development and it'd be nice for us to participate in that.

Ms. Zenns: Is there a set opening?

Mr. Olson: I think I got something in the mail today.

Mr. Trusso: Well, why worry about it – Lucille Ball's going to take that over right?

Mr. Olson: Not that I'm aware of.

Mr. Trusso: ...as a museum...

Mr. Rice: There's been a lot of discussion in different places and maybe it's time that we sat down and became part of it.

Mr. Trusso: You're darn right.

Mr. Champ: I'm all for that. I mean we can do things that we're good at and they can help out effectively – we should be involved in this – and not sit on the sidelines and wait.

Mr. Trusso: Maybe we could have one of our meetings down there.

Mr. Champ: I've often thought that we should have a tour of projects. If we're approving things – we never have feedback and we never go back out on a... and I know Bill – this is what you do because you have to do this – but the Planning Commission's got to support you sometimes as to what the objectives are. So I think that sometimes when a project's over with or close to being over with, we should do some of this. It might require an extra meeting where we don't tie it into business, but those can come and those that can't – well, that's okay too.

Mr. Rice: I think it'd be great if you want to add that to the sites of some of these projects just to get a feel for what you approved on a drawing and feel what actually happened.

Mr. Champ: Exactly. And I think that's an enhancement project that works well for us to understand things better because you take a lot of things and you see them happening day by day, but we're here once a month so to speak, and maybe that's not good enough.

Ms. Zenns: Sunday you can do the open house at the Hospital for the Emergency.

Mr. Champ: I've got to be in Buffalo for a birthday party for my grandson.

Mr. Trusso: Lee Harkness took all the credit for...I mean he started what – 2, 3, 4 years ago whatever it was, and most of the people thought it was a joke what he was trying to do, but now look at that building. That's turned out to be one heck of a great building. Now if he

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could start on getting some train service there, not regular, but train service excursions and stuff like that to come in, that'd be great. That's a great asset to the City and to the County.

Mr. Rice: That project really isn't just Lee. There's a ton of people that have been involved in that.

Mr. Trusso: I understand, but he's been leading this for all this time.

Mr. Rice: Well, actually the Department of Development's been meeting for 20 some years and our Mayor...

Mr. Champ: You don't learn a lot or understand a lot unless you kind of reach out and have these explanations. We all can't attend these things. We don't belong to the little side groups; maybe we should. But, if there's an event that's taking place, we should be involved in it to some extent to follow up on how our work is progressing.

Mr. Rice: And even with the situation with the train station, some of the ideas you may come up with or some thoughts you might have might be something that somebody else has not thought of – open the door.

Mr. Champ: And they'll, see how far it carries back to the Urban Design Plan or anything else that's a plan – are we measuring up, what are our thresholds, what are our criteria to judge how well things are and the only thing that we can do that with is the successes or something that's physically taking place – not a paper project that sits and doesn't go on for a long time.

Mr. Rice: Right. There's a perfect example.

Ms. Zenns: Is it a possibility if Mike Bradshaw's not available and potentially Steve Centi as well for the October meeting, that something could be set up with the train station?

Mr. Rice: I'm sure we could look into that.

Mr. Champ: Whatever you can do.

Ms. Zenns: ...because that would be after that October 12th date...

Mr. Rice: I mean that's the ribbon cutting now – right? At one time, it started in August, then September, now it's in October.

Ms. Zenns: It started last year I think.

Mr. Rice: Well – it happens. It takes a lot of time and effort to get everybody together.

Ms. Zenns: I know.

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Mr. Rice: Yes – we can check on that as an alternative and if not then, maybe November. We'll see what comes forward.

Mr. Champ: ...and I wouldn't just preclude it to the railroad station I would think about other things that are going on. You've got Tim Horton's -

Mr. Lehman: You're all welcome to come down to the Salt Barn at any time.

Mr. Champ: The salt barn?

Ms. Zenns: Well, I think we've got some good ideas. Anything else or I'll entertain a motion to adjourn?

Mr. Lehman motioned to adjourn.

There being no further business, the meeting was adjourned.

James N. Olson
Director of Financial Services/City Clerk