

August 2, 2016

The Scandia Planning Commission held their regular monthly meeting on the above date. The following were in attendance: Chair Christine Maefsky, Commissioners Walt Anderson and Tom Noyes. Travis Loeffler joined the meeting at 8:15. Staff present: City Planner Sherri Buss, City Administrator Neil Soltis and Treasurer Colleen Firkus. Council member Chris Ness was also in attendance. Chair Maefsky called the meeting to order at 7:13 p.m.

APPROVAL OF AGENDA, MINUTES

Noyes, seconded by Anderson, moved to approve the agenda. The motion carried 3-0.

Noyes, seconded by Anderson, moved to approve the July 2, 2016 meeting minutes as presented. The motion carried 3-0.

PUBLIC HEARING: RESOLUTION 08-02-16-01 INTERIM USE PERMIT FOR SPECIAL EVENT FACILITY, 12680 SCANDIA TRAIL, JEFF AND JULIE GACEK.

Jeff and Julie Gacek are requesting an Interim Use Permit (IUP) and an Annual Operating Permit (AOP) for a Rural Event Facility to be located at 12680 Scandia Trail North. The subject property is located in the AG-Core Zoning District and includes 19.98 acres. Applicants estimate a total number of 35-75 events per year between April and October that would include weekly worship services that may include barbeques and hay rides, marriage retreats, and wedding ceremonies with up to 150 attendees.

Planner Buss summarized her staff report which included a review of the Development Code definition and criteria for a Rural Event Facility, Performance Standards in the Code that covers Lot Size, Maximum Event Size, Utilities, Access, Parking, Sound Amplification, Setbacks, Hours of Operation, Number of Events, Signs, Landscaping, Security, Liability and other requirements. Planner Buss noted that the proposed use based on the requirements and standards for the Rural Commercial Use, the IUP, and AOP, indicate that with a revised site plan and implementation of the proposed conditions, the proposed use can meet the City's requirements and an IUP and AOP with 19 recommended conditions. The major issue to be addressed are the setbacks for the parking lot and the new barn's setback from the east property line.

Chair Maefsky opened the public hearing at 7:30 p.m. *Jeff Gacek, 12680 Scandia Trail*, spoke about their desire to be good neighbors and address any concerns, they hope to do ministry on their farm, and share it with the community by opening praise and worship services to everyone. They want to be good stewards of the property with which they have been blessed.

Gerard Payne, 21113 Meadowbrook Circle, moved up here for peace and quiet and this would change all that.

Keith Lurie, 23601 Quentin Ave., with partners owns Meadowbrook Farm which has 134 acres at the end of Meadowbrook and it is currently being farmed. Plans are to eventually develop the property into a conservation subdivision development in character with the rural area. The area is desirable because it is quiet, beautiful and rural and they hope to eventually have upper value high-end homes on large lots. Meadowbrook is a very low volume, rural road with a dead-end at his parcel. He is concerned about event traffic wandering down the road to other properties after events to continue partying. Also, the intensity of both event size and frequency is far from the character of the farm land as it exists today, and this type of use should be closer to the town

center and limited. In terms of the use and intensity of the design proposed, a denial of the request would not be unreasonable as it is inconsistent with adjacent property uses. Being on a small parcel and not on a working farm, it would basically be an event center, and a far greater intrusion in the neighborhood, than a similar use on a larger parcel warranting denial or more restrictions. He asked the following items to be considered: 1) Require access and parking off Hwy. 97, not Meadowbrook; 2) If Meadowbrook is the access, then clear signage should direct traffic out to Hwy. 97 and not into the neighborhood; 3) Amplification should end earlier such as 7:30 or 8:00 p.m.; 4) Limit the number of events to three per week, as one per night is excessive; 5) If alcohol is present, then an off-duty deputy should be required for crowd control and avoidance of over-serving; 6) If alcohol is served, then greater dram shop coverage be required than typical since it is a residential area and caterers with this coverage will have well-trained staff to prevent over-serving; 7) A decibel limit on both exterior and interior noise with the building adequately insulated to preclude any noise from amplification can be heard by nearby homes when they are in their yard; and 8) the owner should not be able to create events, either directly or by use of a related entity, as it is not a site for a restaurant/bar to hold music events and will require careful crafting of conditions and strong enforcement. Finally, the land was bought for AG use and has already been designed in advance of this meeting for something quite different. While a Rural Event Center is generally a good use for our city, it should be carefully regulated, to ensure no impact on surrounding owners and the long-term beneficial uses of the corner, including his land.

