

AGENDA

City Council Work Session

August 17, 2021 - 5:30 PM

An informational packet containing all agenda material is available for public inspection on our website at www.evanscolorado.gov. The agenda is posted on the bulletin board adjacent to the Council Chambers.

OPTIONAL VIRTUAL MEETING PARTICIPATION

Please click on this URL to join virtually: <https://us02web.zoom.us/j/87433924804>

Or join by phone: 1-669-900-9128

Webinar ID: 874 3392 4804

1. 2022 General Fund Revenue Budget (20 Minutes)

James L. Becklenberg, City Manager

Jacque Troudt, CPA, Finance Director

2. Master Plan Threat and Hazard Identification and Risk Assessment (THIRA) Chapter (15 Minutes)

James L. Becklenberg, City Manager

Randy Ready, Assistant City Manager

Anne Best Johnson, Community Development Director

3. Accessory Dwelling Units as a Prospective Strategy in the Housing Chapter of the Master Plan (30 Minutes)

James L. Becklenberg, City Manager

Randy Ready, Assistant City Manager

Anne Best Johnson, Community Development Director

Katelyn Puga, City Planner

4. Council Discussion

CITY OF EVANS – MISSION STATEMENT

“To deliver sustainable, citizen-driven services for the health, safety, and welfare of the community.”

It is the policy of the City of Evans that all programs and activities shall be accessible to, and usable by, persons with disabilities. Persons needing assistance shall contact the Safety & Risk Manager at the City of Evans. Please provide three to five business day's advance notice so we can adequately meet your needs.

CITY COUNCIL WORK SESSION AGENDA REPORT

DATE: August 17, 2021
SUBJECT: 2022 General Fund Revenue Budget
PRESENTED BY: James L. Becklenberg, City Manager
Jacque Troudt, CPA, Finance Director

ITEM DESCRIPTION:

The purpose of this work session item is for City Council to receive an update on General Fund revenue assumptions for the 2022 budget. The budget creation process is well underway, and the revenue budget sets the stage for the City to determine the level of services that can be provided in each department given the current economic conditions.

FINANCIAL SUMMARY:

This update incorporates revenue collections through June 30, 2021, and illustrates that Evans is experiencing continued recovery after the economic challenges experienced in 2020 were less severe than anticipated. This has led to a quicker recovery process than initially projected, although very little room exists in future years for budget increases without freeing up revenues for other purposes or identifying new revenues or revenues with potential for growth.

General fund sales tax collections through June 2021 are up 10% over June 2020 and are 2% ahead of June 2019 collections. Evans experienced a slight slowdown late in 2019 and an annual review of sales tax collections shows 2020 revenues were down 6% from 2019 and 2021 is projected to end 2% behind 2019. Recovery continues as the City experiences improvements in most sales tax categories. Sales tax collections will be reviewed closely throughout the budget process to identify any potential changes in assumptions for the 2022 budget.

Development related revenues can often be volatile and difficult to predict. For the 2022-2026 budget outlook, staff has identified the projects which exist in various stages of planning and is budgeting the new development units to occur in equal annual portions. This will allow for stable revenue forecasting while accommodating and delays or shifts in project timelines.

Property tax is also a major revenue stream that will be carefully monitored over the next few years. Pending legislation may affect residential valuation rates, and economic impacts are still anticipated from oil and gas production and valuation. The Weld County Assessor provided initial information to Evans which show increased property tax valuation for oil and gas for the 2021 valuation year that corresponds to 2022 revenues.

Staff is currently reviewing and prioritizing departmental requests for additional supplies, services, and staffing budget. Many high-priority needs exist as a result of 2020 reductions and changes to service models and community needs. Future budget updates will include information on recommendations from these departmental requests. Available fund balance of the General

Fund will also change based on finalization of the payroll budget to incorporate any recommendations from the compensation and classification study.

REQUESTING FROM CITY COUNCIL:

Feedback and questions relating to the revenue updates.

ATTACHMENTS:

