

**City of West St. Paul
Open Council Work Session Minutes
August 12, 2019**

1. Roll Call

Mayor Napier called the meeting to order at 5:00 p.m.

Present: Mayor Dave Napier
Councilmembers Wendy Berry, Anthony Fernandez,
John Justen, Bob Pace and Dick Vitelli

Absent: Councilmember Lisa Eng-Sarne (excused)

Also Present: City Manager Ryan Schroeder
City Attorney Kori Land
Interim Police Chief Brian Sturgeon
Fire Chief Mark Juelfs
Human Resources Director Debra Gieseke
Finance Director Char Stark
Parks & Public Works Director/City Engineer Ross Beckwith
Community and Economic Development Director Jim Hartshorn
City Clerk Shirley Buecksler

2. Review and Approve the OCWS Agenda

Council approved the OCWS Agenda, as presented.

3. Review the Regular Meeting Consent Agenda

Councilmember Berry requested that the OCWS minutes of July 22, 2019 be pulled for editing.

Councilmember Vitelli said he was confused about the abatement for Lowe's and Culver's was but that Schroeder explained it to him. Taxes on those two properties will pay for the bonds for the sidewalk on that street. Those are the only two that are needed, so those are the only two they picked, he said. Schroeder said, since we are not assessing for that project, we can't issue bonds under 429 so we have to do abatement bonds so we have some mechanism for financing.

Councilmember Fernandez said he would like to pull Item 12A, 2019 Housing Plan Review. The reason is he doesn't recall talking about this item at a Regular Council meeting, just at OCWS. The housing plan has some good things in it but, instead of taking another planning document and having it accessible on our website, Councilmember Fernandez said that he thinks it should be looked at again and find some key things that we can tangibly implement. There isn't a rush to get this done, he added. He also said that it is an overview we use but that there's been an example lately where we haven't used one

of our documents lately, like the renaissance plan. He said we just approved two single story small buildings but they don't fit into the renaissance plan for this site, which is density and building up. It's important to actually look at these documents and how we are going to use the work that Staff is doing so Council can use it as a guiding point for Staff and say that these are key things that we can get done tangibly, he said.

Mayor Napier agreed that there is no rush and suggested it be brought to tonight's Regular Council meeting. He suggested that Councilmember Fernandez make his statements at that time, along with a motion to move it to a future meeting.

Councilmember Fernandez said he is suggesting a future OCWS for discussion.

Councilmember Pace agreed with Councilmember Fernandez that it should be looked at again.

Mayor Napier said we should feel that we are invested in it.

Councilmember Justen said he supports this decision, as well. Looking through the list of suggestions from the Planning Commission, he said his concern is that a lot of their suggestions were dismissed a little too quick. He said the Planning Commission worked hard on it, so it's not fair to the work the Commission did. Councilmember Justen agreed that it should be looked into deeper.

Stark said another check needed to be added to the accounts payable check run for condemnation after the Council packet was published. She said a new list has been provided at the Council table for Council to review.

Council approved the Regular Meeting Consent Agenda, as amended.

4. Agenda Item(s)

A. Thompson Oaks Wetland Restoration Project Update

Beckwith introduced Mike Behan, Environmental Specialist – Stormwater, from Dakota County Environmental Resources Department. He added that Mr. Behan also grew up in West St. Paul.

Mr. Behan provided an overview of the Thompson Oaks Wetland Restoration Project for Council. He said he will go through the presentation of a concept for Thompson Oaks and that tomorrow he will be going to the County Board, Physical Development Division, to request authorization to apply for the State Clean Water Fund.

Background of Property

- Thompson Oaks Municipal Golf Course (now closed), City of West St. Paul
- City/County Joint Powers Agreement (JPA) to construct River to River Greenway & "Water Quality Project" (September 2018)

Purpose

- Prior to 1990's, the majority of the undeveloped site was wetlands and a small creek
- Golf course constructed in 1990's, wetlands filled with construction waste, creek placed into underground sewer
- Site receives significant amounts of untreated stormwater runoff and sediment from upstream parking lots and streets

Water Quality Improvement Project

- Stormwater treatment – removes ~58,000 pounds of sediment per year to Mississippi River
- Wetland restoration
- Restore historical creek
- Provide green space amenities for greenway users and local residents

Contaminated Site Assessment and Remediation Project

- Remediate contaminated soils
- Create opportunities for redevelopment

Mr. Behan said the former golf course used to be predominantly wetland. There is a creek that ran from southwest to northeast. It was eventually constructed on top of construction debris and waste that was dumped into the wetlands. The creek was placed into an underground storm sewer system. It receives a significant amount of drainage and runoff and sediment from upstream streams and lots.