Jenny Ferderer, 21602 Meadowbrook Ave., said they just closed on their lot in July and the next day received notice of this proposal. Her family that includes three children would be greatly impacted by all the additional traffic from events. Meadowbrook is a quiet street with little traffic where her children can ride bikes and walk their dogs. That would all change with a 100 car parking lot placed on their road. The cars as well as bringing hundreds of different people into the neighborhood would compromise the safety of her children. The width of the street is not two full lanes and would not accommodate all the event traffic and impede their ability to enter and exit. There is not enough room to bypass that kind of traffic or to have it safely enter off of Hwy. 97. School buses would also be affected. If there were an event on a Friday afternoon, school buses would have difficulty entering and exiting through event traffic, and the children's safety exiting the buses would be impacted. Also, if events were seven days a week, the noise and crowds would affect their ability to enjoy their property and for her kids to maintain their regular early bedtime. Events across the street would affect the views of a rural landscape and disrupt their peace and quiet. She feels screening is inadequate and urges the impact to the neighborhood be strongly considered.

Tiffany Borsheim, 21033 Meadowbrook Circle, requested the request be tabled for later as there are several items that need to be addressed. The intersection of Hwy. 97 and Meadowbrook could not handle 100 cars trying to enter within a half hour period of time. There is a short hill that makes the intersection blind towards traffic heading east on Hwy. 97. There is potential for impatient drivers to bypass traffic waiting to turn onto Meadowbrook and hitting cars in the turn lane. Lofton and Hwy. 97 was changed to accommodate less traffic than the proposed event traffic. She is concerned with alcohol being served, the time period of sound amplification as well as who determines how long a ceremony will be, and the view when entering Scandia will be a large parking lot and event center, not the rural, quaint, nice, quiet town which is Scandia.

There is not enough screening. Comparable facilities listed are not comparable as other they are far from other homes and roads.

Rob Anderson, 21170 Newberry Ct., bought their property for the peace and quiet, with no other developments adjacent to their property or planned growth in the immediate area. His backyard abuts the east end of the Gacek property. He is concerned about the noise levels and can't see how the noise ordinance that he referenced can be met during an event. Safety of children in the neighborhood is also a concern. He wondered about Scandia's intent for the area as they have nature walks to the east and west of the property which are currently beautiful and peaceful. He asked for the proposal to be rejected.

Chris Ferderer, 21602 Meadowbrook Ave., said he lives on a quiet and peaceful road with beautiful scenery. He is concerned the intersection is dangerous and that it is poorly marked. Cars currently use the right-hand turn lane to pass motorists waiting to turn left onto Meadowbrook. Adding multiple cars will create an even more dangerous situation with cars traveling at highway speeds. Also, event goers may travel down the end of Meadowbrook and turn around in people's driveways as there is no cul-de-sac. The road is also not wide enough and puts families on the road at risk. If approved, the traffic should be considered and suggested the current driveway off of Hwy. 97 be used for access as it will have better visibility and be closer to the barn where events will be held. The parking lot will be bigger than the Scandia Plaza lot and almost as big at the community center lot and it doesn't make sense to put a large parking lot in the middle of a rural area. In addition, on the website for Redeemed Farms and he found that reservations are already being taken, including overnight stays in the bunkhouse. The possibility of events taking place seven days a week is completely unreasonable in a residential area. He asked if a change of use has been permitted for AG buildings, including a bunkhouse for overnight use, and was it done properly or was it an abuse under an AG use umbrella to setup this business over a 2 ½ year time period with no notice of intentions to the neighbors. The event facility will change their entire living situation and does not feel they should be subjected to unwanted traffic, noise, lights, loitering, and any other disturbances to the peaceful neighborhood. Serving alcohol will also create safety concerns that will need to be addressed.