- Major revenue update presentation

2022 General Fund Revenue Budget

EVANS CITY COUNCIL

WORK SESSION

AUGUST 17, 2021

Agenda

01. Recovery update

02. Sales tax update


**03. Other major
General Fund
revenues**

**04. Review of
revenue summary**

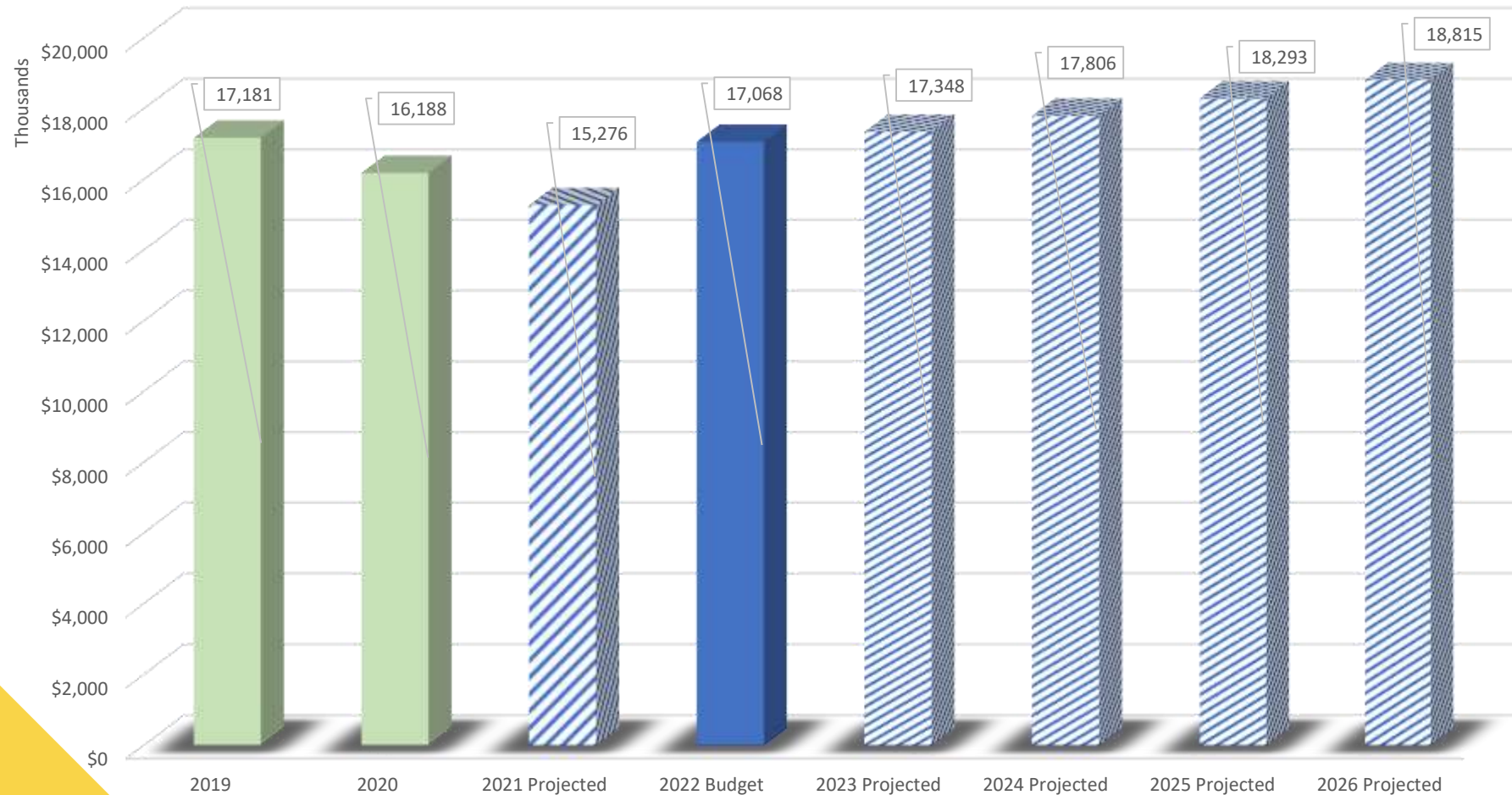
05. Budget schedule

Work Session Item # 1.

Economic recovery Continues

- 
- Property Tax valuations increasing
 - More online retail activity and increased consumer spending
 - Unemployment rates dropping nation-wide
 - Evans' development planning continues
-

Total Annual General Fund Revenue

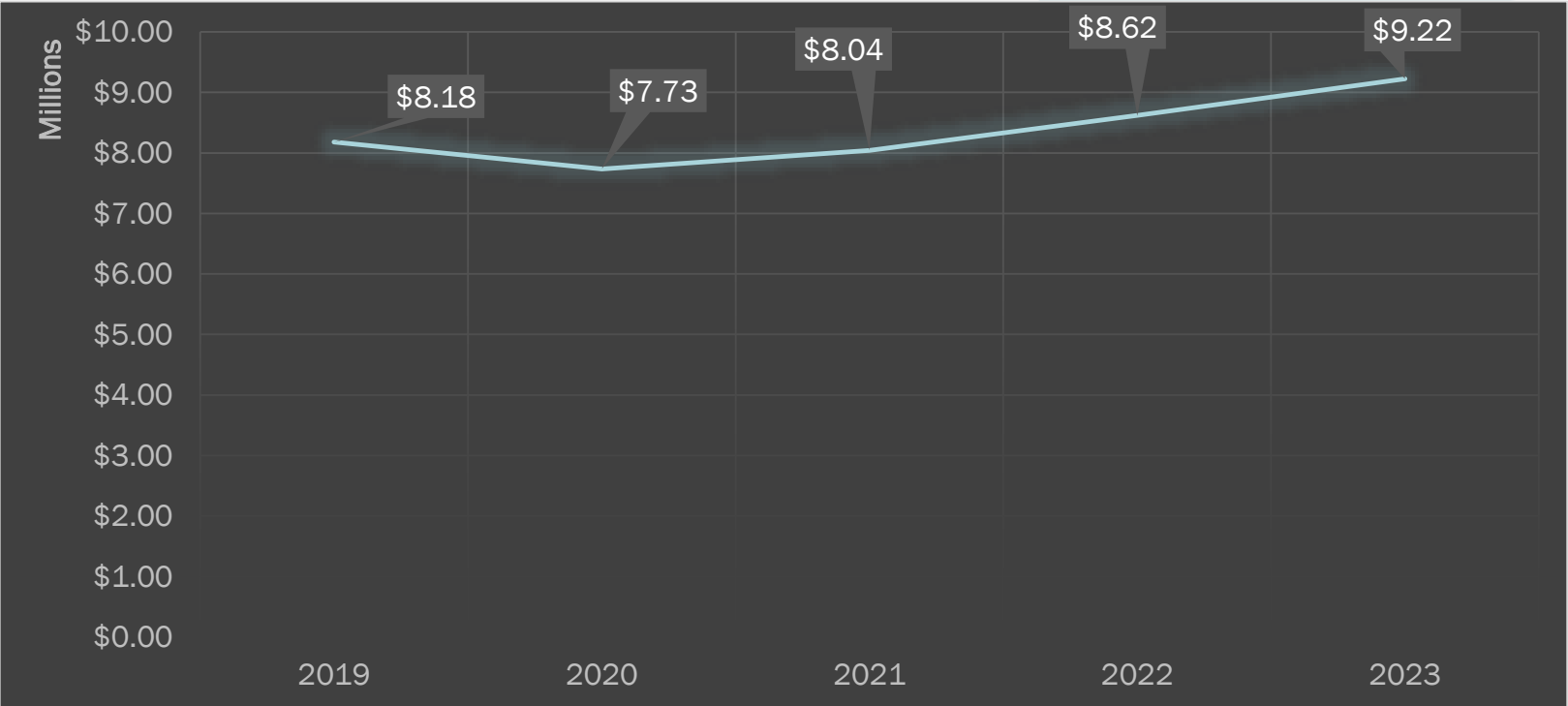


June Sales Tax- General Fund

Through
June 2019
\$4.04 M

Through
June 2020
\$3.75 M


Through
June 2021
\$4.13 M



2020 collections exceeded projections and is leading to quicker recovery.

Sales Tax 2022 Budget

Work Session Item # 1.