Mr. Behan said that three storm sewer chunk lines enter into the golf course parcel. Mostly impervious surface. A pretty big opportunity to provide some treatment to remove 58,000 pounds of sediment per year from entering the Mississippi River and restore the wetlands in the middle of the site and bring the buried creek to the surface. Not only will it treat the water before it gets to the Mississippi, he said it will also provide some greenspace.

A weir would slow the water down and promote infiltration with a boardwalk or two over the top of it, Mr. Behan said. There is also an opportunity for loop trails and market rate apartments. The majority of the waste on the site is in the central portion of the site. The cleanup component would create for potential development. He said a developer could tie into the system and irrigate their property. There is also a potential for native prairie area.

Project Costs

Water Quality Improvement Project

- \$576,448 Minnesota Board of Water and Soil Resources (BWSR) Clean Water Fund Grant; 75% of total project cost
- \$96,075 City of West St. Paul; grant match, up to \$100K committed via JPA

- \$96,075 Dakota County Environmental Legacy Fund (ELF); grant match via 2020 Capital Improvement Plan (CIP)
- Total \$768,597

Contaminated site Assessment and Remediation Project

County is coordinating with City and Dakota County Community Development Authority (CDA) to:

- Complete environmental assessment
- Develop cleanup plan
- Finalize total project costs (preliminary estimate \$1.76M)
- Pursue Federal, State and County funding options

Timeline

- September 9, 2019 – Clean Water Fund Grant application deadline
- December 2019 – notification of grant award
 - If Clean Water Grant Fund is awarded:
 - Spring 2020 – County Board request to execute grant agreement and complete final design
 - 2021 – Project construction
 - If Clean Water Fund Grant is not awarded, potential funding strategies include:
 - September 2020 – Revise application and reapply
 - Pursue other Federal, State, Watershed or County funding options
- Contaminated Site Assessment and Remediation Project Timeline
November 1, 2019 – Minnesota Department of Employment and Economic Development (DEED) Contamination Cleanup Grant deadline:
 - County to assist City in developing grant application
 - If grant is not awarded, reapply in 2020 and/or pursue other Federal, State or County funding options

Councilmember Fernandez said it may be premature but he’s going to say it every time Dakota County is here with this plan and that is the importance that we are going to have a circulating trail with clear definitions of biking and walking. He doesn’t want this to be forgotten because it is very, very important. If we don’t define anything, it’s extremely important. He said the plans look cool but it’s really important to do this.

Councilmember Justen asked about what happens if we get the first grant but don’t get the remediation. He questioned if that will stop the project in its tracks and whether they are independent or tied together.

Mr. Behan said there is an option to do a smaller cleanup where the water quality footprint is in the way and not do a whole comprehensive cleanup. He said their consultant is indicating that the material would be hauled offsite at that point. It wouldn't be economically feasible to cover it on a berm. He added that it is very important to leverage cleanup funds. We would potentially not go back to the Board in the spring or the County may not accept the funds or the County could decide to utilize Environmental Legacy Funding from landfill fees.

Councilmember Justen said he doesn't want to see us get the first half of this and then watch it fall apart because one is after the other.

Mr. Behan said by spring of 2020 we would have an idea if we got one or the other or both.

Councilmember Vitelli asked how the year 2021 works with the trail. Mr. Behan said the trail construction needs to be lumped into the same contract. Schroeder said the trail schedule is a bid award for next June but not for this piece, though they are coordinated pretty well.

Councilmember Vitelli said it doesn't seem like a lot of money but it does seem like a lot of good. He asked if we have a contingency plan if we get turned down on these grants.

Schroeder said we are working closely with partners and that Dakota County is an important partner. The Dakota County Board has been supportive through every step of all these various things. He added that if this particular part doesn't avail us the money, there are other paths.

Mayor Napier said this type of project in a first ring suburb is hot and said he doesn't think it would be an issue.

Councilmember Vitelli asked if the water flows to the northeast. Mr. Behan said this is correct.