Julie Ruddy, 21020 Meadowbrook, concurred with previous comments and emphasized the dangerous intersection of Hwy. 97 and Meadowbrook, where her family lives. Traffic is especially bad on the weekends as Hwy. 97 is a corridor to Wisconsin. Heading east and turning left onto Meadowbrook is already dangerous and causes her to fear for her family. Adding event traffic of 100+ cars April through October will create an incredibly dangerous situation. She is also concerned about serving alcohol on the premises. As a former owner of Meister's bar, she reiterated the need for trained servers to properly serve alcohol and to determine if people are being overserved. She finds that very concerning that that the proposals states events will be managed by volunteers, and that they will be able to manage people that have been drinking. The events will need trained people to serve alcohol and remove large groups of people after events in a timely manner. She is also concerned about enforcement of terms such as time limits and asked who neighbors are to notify if the requirements are being violated. Portable toilets will be unsightly as will a large parking lot. She also wondered if this was allowed to proceed as far as it has come without proper permits, as she had just gone through the IUP process before beginning her project. She enumerated the number of event centers already available in Scandia and does

not think Scandia needs another event center. She moved here from Minneapolis to get away from crowds, events, traffic and have peace and quiet, and finds it very distressing that now this will be a part of her life from April to October. The terms listed for the impact on the use, enjoyment, property values and scenic views would all be negatively impacted. She requests the application be denied.

Paula Anderson 21170 Newberry Court, stated they bought their house as it was zoned General Rural housing and chose to commute to work so they could live in nature and enjoy the its sounds and views. She questioned possible favoritism for spot zoning for this couple and why exceptions are being made. She asked how the homeowners on Meadowbrook will be protected. This will negatively impact her enjoyment of her property. Traffic safety on Hwy. 97 is also a big concern. Her daughter was involved in a serious car crash on Hwy. 97 just a couple weeks ago involving a drunk driver. She hopes the Commission will consider all these things.

Curtis Peterson, 21617 Meadowbrook Ave., said his main concern is the width of Meadowbrook as at 17.5 feet it barely accommodates two lanes of traffic, let alone people and children using the road, and it is totally inadequate for the kind of traffic proposed. He pointed out there is no room for a parking lot with a 33 foot easement and a 100 foot setback. Traffic going east is blind to cars waiting to turn at the intersection of Meadowbrook. Hwy. 97 would be a better access. He wondered if the Gaceks have gone through all the proper steps to start this project and does not see a hardship to make exceptions. Since this is zoned AG, and it is not being used for AG, but for commercial purposes, it doesn't fit in a quiet residential area. He noted you can have unlimited number of buildings for AG, but these buildings are not being used for AG, and questioned if the buildings meet commercial safety standards. Also, a proposed gift shop would not be allowed in AG. The Gaceks had a party a few weeks ago and he could hear the music and see the lights from his house over 1,000 feet away. If sound is amplified, then suggests it is kept inside. If approved, he asked for a screening barrier for a sight and sound on the north side. He also asked if overnight stays are allowed in AG. He does not have any issue with quiet church services, but asked it not be approved for an event facility.

Paul Schwope, 21174 Newberry Court, agrees with everything previously said. He could also clearly hear the music from two weeks ago in his yard. That is not something what he wants to hear on a weekly basis. He asked for this project to be denied.

Andrew Alexander, 21180 Meadowbrook, expressed concern about traffic safety, which is already horrible. He does not want to look at a parking lot, listen to amplified music, and wants to be able to enjoy his yard. He moved out here so he could have peace and quiet. He agrees with all previous comments.

Tim Husnik, 21460 Meadowbrook, the IUP requires a transportation management plan, which he feels was not done properly. There will be major accidents and traffic deaths if this is allowed. Traffic cannot be bypassed as there are turn lanes at the intersection, not bypass lanes, but cars will use those lanes to bypass any cars backed up to turn onto Meadowbrook for an event. The screening is inadequate on all sides, but especially on the north, west and east. He also did not understand why the planner changed conditions to greater than requested by the applicant and felt the conditions should be more restrictive to protect the residents.

Treff Wagner, 21147 Meadowbrook Circle, traffic is his biggest concern as it is easy to miss the turn which could cause a lot of people to make U-turns on Hwy. 97 when they miss it. He is also concerned with children's safety with strangers and alcohol allowed in the area. The street won't be safe anymore. He could also hear the music from two weeks ago, which was just a small family party. He feels too many exceptions are being allowed.

Keith Lurie, 23601 Quentin Ave., noting recent traffic deaths in the area, as a father, doctor and citizen, he feels we are asking for trouble as someone will die on that corner if this is allowed.