GENERAL FUND
2022 SALES TAX
BUDGET =
\$8.62 M

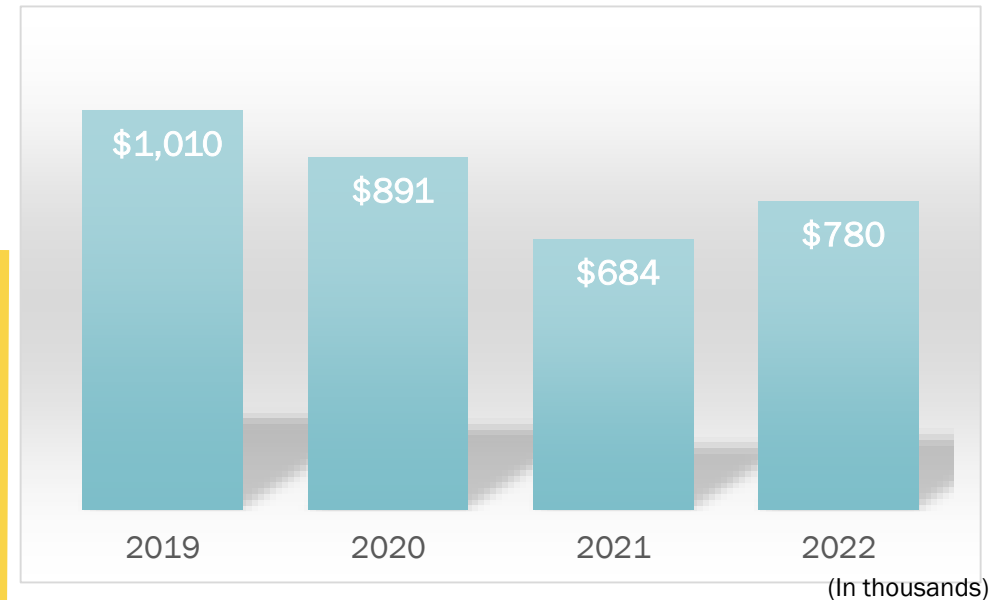
- 2021 monthly collections will continue to exceed 2020 as recovery continues.
- 2022 projections include:
 - Modest growth of 2.5% in base collections
 - Storefront retail, convenience & fuel, industrial, and utilities projecting 5.0% growth over 2021
 - Restaurant and motor vehicle expecting 10% improvement over 2021
 - Collections from online sellers continues to improve each month, potential for 20% additional in 2022
 - Greeley sales tax consistent with storefront projections

Other Major Revenues

Work Session Item # 1.

PROPERTY TAX

Preliminary Assessor information shows large oil & gas valuation increases, and modest increases for all other categories except agricultural.



FACILITY, RENTAL, AND RECREATION

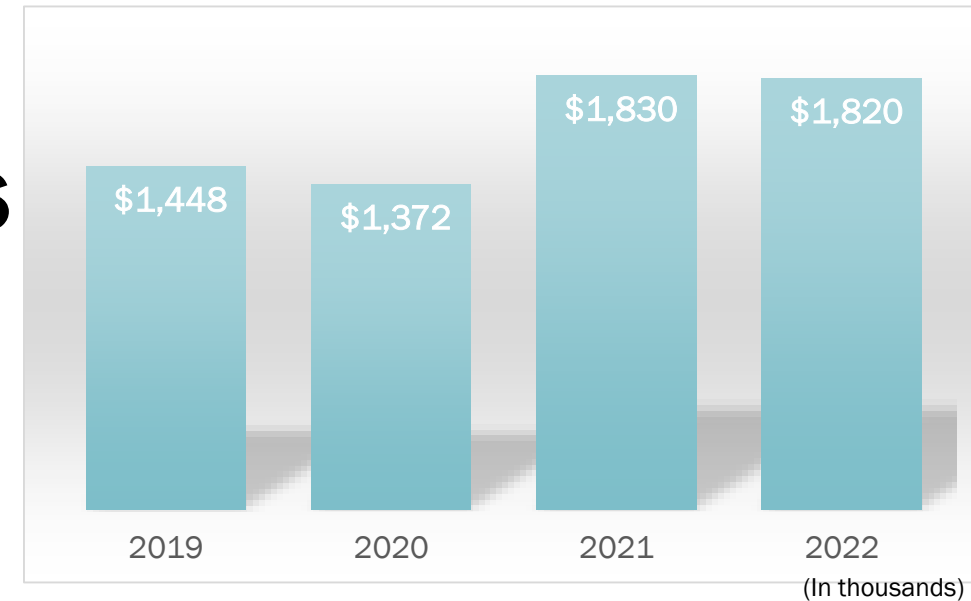
As recreation and facility programs continue to rebound, 2022 activity is estimated to be at a 75% of normal level.

Other Major Revenues

Work Session Item # 1.

DEVELOPMENT RELATED REVENUES

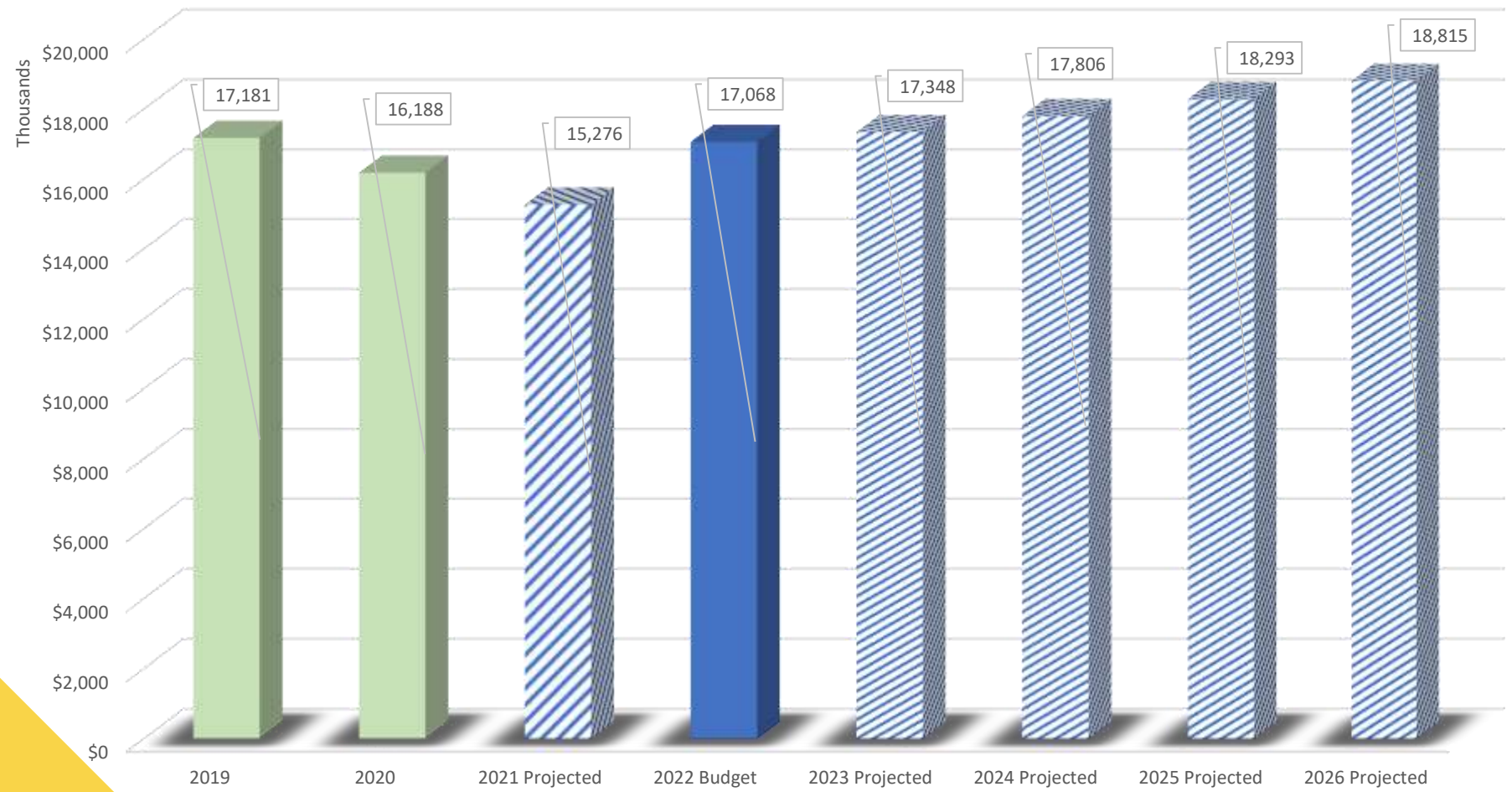
Annual base revenue for building activity added to a conservative annual average of the 5-year growth and development projections. This approach will smooth the number of units in each planned development over the horizon for stable budgeting.