Mayor Napier asked who will maintain it when it's done. Mr. Behan said they have some rain gardens that they maintain along the regional trail and that this seems like something they would do on a greenway. However, he wasn't sure if the County currently maintains the large existing pond.

Mayor Napier said there should be a park component with this, with a lot where you can park and hike. It's going to be a very attractive amenity in our community. He said it feels like a park component, which would fall on our Parks Department.

Schroeder said we've been talking to Dakota County Parks and Planning folks about all of that. He added that the library makes a pretty good trail hub. Mayor Napier agreed, especially with the amphitheater.

Councilmember Fernandez asked what the loop would be in distance if it were to start at the mouth/swirl separator. Mr. Behan said he thinks it would be about a third or half mile. Councilmember Fernandez said it would be important for someone to click into it and know how far they could walk on the loop.

Mr. Behan said you could create a bigger loop with another boardwalk where you could look up at the waterfall and down to the creek at the same time.

Councilmember Justen said this also feeds into what Councilmember Fernandez is talking about. The top of the loop looks like the River to River trail. If we want a loop, Councilmember Justen said we need to have walking adjacent to biking at the top of the loop.

Councilmember Fernandez said he would like to have it loop all the way around, all the way up and back down so someone could walk the entire pathway and know how far they walked.

Mr. Behan said that he thinks the County is committed to the greenway but the rest of the loops are a work in progress.

Councilmember Fernandez said it may be premature but it's important to discuss.

Mayor Napier agreed that it's nice for the County to hear and said there is positive feedback and a route we are excited about. Mayor Napier thanked Mr. Behan for coming in today.

B. 2020 Fee Schedule

Stark provide the 2020 Fee Schedule for Council. The entire fee schedule will be published at the beginning of 2020 with all the new changes.

These changes include:

- 1) Lifetime Pet License – a small increase, as the goal is to get more citizens to be in compliance:

<u>Fee Description</u>	<u>2019 Adopted Fee</u>	<u>2020 Proposed Fee</u>	<u>Change</u>
Cats - Lifetime	20.00	30.00	+ 10.00
Spayed/Neutered	15.00	25.00	+ 10.00
Duplicate License	2.00	5.00	+ 3.00
Dogs – Lifetime	20.00	30.00	+ 10.00
Spayed/Neutered	15.00	25.00	+ 10.00
Duplicate License	2.00	5.00	+ 3.00

2) Drain Pipe Work in Easement or Right of Way (ROW):

<u>Fee Description</u>	<u>2019 Adopted Fee</u>	<u>2020 Proposed Fee</u>	<u>Change</u>
Permit – Each	52.00	55.00	+ 3.00

3) Utility Rates Per the Utility Rate Study:

Utility Rates - Sewer

<u>Fee Description</u>	<u>2019 Adopted Fee</u>	<u>2020 Proposed Fee</u>	<u>Change</u>
Base Rate	28.48	29.90	+ 1.42
Volume Rates	5.48	5.76	+ 0.28
Residential (per CEF)			
-Winter Qtr. Use	6.05	6.35	+ 0.30
All Other (per CEF)	6.05	6.35	+ 0.30

Utility Rates - Stormwater

<u>Fee Description</u>	<u>2019 Adopted Fee</u>	<u>2020 Proposed Fee</u>	<u>Change</u>
Flat Rates	5.48	5.76	+ 0.28
Residential (per Quarter)	12.50	12.75	+ 0.25
All Other (per month)	4.17	4.38	+ 0.21

Also, the title for WSP Youth Sports changed to “Youth Sports (all organized local youth sports clubs).”

Mayor Napier said the changes for animal licensing is fair since we won’t have an annual license.

Council agreed that the changes to the fee schedule look good.

C. 2020-2021 Preliminary Budget Discussion

Finance Director Stark presented an overview of the 2020 and 2021 preliminary budget. By September 30, the City is required to certify the preliminary budget and preliminary tax levy to the County. For the City, this means by the second Council meeting on September 23, 2019, the City Council must set and approve the preliminary budget and tax levy for 2020. In tonight’s budget packet, Council was provided with information on the current proposal for 2020-2021, proposed tax rate, proposed tax levy, as well as historical information on the prior year’s operating, capital and debt expenditures. Stark said that Staff is looking for direction on the

preliminary tax rate, tax levy and the new Economic Development Authority (EDA) tax levy and budgeted items.

Personnel Costs

Health insurance is currently budgeted for an 18.5% increase. Currently, Human Resources is seeking quotes from three other providers to see if the City can obtain a lower cost.