Joanne Bennick, 12400 213th Street N., submitted a letter dated July 29 with her concerns, but wanted to add a few things. Her street entrance is just prior to Meadowbrook and she takes her life into her hands any time she turns left into her street. People fly past her on the right and will encounter stopped traffic waiting to turn onto Meadowbrook. She asked the application be denied as this is an AG area and while it is a beautiful place, an event facility doesn't belong there. She is concerned about alcohol being served and who would they contact if there were problems. She requested strong restrictions are used if allowed, and Hwy. 97 is used for access, or their other lot to the east. She has a farm with cattle and never imagined a full-fledged commercial operation would be allowed across the street. Occasional family events are one thing, but weekly or daily events are something else. Hwy. 97 is a rural corridor and questioned Scandia's intent for the area.

Rob Anderson expressed his concerns about alcohol and traffic on Hwy. 97 as his daughter was recently seriously injured by a drunk driver running a stop sign from a side street onto Hwy. 97 just minutes west of this property.

Denver Martin, 12830 Scandia Trail, just moved next door this spring and did not receive notification this was happening. He believes people should be allowed to do what they want with their property, but loud music is a concern as there are no barriers between the barn and his house. If the parking lot were moved to the Hwy. 97 side, then that would be his view. They are planning on starting a family and moved here for the rural atmosphere and moving is not an option. They are worried this will ruin their slice of heaven.

Kate Huston, 21159 Meadowbrook Circle, there are no barriers to protect them from the sound as it is all open field. Their view would be of parking lots and cars. Safety on Hwy. 97 is also a concern as they already witness many close calls on Hwy 97, and adding alcohol to driving increases the risks. She also questioned if the building was permitted and inspected for its proposed use. As a commercial building it has to follow state codes.

The public comment period was closed at 8:52 p.m.

After thanking the public for their input, Chair Maefsky outlined what would happen next with the proposal. Planner Buss outlined the over-riding issues as transportation/traffic, setbacks, screening, noise and permits, and suggested the Commission table any action. Since only minimum traffic information was submitted and no concerns were identified by the engineer, Buss reminded the Commission that they can require a traffic study be completed to provide

objective information. Also, a revised plan from the applicants will be needed to see if the setbacks can be met, including the parking lot as part of the activity area. Applicants should also address screening, noise and lights in a revised plan. Conditions will also require the applicants to obtain any necessary state and local permits. Chair Maefsky asked about lot coverage and number of buildings. Buss responded that lot coverage will be affected by the composition of the parking lot, which could create more impervious surface. Maefsky also asked for plans for screening as a barrier to noise and lights, and to look at access through the current driveway or change it to a driveway further to the east. Buss suggested staff could approach MNDOT about access on Hwy. 97, but access would also need to be addressed in a traffic study. Commissioner Anderson asked if they intend to get a liquor license. Julie Gacek responded caterers would be licensed and insured to serve alcohol. Commissioner Anderson said he got the impression from the applicants this was a church, but the neighbors are viewing it as an event facility. Buss said having a church would be a primary use, but the primary use here is a residence with an event facility as a secondary allowed use. Commissioner Noyes expressed concern about the traffic and noted that the golf range had to put in turn and bypass lanes, which has less traffic than this proposal. Jeff Gacek said he was turned down for a new driveway access. Commissioner Anderson said it would be safer to have a Hwy. 97 access.

Planner Buss summarized what will need to continue considering this plan:

1. Transportation study that includes a traffic management plan and safety issues.
2. A revised plan to be accurate about buildings to be used and how they will meet the setback requirements including the parking lot.
3. Address the screening concerns.
4. Address the noise concerns.
5. Address the outdoor lighting with a plan.
6. Staff can contact MNDOT about requirements for an access.
7. Staff can also ask the building inspector and county about the kind of permits they will need for some of the activities, unless overnight lodging is eliminated. The Commission agreed the intention of the ordinance was not to allow overnight lodging as a part of this use.
8. The revised plan has to include the parking lot composition; what part gravel or paved and whether they will need a storm water permit. Putting the lot behind the building is recommended.

Chair Maefsky outlined the origins of the Event Facility ordinance saying it came about because there was another facility like this operating in Scandia and there were concerns brought up by a neighbor. The ordinance came about to regulate what would be allowed. The concerned neighbor was part of the group that wrote the ordinance. It is a permitted use in the city's ordinance. The Commission's goal is to make this as acceptable and non-impactful as possible, if it is approved. Chair Maefsky would like a condition about the length of amplification.