COURT AND POLICE

Staffing constraints limit the enforcement and related fines and court operation revenue, remaining consistent with current operations into the future.

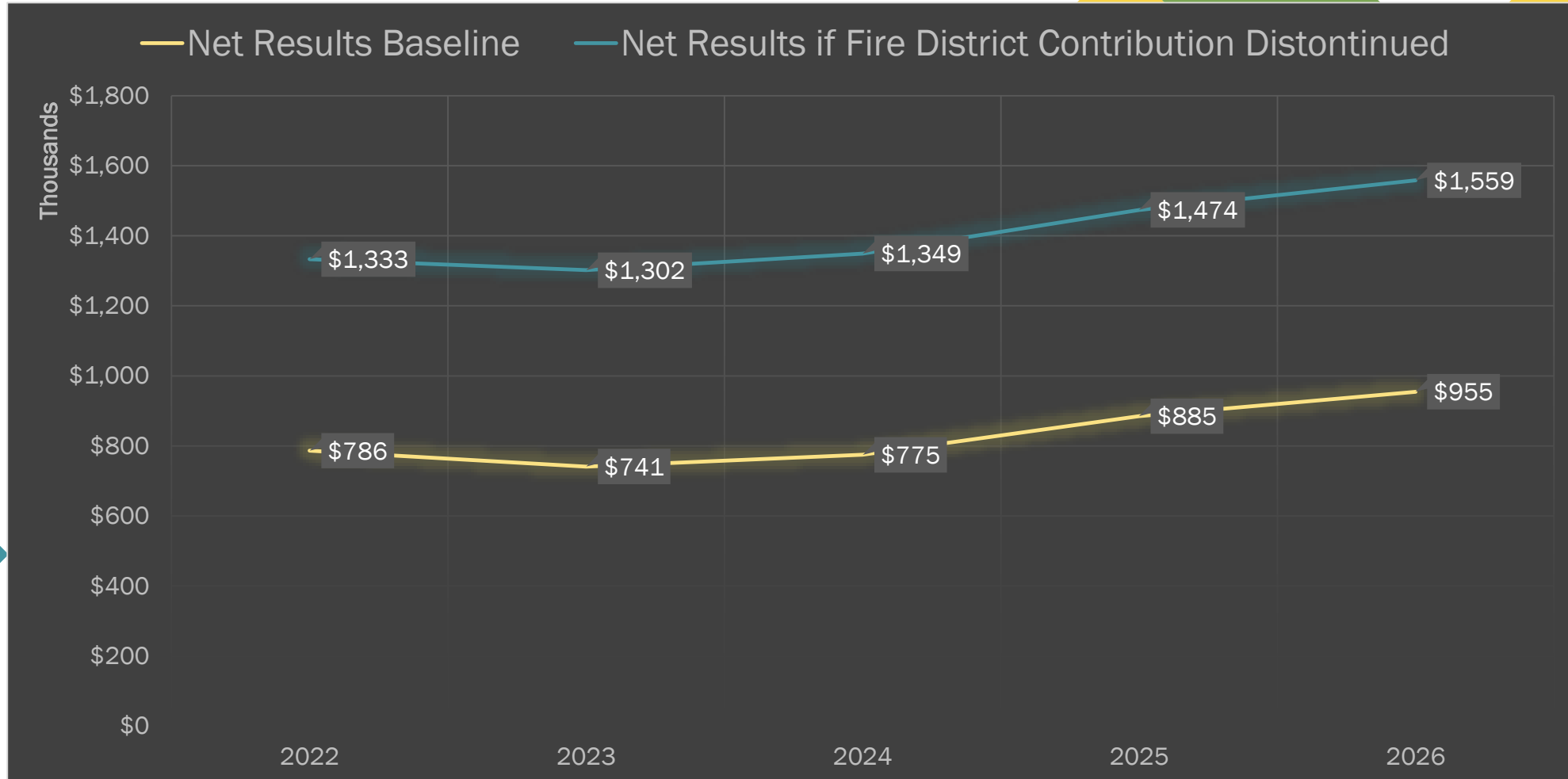
Total Annual General Fund Revenue



5-year plan baseline summary

	2021 Projected	2022	2023	2024	2025	2026
Beginning Fund Balance	13,100	11,488	12,275	13,016	13,791	14,676
Revenues	15,276	17,068	17,348	17,806	18,293	18,815
Operating Expenditures	14,571	15,035	15,346	15,757	16,119	16,557
IGA- Fire Services	534	547	561	575	589	604
Asset Management & Capital	1,058	100	100	100	100	100
Transfer for pavement management	600	600	600	600	600	600
ARPA- Coronavirus Activity	125	-	-	-	-	-
Total Expenditures	16,888	16,281	16,606	17,031	17,408	17,861
Net Results	-1,612	786	741	775	885	955
Ending Fund Balance	<u>11,488</u>	<u>12,275</u>	<u>13,016</u>	<u>13,791</u>	<u>14,676</u>	<u>15,631</u>