- No new full-time positions are in this budget
- 4.75% increase in all contracts plus non-union
- No change to long-term disability (LTD) or life insurance premiums
- A 4% lane change for staff that are not at the top of their pay range scale
- Merit pay for salaried employees

Charges for Services

- Election Judges for 2020
- Police – Dakota Communications Center (DCC) charges and other professional service charges utilized by the department
- Fire Department Contract – our share of the shared services provided by South Metro Fire Department
- EDA – increased the business subsidy/programming provided by the EDA. This is funded by the EDA levy, which is new this year. Increased funding will provide for the following activities:

Business Subsidy	\$100,000
South Robert Street Business Association Special District	\$40,000
Robert Street Maintenance	\$80,000
Unallocated (Other Services)	\$105,000
Total EDA Levy:	\$325,000

- Also included in Council’s packet was a chart which showing the past eight years of budget history. The average annual spend is \$50,000, excluding 2017 in which a pass-through grant was awarded to Tapemark and IEM.
- Increases in workers’ compensation insurance, general liability, auto premiums.
- Increase for additional street maintenance needs - patching and salt costs.
- Increase for annual sewer lining, televising and Metropolitan Council Environmental Services (MCES) charges.

Capital

Decrease for 2020: Road construction will be a small mill and overlay project on Marie Avenue. This will allow the sales tax to be collected for a year before we

add it to the budget for street construction program in 2021. Details are in the Capital Equipment Plan-Capital Improvement Plan (CEP-CIP) that was adopted on June 24, 2019.

Stark said we will do a very small street program in 2020 and jump back in full force in 2021 after the sales tax has accumulated for one year.

Debt

Increase levy per debt service schedule. The goal is to issue no new debt for road construction improvements. With the revenues of sales tax, Local Government Aid (LGA), franchise fees and state aid, the City should be able to fund the street improvements without issuing debt. This will allow the City's outstanding debt of \$58 million at the end of 2019 to start to decline by \$3 million annually. This will improve the City's overall financial outlook. Standard & Poor's (S&P) during this year's rating call had concern on the amount of debt the City has. This is the one comment in which the City was considered weak. As part of the documentation for this discussion, the S&P's rationale for affirming the City's AA rating was included. The last two sections of the report were dedicated to the City's debt.

It is a goal for West St. Paul to attain the highest rating of AAA. To attain that rating, the City needs to reduce debt, increase cash balances and lower the tax burden on the citizens of West St. Paul. The financial plan that the City has adopted should achieve these steps over the next five to eight years.

City Levy and Tax Rate

The City has experienced an 8.58% increase in total tax capacity for pay 2020. This results in an estimated market value (Mean) of \$238,635, up 9.63% from pay 2019, in which the estimated market value was \$217,669.

The preliminary budget is presented with an increase to the total overall levy of \$1,042,682, or 7.84%, for 2020 and \$472,493, or 3.40%, for 2021. There is a new piece to this rate. The EDA levy is a new separate tax rate in which the City's EDA business subsidy program and other EDA activities will be funded. Currently, this EDA levy is budgeted at \$325,000. For 2020, this separate levy is 1.67% of the overall tax levy of 71.992%, which is a slight decrease from 2019. In a previous report to Council, a much higher increase to the tax rate was projected. At one point, the projected 2020 tax rate was 81.139%.

These levy dollars can be used for the business subsidy, typically a \$100,000 each year. We have also indicate that we would put a \$40,000 SRSB district allocation. Stark said we also have an unallocated amount of \$105,000 which could decrease the levy or be added to something else.

Based on the market value of \$238,635, the taxes from this tax rate are up 151.87 from 2019.

Stark asked Council if the EDA levy should be a separate levy or combined with the City as one levy. Schroeder added that we end up in the same spot either way.

Mayor Napier said it would identify it as EDA.

Councilmember Pace asked what the benefit or no benefit is of doing this. Schroeder said the advantage of separating it out is the transparency and if there are specific EDA expenses where you want it addressed.

Schroeder said \$40,000 is for start-up costs. To get that service district moving, there is consulting work that has to happen. The \$80,000 for Robert Street maintenance seems obvious. The rest of it (\$205,000) is for the business subsidy and things like that.

Councilmember Pace asked if it's proposed to do the same amount every year. Schroeder said it's a percentage of market value, with the current cap about \$326,000, so it wouldn't grow a lot.