Anderson, seconded by Noyes, moved to table the Gacek request for an Interim Use Permit and Annual Operating Permit for a Rural Event Facility at 12680 Scandia Trail. The motion carried 3-0, with Anderson, Noyes and Maefsky voting yes and Loeffler abstaining as he missed most of the public hearing.

PUBLIC HEARING: SETBACK VARIANCE FOR A SEWER SETBACK FOR JERALD AND NANCY SCHILLING AT 12700 182ND STREET NORTH, RESOLUTION NO. 08-02-16-02.

The applicants are seeking to upgrade the septic system on their property at 12700 182nd Street North by constructing a new septic drainfield and locating a potential future secondary septic system site. Construction will require a variance from the required setback from wetlands on the parcel and the setback from the road right-of-way. The City requires a 40 foot setback from the road and a 75 foot setback from wetlands.

Planner Buss presented her findings that they meet the criteria for granting the variance as they need to have a septic system and have done their best to stay away from the lake and the wetland. Buss recommended approval of a variance to permit construction of a new septic system drainfield a minimum of 10 feet from the road-right-of-way, and a minimum of 30 feet from the nearest wetland boundary. The variance permits the location of the secondary septic system a minimum of 20 feet from the side property boundary and a minimum of 20 feet from the nearest wetland. The Watershed approved the request based on its location further away from the lake. Conditions include obtaining required permits from the City, the County and the Watershed District.

Chair Maefsky opened the meeting for public comments. There were no comments and the hearing was closed.

Maefsky, seconded by Loeffler, moved to approve Resolution No. 08-02-16-02, recommending approval of a Sewer Setback Variance for 12700 182nd Street North. The motion carried 4-0.

The recommendation to approve the Schilling variance will be presented to the Council at their August 16th meeting.

PUBLIC HEARING: ORDINANCE NO. 174 – AMENDING CHAPTER 2, SECTION 4.34 SOLAR FARMS AND COMMUNITY SOLAR GARDENS.

The Planning Commission discussed potential amendments to the Solar Ordinance at its June and July meetings. The draft of the amended ordinance was discussed.

Chair Maefsky opened the public hearing.

John Maloney, 22190 Olinda Trail, stated he would like a 1-year moratorium placed on solar farms and solar gardens. He would like time be taken to review whether or not this is right for our community.

Travis Roddel, 14195 237th Street, feels Scandia already has more than their share of solar gardens. He believes this is not compatible with rural views and would like no more be allowed in Scandia.

Keith Lurie, 23601 Quentin Ave., has just installed some solar panels at his house and is excited about being off the grid. But he is sensitive to visual beauty and ask the Commission to keep an

open mind to doing solar in a way that enhances our community and not detract from it. He suggested rather than a blanket policy, each application be taken on its own merit.

The public comment period was closed at 9:12 p.m.

Commission Anderson stated he felt Scandia was moving too fast and would like to take more time to review the impact of installed solar gardens as it has the potential to destroy the value of Scandia. Chair Maefsky pointed out they had already voted not to recommend the ordinance be repealed and they addressed the problems of setbacks and screening with this new ordinance. She asked that the word “practicable” be changed to “possible,” in item 4(G). Commission Loeffler added that the Commission and Planner Buss has done a lot of research and feels these changes have fixed the concerns previously expressed and allows for flexibility as well as allowing restrictions. Buss pointed out there is no perfect ordinance and after a lot of work a consensus had been reached by the Commission.

Anderson made a motion to put a one year moratorium on the ordinance to allow the already approved systems to be built so they can be reviewed a year from now to see their visual impact. The motion died due to no second.

Loeffler, seconded by Maefsky, moved to recommend approval of Ordinance No. 174, Amending Chapter 2, Section 4.34, Solar Farms and Community Solar Gardens. The motion passed 3-1 with Loeffler, Noyes, Maefsky voting yes and Anderson voting no.

The recommendation to approve Ordinance No. 174 to will be presented to the Council at their August 16th meeting.

PUBLIC HEARING: ORDINANCE NO. 175, AMENDING CHAPTER 2, SECTION 2.11, FOR USES IN THE RURAL COMMERCIAL DISTRICT.