Net results baseline projection



Identification of Needs

- Leadership Team is currently reviewing department requests for additional budget for new supplies and services or for additional staff.
- 2022 budget will include recommendations for the most critical additions to budget.
- More requests exist than funding allows:
 - Police
 - Streets and parks maintenance
 - Administrative backup and redundancy



Next Steps

- ☐ Finalize recommendations for major changes to operational budgets
- ☐ Develop recommendations from compensation and classification study
- ☐ Complete the supplies & services, payroll, and capital budgets
- ☐ 2022 Budget Overview review October 5th

CITY COUNCIL WORK SESSION AGENDA REPORT

DATE: August 17, 2021

SUBJECT: Master Plan Threat and Hazard Identification and Risk Assessment (THIRA) Chapter

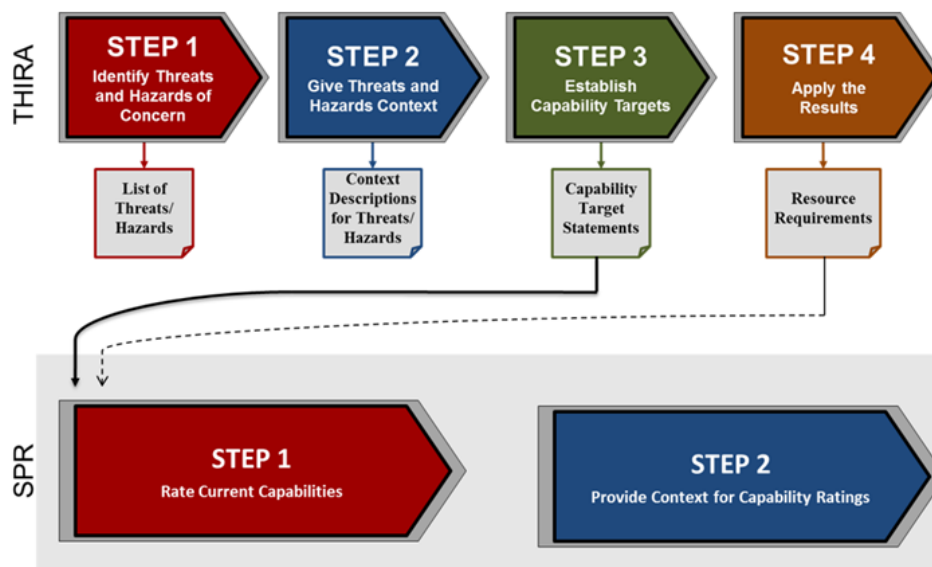
PRESENTED BY: James L. Becklenberg, City Manager
Randy Ready, Assistant City Manager
Anne Best Johnson, Community Development Director

ITEM DESCRIPTION:

The Master Plan Steering Committee continues to make good progress on the various chapters of the Master Plan update. The next chapter that has been discussed by staff and the Steering Committee is a summary of the 2021 Weld County Multi-Jurisdictional Hazard Mitigation Plan. The summary to be included in the Master Plan incorporates the Evans goals and objectives from the Weld County plan but also includes several additions after discussion with the Steering Committee and staff. This is a chapter that is required to be included in the Master Plan.

The THIRA methodology prescribed by FEMA was utilized to develop Steps 1-3 below. Implementation of the Master Plan will accomplish Step 4 below.

The THIRA/SPR Methodology



Attached is a presentation formatted for the themes of the THIRA. The Master Plan Steering Committee approved these principles and strategies at its July 22, 2021 meeting.

FINANCIAL SUMMARY:

There are no financial implications to the City in approving the principles and strategies for the Master Plan chapters on the THIRA. There will be financial implications to implementing all components of the Master Plan, including the THIRA Chapter. Future years' budgets will reflect implementation.

REQUESTING FROM CITY COUNCIL:

Staff is requesting that Council review and discuss the principles and strategies to be integrated into the Master Plan. Upon direction by Council, the Master Plan consulting group will prepare the final narrative.

ATTACHMENTS:

- City Council presentation slide deck

Evans Master Plan: THIRA

City Council – August 17, 2021

Background

THIRA Threat and Hazard Identification and Risk Assessment

HIRA Hazard Identification and Risk Assessment

Integration of the HIRA/THIRA Framework into the Master Plan is required under the DOLA grant.

WELD COUNTY 2021
MULTI-
JURISDICTIONAL
HAZARD
MITIGATION PLAN



Quality of
Life Within
Reach



Your Distinctly
Welcoming
Hometown



Redefining
Work-Life
Balance



Connected to
Everything that
Matters

Background – Why?

- The intent of the framework is to ensure that Evans is less vulnerable to hazards and has taken positive steps to mitigate the potential impact of future events.
- Mitigation is an investment in a community's future safety and resiliency.

Hazard	Probability	Impact	Spatial Extent	Warning Time	Duration	RF Ranking
Agricultural Hazards	1	0.5	2	1	4	1.4
Cyber Hazards	3	4	2	4	4	3.3
Drought	3	3	4	1	4	3.1
Earthquake	1	1	3	2	1	1.5
Extreme Temps.	3	1	1	1	2	1.7
Flood	2	4	2	1	4	2.7
Hazmat Release	3	2	2	4	3	2.6
Land Subsidence	1	1	1	1	1	1.0
Prairie Fire	2	1	2	1	1	1.5
Public Health Hazards	4	4	3	1	4	3.5
Severe Storms	3	3	3	4	1	2.9
Tornado & Wind	3	3	3	4	1	2.9

Table 99. Hazard Risk Conclusions for Evans

HIGH RISK (2.5 or higher)	Cyber Hazards, Drought, Flood, Hazmat Release, Public Health Hazards, Severe Storms, Tornado & Straight-Line Wind
MODERATE RISK (2.0 – 2.4)	
LOW RISK (1.9 or lower)	Agricultural Hazards, Earthquake, Extreme Temperatures, Land Subsidence, Prairie Fire



Quality of
Life Within
Reach



Your Distinctly
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Redefining
Work-Life
Balance



Connected to
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Background – Expectations

Plan Integration: Collaborative approach to emergency planning at the County level that includes jurisdictions, non-profits and the private sector.