Councilmember Justen asked what the advantage is of moving Robert Street maintenance into EDA instead of the general budget. Schroeder said it is totally up to Council. He said if Council thinks adds some positive optics and it's a good thing, then it makes sense to do it. If not, don't do it.

Councilmember Justen said some element of optics is the number that people see. With all the best intentions, a lot of people will see \$325,000 being taken away. Even if it's in the budget anyway, the larger the number, the more the chance it could have bad optics.

Schroeder said at one point is our levy target, whether it has a separate EDA levy from the general fund, it's the same exact dollar number. It's not that the EDA allows you to increase your tax levy, you end up in the same spot, he said.

Councilmember Vitelli asked what number we need to certify. Stark said we will certify a tax levy and certify a budget.

Councilmember Justen said he is trying to figure out how it will look to the public.

Councilmember Vitelli said he feels it should be in the EDA. He also said he would like to see hanging flowers up and down Robert Street to make the street beautiful, similar to Grand Rapids and Bayport. Schroeder said we could do this either way.

Councilmember Justen said he doesn't understand why we would take the special district and put it in the hands of a private organization. There will be some concern because not every business owner on Robert Street is part of the South Robert Street Business Association (SRSBA), so he said he could see some significant pushback. And with it now in both the levy and in the budget, Councilmember Justen said he

thinks we need to talk about it before it's allocated. He wondered why it couldn't be handled by City Staff. Not sure why it's being moved to an outside entity.

Schroeder said it's here so we can have this conversation. And if, as a result of completing that conversation, you say you don't want to fund that effort, you don't.

Historically, Mayor Napier said a lot of that has been funded by the SRSBA. A lot of maintenance, putting up flags and banners, it has all been funded by them. What needs to happen, he said, is creating a committee made up of whoever wants to be included in it. Business owners on Robert Street should have a right to be a representative on that group. A significant source of costs can be covered through a group like that.

Councilmember Pace said if a certain amount of businesses sign on to a special service district, every business will get taxed for the service district and for marketing. But what we're talking about, he said, is the maintenance of the street which the City should take care of. SRSBA does the flags, he said.

Schroeder said there are two things. We have said for 2019 that we have \$60,000 and are proposing to increase it to \$80,000 for maintenance. The second is the \$40,000 request which would fund startup costs for the service district. Total consulting costs for the service district. Schroeder said that this is the request that has been made but he doesn't think it will take that much. If we don't fund the startup costs of the service district, it probably won't get funded in another way.

Councilmember Vitelli said when we sell Maaco, we will have a lot of money invested in that corner. When we receive payment for it, he asked if we can use that to offset the street.

Schroeder said that's a whole different item and that cash would be housed somewhere.

Councilmember Vitelli asked if we still need to levy the \$325,000 if we have that cash. Schroeder said it will most likely go to some sort of fund balance and there will be additional project costs on that block.

Stark said it will replenish the fund balance in the EDA as the cash balance goes down over the years.

Councilmember Berry asked if we can talk about the differences between Robert Street maintenance and the special district.

Schroeder said they don't intersect much. Our \$80,000 is for weeds, garbage, tree replacement. The service district as talked about is for banner purchase and replacement, marketing, things like flower baskets on the poles, but Schroeder said he's not sure if they've decided any of that as they are still working through it.

Councilmember Berry said they provide a great service by doing that now. If we don't create the service district, she asked if they will no longer do that. Schroeder said yes and that they could then reallocate their gambling funds to whoever asks for monies.

Councilmember Vitelli said his concern with the service district is that it will take a long time to get done. There are some business owners who take care of their place and others who don't, he said.

Schroeder said he doesn't know if it will ever get done even if money is allocated because it has to go through an approval process. He said there is a separate organization that is a service district. Part of that is asking the property owners if they are in support of it.

Councilmember Pace said one thing to remember and the reason why the group decided to go after the service district, and they visited White Bear Lake who has a service district, is to recoup some of the money that will actually be paid in tax. On the other hand, it could make the street look better and save the City money in the long run. He added that it is a long complicated process, because the State has to approve it and they have to get money from each business. and if it goes through in the end, the businesses will be paying for it and not the citizens, he said.