The Planning Commission recently updated the lists of uses allowed and permitted in the VMU A and B Districts to move a significant number of uses from the group that requires a Conditional Use Permit to the list of uses that are allowed in those districts. As a result the uses in the Rural Commercial District needed to be reviewed as well and amended for consistency. “Yard Waste Facility” was added as a permitted use with a CUP, which will make Abrahamson Nursery conforming in their zoning district. The Commission discussed adding Craft Brewery as an allowed use with a CUP. The Commission asked for clarification on the number of liquor licenses allowed before adding this in as allowed use.

Chair Maefsky opened the public hearing. There were no comments and the hearing was closed.

Noyes, seconded by Loeffler, moved to recommend approval of Ordinance No. 175 to amend Section 2.11, Uses in the Rural Commercial District as presented. The motion carried 4-0.

The recommendation to approve Ordinance No. 175 will be presented to the Council at their August 16th meeting.

SITE VISIT POLICY

The Commission reviewed a redraft of the site visit policy drafted by City Attorney Andy Pratt noting that a section has been added for ex parte communications. Chair Maefsky asked that in #3 of the Procedures to strike a 5:30 start time, and in #5 of the procedures that the Planners “may” meet in the Community Center parking lot.

Loeffler, seconded by Noyes, made a motion to recommend the changes as presented and discussed to the Site Visit Guidelines for the Planning Commission. The motion carried 4-0.

TEMPORARY DWELLING UNIT STATE STATUTES

The Planning Commission discussed state legislation regarding temporary dwellings to be used as care facilities at their July meeting, and recommended that the City Council opt out of the state requirement, since the City provides for this use in a more flexible way than the state requirement. The Commission asked for an opportunity to review the city’s ordinance requirements in light of the state legislation. Planner Buss asked if the Commission would recommend allowing a caregiver to occupy the temporary dwelling, as well as the person receiving care, and whether this should be an Administrative Permit or CUP. The Commissioners agreed to revising the language to allow a caregiver to occupy the dwelling and to make this an Administrative Permit process. Commissioner Loeffler asked for the definition of time period of “Temporary.” Buss said it was for as long as a person needs it, then they have 30 days to remove the temporary dwelling unit. State Statutes allow occupancy for 6 months with one renewal. Buss reviewed the definition of “care” in Section 4.25 (2) at Loeffler’s concern over potential abuse. The definition states the caregiver must be related. The Commissioners felt the definition was too limited and wanted to use the state’s definition that also allows a health care agent to be a caregiver.

The Planning Commission recommended changing the Development Code in Section 4.25 Temporary Dwelling Unit – Care Facility to allow a caregiver to also occupy the temporary dwelling unit and to broaden the definition of caregiver based on state statutes. The next step will be a public hearing on the ordinance in September. The Council will have an item on their August agenda to opt out of the state requirement.

EXTERIOR STORAGE OF VEHICLES

Planner Buss introduced the issue for exterior storage and vehicle storage as the City has received a number of complaints regarding vehicle parking, including recreational vehicles. The issues have been particularly concerning smaller lakeshore parcels. Administrator Soltis was asking for discussion to clarify where storage should occur on lake lots. Buss said the question is does the Planning Commission want to reconsider the ordinance or is the existing ordinances that are in place reasonable in terms of storage of vehicles on property. Chair Maefsky asked what the issues are. Administrator Soltis said the number of vehicles permitted to be parked and for how long and how things are screened are the issue, and should setbacks be required, and how to define “front” and “back” yard on lakeshore parcels. Some lakeshore residents perceive the front to be lakeside, and others believe that the front is the street side. Buss stated that on most parcels, the front yard is the part of the yard that faces the street, but the definition in the code specifies that on lakeshore parcels the front of the lot faces the water.

Jimmy Johnson, 13480 182nd Street, was invited to express his concern about the recreational vehicles and cars stored along the street next to his home.

After much discussion, the Commission decided to table the discussion for a future date.

ITEMS FOR FUTURE AGENDAS

No items were proposed for future agendas.

ADJOURNMENT

Loeffler, seconded by Noyes, moved to adjourn the meeting. The motion carried 4-0.

The meeting adjourned at 10:17 p.m.

Respectfully submitted,
Colleen Firkus, Treasurer