Plan Maintenance and Implementation: Actively maintain and implement the plan, educate the public on potential hazards and updated periodically as needs change.

Grant and other funding opportunities for hazard mitigation efforts require plan approval.



Quality of
Life Within
Reach



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Hometown



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Balance



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HIRA/THIRA Framework

- Principles & Strategies Review

- 1 Protect people, property, and natural resources while decreasing the economic impacts of a disaster.
- 2 Improve capabilities within Evans to maintain delivery of lifeline critical services and reduce disaster losses.
- 3 Increase community resilience by engaging the public and community leaders in education about preparedness and mitigation strategy.



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Everything that
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Planning for natural and man-made threats and hazards is essential to protecting and preserving Evans' assets. Action strategies under this principle focus on physical mitigation strategies that will help address physical assets, like infrastructure and property. Additional protection can also be provided to ensure digital assets, like City records, are protected and effectively backed-up.

HZ1: Evans will protect people, property, and natural resources while decreasing the economic impacts of a disaster.

HZ1: Evans will protect people, property, and natural resources while decreasing the economic impacts of a disaster.

HZ1.1: Prioritize and fund projects from the 2016 Drainage Master Plan to address critical flood and storm hazards. Coordinate implementation with utilities, trails, parks and community development.

HZ1.2: Coordinate installation of drainage improvements with other utility upgrades. Coordinate symbiotic uses such as greenways and trail corridors.

HZ1.3: Maintain agreement for hazardous spill cleanup response to help mitigate environmental emergencies.

HZ1.4: Identify and prioritize proactive repairs to weaknesses in existing infrastructure to proactively address problem infrastructure in advance of breakage.

HZ1.5: Complete a feasibility study to upgrade signal timing and remote options to enable emergency traffic flow to occur.

HZ1.6: Identify and complete additional security upgrades at treatment plant and other facilities, including but not limited to placement of cameras, and upgraded/improved fencing.

HZ1: Evans will protect people, property, and natural resources while decreasing the economic impacts of a disaster.

HZ1.7: Install backup alarm system for lift station(s), including 4G modem on separate router to enable alerts in the event systems are interrupted.

HZ1.8: Explore "Disaster Recovery as a Service" (DRAAS) to provide computer system backup for the City and records.

HZ1.9: Continue to monitor and manage for cyber-threats.

HZ1.10: Enhance internal security measures to manage credentials for internal records management.

HZ1.11: Consider support for the preservation and acquisition of floodplain properties through a system of transfer of development rights.

HZ1.12: Evaluate and review Emergency Operations Plan (2015) and update as necessary.



Taking a close look at existing emergency response infrastructure is key to weathering surprises effectively. These action items focus on actions that relate to the people and teams needed during a crisis. From communications to redundant backup services, Evans can identify opportunities to trouble-shoot weaknesses in providing services. Quickly transitioning into emergency response mode with minimal interruptions in service is paramount for Evans to be resilient.

HZ2: Improve capabilities within Evans to maintain delivery of lifeline critical services and reduce disaster losses.

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HZ2.1: Assess opportunities for establishing a secondary means of communication (ie-radios) during emergencies in the event cell signal is not available.

HZ2.2: Explore options to provide redundancy of reading water meters in the event communications are interrupted.

HZ2.3: Establish a working committee responsible for considering service delivery and identify additional strategies to address concerns in a ongoing manner.

HZ2.4: Coordinate with regional water providers to diversify and protect Evans' water supply. (Modify existing IGA with Greeley and implement secondary with Central Weld.)

HZ2.5: Create and maintain an incidence organizational chart (ICS100 Incidence Command Structure)

HZ2: Improve capabilities within Evans to maintain delivery of lifeline critical services and reduce disaster losses.

HZ2.6: Prioritize ongoing emergency response training for City staff.

HZ2.7: Identify and maintain critical training/preparedness milestones necessary to qualify for recovery funding.

HZ2.8: Evaluate opportunities to continue training in the National Incident Management System (NIMS) structure to ensure that staff members are prepared for specific roles during an emergency.

HZ2.9: Evaluate railroad crossings and transportation connections limiting east-west road mobility and identify alternate routes.



Knowledge is essential to preparing the community and leaders for unexpected challenges. This principle highlights opportunities to share information with the Evans' community about hazards and threats, along with steps to take so that they can be better prepared. Additionally, maintaining a high level of training among City staff is essential so that response actions can be deployed efficiently. These strategies identify key education efforts that the City can support to be prepared.

HZ3: Increase community resilience by engaging the public and community leaders in education about preparedness and mitigation strategy.

HZ3: Increase community resilience by engaging the public and community leaders in education about preparedness and mitigation strategy.

HZ3.1: Prioritize floodplain property owner communication and education.

HZ3.2: Support participation with Weld County during Hazard Training workshops.

HZ3.3: Continue to investigate an SMS-based (text message) community communication/notification system.

HZ3.4: Identify and appoint a dedicated emergency manager. As Evans grows, focusing staffing resources to adequately fund positions.

HZ3.5: Ensure key staff have Crisis Communication training.

Conclusion

Community Outreach Meeting, Aug 4
@Riverside Library

Next Stakeholder Meeting with Ayres, Aug 12

CITY COUNCIL WORK SESSION AGENDA REPORT

DATE: August 17, 2021

SUBJECT: Accessory Dwelling Units as a Prospective Strategy in the Housing Chapter of the Master Plan

PRESENTED BY: James L. Becklenberg, City Manager
Randy Ready, Assistant City Manager
Anne Best Johnson, Community Development Director
Katelyn Puga, City Planner

ITEM DESCRIPTION:

One of the outcomes of the housing strategies and goals discussion in the draft Master Plan update includes investigation of housing alternatives such as Accessory Dwelling Units (ADUs). An ADU is a small residence that shares a single-family lot with a larger primary dwelling. City staff has prepared an introduction to ADUs for discussion and feedback during the work session on August 17, 2021. ADUs can be used as a method for improving housing affordability and diversifying housing stock within the community. Many communities across the Front Range and Northern Colorado have allowed ADUs as a housing option under certain conditions to combat housing shortages and affordability challenges.

There are certain challenges related to allowing ADUs that should be considered such as parking, water and sewer taps, for example. A Code Amendment would be required to allow for ADUs in certain zone districts within the city.

The City Council presentation will include a presentation introducing Accessory Dwelling Units as a possible housing type. Planning Commission considered this concept at its July 27, 2021 work session and recommended that staff continue to review the opportunities and constraints related to how ADUs could work in Evans.