Councilmember Justen said, though not speaking for himself, that his concern is there are all these businesses on Robert Street that are not a part of SRSBA and there are others who are members, that now we are asking SRSBA to say they will tax these businesses and that they're going to market for all businesses. But if I'm a business owner and not a member, my concern when I see marketing is going here, and I'm paying for that marketing, is the marketing going to be for all of the businesses or is it going to lean towards just those involved in the organization. He added that he would think there are a lot of business owners who wonder how they will benefit from this or if only those who are already members of the organization will benefit. Councilmember Justen asked if SRSBA brought this forward. Schroeder said yes.

Naming it after a specific organization that doesn't contain all of business owners, Councilmember Justen said, could cause both some worry and could do more to discourage that vote going through approving it if they have misgivings of not being in control of how the marketing is going to work and the banners but are paying for them.

Schroeder said to keep in mind that we aren't either but the request was made if the City would assist with the startup costs of creating this entity. If the answer from the Council is that we are not interested, it either gets removed from the budget or it gets approved in the budget but is not spent.

Councilmember Vitelli gave a nod to the EDA assessment. Mayor Napier agreed.

Stark said the separate EDA levy ties into the fiscal disparity number that we were talking about earlier and it may change their mind.

Schroeder passed information to Council showing where the local tax rate has been over the last 12 years, changes in the City's tax capacity, and our tax capacity after subtracting fiscal disparities and tax increment financing.

Mayor Napier asked Schroeder to explain fiscal disparities.

Schroeder said we get every commercial development since 1971. When there's new commercial tax capacity or it is created, the increment between what was there before and what is there now goes into sort of a bucket. The portion of the bucket from West St. Paul goes into the pool and that entire pool has an entire pile of tax capacity which is distributed in a certain amount. Mendota Heights is a really big loser in that math, he said. They contribute a lot more than they get back. West St. Paul is a winner in this. Taxpayers in the area are subsidizing through that pool. It's to subsidize cities that have lower commercial tax market values than some others. Bloomington is a big contributor, as well as Maple Grove and others. South St. Paul, West St. Paul, North St. Paul, St. Paul and others are gainers. Woodbury is a contributor. We are a beneficiary of that. If you have a separate EDA levy, he said that will have an impact on our fiscal disparity distribution, in a negative way for the following years.

Councilmember Pace said if it's going to cost money, don't do it.

Councilmember Fernandez asked if having a separate EDA levy would restrict us in certain ways. Schroeder said actually no, that you could fund just about anything from the EDA levy. He said you could fund a squad car or street maintenance if you wanted. In the old days, it was different.

Back to fiscal disparities, Councilmember Fernandez said he doesn't see a point to have a separate EDA levy.

Mayor Napier said that is why he asked about what we would gain from it.

Stark said there would be more certifications.

Councilmember Justen said we are weighing the optics of the EDA looking good versus the financial disparities. He said he would not support the separate EDA levy.

Stark said when they put the worksheet together, they broke out both rates but always stayed within 2019 as the high tax rate but trying to lower that number.

Stark said what she is hearing is that Council wants to have one tax rate for 2020, which would be 70.685%.

Councilmember Fernandez said the levy percentage seems good and asked what last year was. Stark said 5.8%. Councilmember Fernandez said that seems like a good number.

Mayor Napier said Schroeder and Stark did a good job on this.

Schroeder said there is a lot that went into that. Our Local Government Aid (LGA) went up, there was a franchise fee increase, the fiscal disparities went up more than expected, and we reorganized debt.

Mayor Napier added that we put road construction on hold for a year. Schroeder said that is more of an impact on 2021-2023.

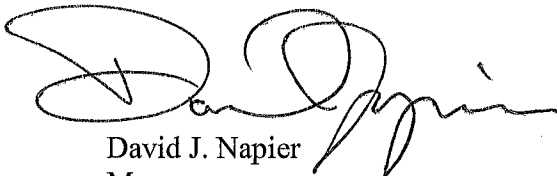
Mayor Napier said this is really good news.

Stark said we held our rating call for 2019 and S&P liked a lot of things we've done. She said we could go one of two ways. Keep going positively in the right direction and get an increase to our rate. But if things were to reverse, S&P could look at decreasing our tax rate. She said we want to go with the plans and policies we have in place.

5. Adjourn

Motion was made by Councilmember Berry and seconded by Councilmember Justen to adjourn the meeting at 6:07 p.m.

All members present voted aye. Motion carried.



David J. Napier
Mayor
City of West St. Paul