FINANCIAL SUMMARY:

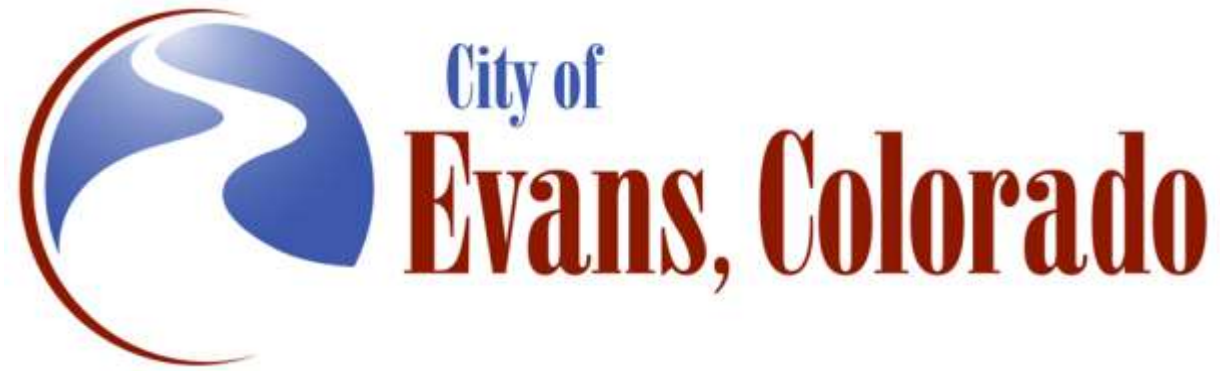
There are no financial implications to reviewing whether ADUs are acceptable in the City of Evans.

REQUESTING FROM CITY COUNCIL:

Staff requests City Council discussion and feedback regarding ADUs as a concept to explore further.

ATTACHMENTS:

- City Council Presentation slide deck
- Planning Commission Minutes from July 27, 2021 in draft format



City Council

Work Session – Accessory Dwelling Units
August 17, 2021



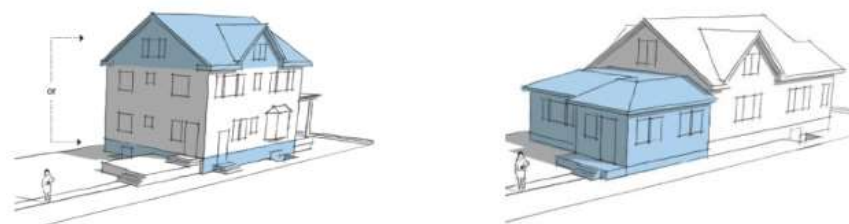
What is an ADU?

- **Small secondary unit that shares a lot with the larger, primary dwelling**
- Also known as Mother-In Law Suite, Granny Flat, Coach House, Carriage House, for example
- Consists of the following components to create the independent living space: kitchen, bathroom, sleeping, & (sitting) area. (AARP)



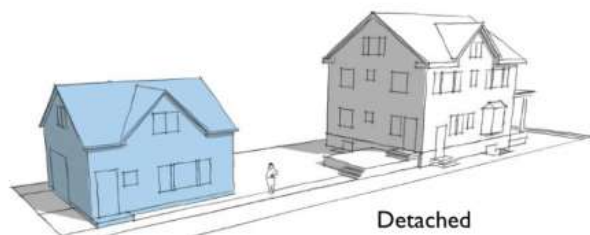
What is an ADU?

- **Detached** – a detached unit from the existing house located on the same lot
- **Attached** - an attached (addition) unit to the existing house located on the same lot.
- **Internal** – A unit that is integrated into the existing house that can operate independently.
- **Lower-Level (Basement)** – Conversion of a basement for separate unit to operate independently.
- **Garage** – Converts garage space into living space, or adding space on top of garage.
- **Upper-Level** – Stairway access to a separate unit on the second story of the primary dwelling.

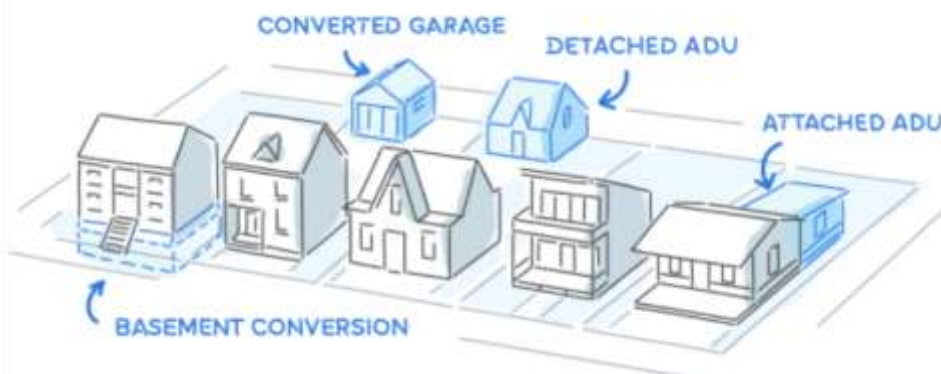


Internal

Attached



Detached



Benefits & Challenges

Benefits

- Affordable housing option for tenant
- Generates rental income for property owner
- Owned and managed by homeowners
- Housing for all ages (Aging in Place)
- Sustainable housing development option
- Disperses density throughout Single Family neighborhoods
- Opportunity for city to engage with landlords to promote housing safety

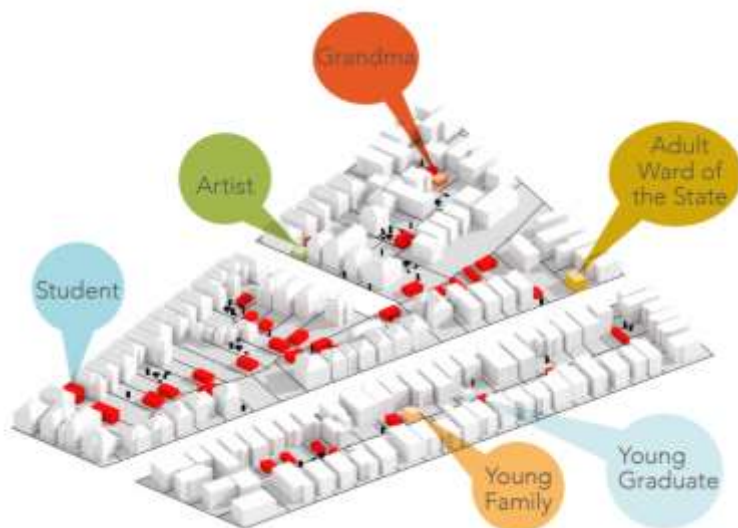
Challenges

- Develop code for new and infill ADU development.
- Parking Requirements
- Density Rules
- Minimum Unit Size
- Short-term rental use
- Utility connection & fees for ADUs
- Ownership Accountability
- Appropriate Zoning Placement
- NIMBYs



Conclusions

- ADUs can be beneficial and needed as a housing option for people of all ages.
- ADUs can help to improve and diversify the housing stock in Evans.
- The implementation of ADUs will require amending the Land Use Code.



AGENDA**Planning Commission****Tuesday, July 27, 2021, at 6:00 pm**Evans Community Complex, City Council Chambers, 1100 37th Street**PLANNING COMMISSION WORKSESSION****1. CALL TO ORDER: -- 06:00 pm****2. ROLL CALL: -- 06:01 pm**

Chairman: Lyle Achziger – present
Vice-Chairman: Kalen Myers – present
Commissioners: Billy Castillo – present
Mark LeClere – present
Robert S. Phillips, III – not present
David Woolman – present

3. APPROVAL OF THE MINUTES: 06/22/2021 – 06:01 pm

****Motion/Vote: Motion to approve minutes (LeClere). Second (Woolman). Motion passes unanimously.**

4. WORK SESSION: -- 06:02 pm

A. Accessory Dwelling Unit: Staff Planner Katelyn Puga presents ADU Code proposal (see attached .pptx for details).

Question (LeClere): How is an ADU taxed?

Answer: Usually with the County. I've never seen the City do that.

Question: What are the constraints adding an ADU relative to lot size?

Answer: We would have to think that through. We don't have a current proposal written up yet, this is conceptual. Other jurisdictions have different criteria like maximum size compared to house size.

Comment (Myers): I would think there would be criteria like size and setbacks in place, but I think this is a great idea. Either for personal use or AirBnB.

Staff Comment: Income from an ADU is definitely something we will need to look at also.

Question (LeClere): How does this relate to tiny houses?

Answer: We will have to think that through—decide what criteria we want. Permanent foundation? Mobile?

Comment (Castillo): I think it's a great idea.

Question (Woolman): This is a great idea. There are already AirBnBs in Evans, but right now there's nothing enforcing quality of building. The point of this is to establish safety in the community, right? What defines a kitchen?

Answer: You'll get different answers from different places. You could use the Building Code, we could write it into this section of our code. That is part of exactly what makes an ADU. You could have a basement and a wet bar with a living room, bedroom, and bathroom, but is that a separate unit? What makes the difference? Wiring for 220 voltage? A kitchen? Right now we have full definition in front of us since there is nothing in the code.

Question (Woolman): Is there an incentive for homeowners who are currently using part of their dwelling as an ADU to bring it up to code?

Answer: If someone wants to legitimize their ADU, they would just have to bring their current unit into compliance – to ensure life/safety standards.

Myers: If you go to sell your home, an unpermitted ADU can cause a problem in that process.
Comment: We get a lot of calls from realtors asking if something on a house

Myers: Have you gotten calls about ADUs? Is that what prompted this?

Answer: A few. One from an older home who needs to move the parent into the smaller unit and grown kids will move in and take care of the parent. Another one has a disabled child. Parents mom is going to move in to help take care of the child.

Question (LeClere): Is a single family dwelling with an ADU now multi family? Or is it still single family?

Answer: An ADU on the property doesn't make an SFD into a duplex or anything like that. Zoning would not change.

Achziger: Are you asking us to make a recommendation to Council on this?

Answer: Yes.

Achziger: I think this is a great idea, but I think there a whole lot of questions that will need to be talked through. These buildings we've talked about here. Enforcement. How many people would want to take advantage of this? Impact on our water usage and wastewater capacity usage? Safety standards and enforcement. We can set standards all day long, but how do we enforce them? As a paramedic, I went into many places where people had other people living that were absolutely horrible. Many of them were turned into the health department, but they'd been charging people rent to live like that. I'm sure we only saw the tip of the iceberg. We would need to do a whole lot of research before we make recommendations about how to do this.

Staff: This question tonight is conceptual. If you like this idea, we will be reaching out to jurisdictions around us to see how communities that already allow this deal with many of these questions. Impermeable surface would go up. Perhaps irrigable square feet would go down. There may be offsets. If you like the idea we will do some investigation and start to find answers to questions like these.

Myers: Setbacks are a big thing. If setbacks aren't going to change, many people might not even be able to have one because they have a smaller yard. Plus the effect that an ADU could have on city systems like water and wastewater.

Staff: These are all great ideas.

Achziger: If you take this to Council, make it clear that our recommendation includes a lot of caution until we have answers to some of these questions.

Myers: An open house might help too, to get some ideas from the public

Recommendation: Consensus is go ahead and pursue the topic. Start to find out how it would be framed out and the answers to these questions we have thought of.

B. Land Use Tables – 06:33 pm

Community Development Director Anne Best Johnson: Describes vision for land use table layout. Staff brought this to Planning Commission a couple years ago and there was some resistance. We don't want to change the content of the Code, just the format. Instead of having to look up a land use by zone district, we would organize it by land uses.

5. INFORMATION/DISCUSS: -- 06:36 pm

- A. Packet delivery change – City website vs. Teams folder
- B. Personal email vs. City email
- C. Personal devices vs. City-issued iPads: preference survey

Woolman: Teams does offer the ability to have virtual meetings though. Do we have an alternative?
Answer: Zoom.

Myers: MPSC does it make sense to keep the evans addresses until that is done?

Achziger: So we'll just basically get notice that the packet is uploaded?
Answer: Yes, or if the meeting is cancelled due to weather, for example.

If you don't want to have to use the iPad, just return it to Karen. If you need it, that's fine, but you don't have to use it.

Myers: I'll keep mine.

Woolman: I don't need to use any City resources.

Achziger: Already brought it back.

Castillo: Isn't using one currently.

LeClere: Not using one.

Phillips: Not using one.

Sign Code was passed by Council in July on second reading. MPSC is having another community event in August that will a Spanish speaking event. Library August 4, 5-8.

Chapter stage of master plan. Modeling stage of transportation plan.

6. MOTION TO ADJOURN: -- 06:48 pm

****Motion/Vote:** Motion (Myers). Second Castillo. Passes unanimously.