

PLANNING BOARD MEETING

Wednesday, January 7, 2026

6:00 PM

City Hall Council Chambers

300 West Crowell Street, Monroe, NC

AGENDA

- Item 1.** Call to Order – Roll Call
- Item 2.** Pledge of Allegiance and Moment of Silence
- Item 3.** Conflicts of Interest
- Item 4.** Approval of Minutes – November 5, 2025
- Item 5.** Planning Board is requested to consider a zoning map amendment request to rezone the property located at 4301 Old Charlotte Highway and further identified as tax parcel 09-366-010 from Neighborhood Business (NB) to General Industrial (GI).
- Item 6.** Planning Board is requested to consider a zoning text amendment to the Unified Development Ordinance Section 8.2.10 titled “Exempt Signs.”
- Item 7.** Next Meeting: Wednesday, February 4, 2026 at 6:00pm
- Item 8.** Adjournment

ATTENTION BOARD MEMBERS:

Please contact Kimberly Davis at 704-282-4527 to confirm your attendance. Thank you.

**cc: Jeff Wells, Asst. City Manager
Lisa Stiwinter, Director of Planning and Development
Planning Staff**

**MINUTES OF THE
PLANNING BOARD MEETING**

**November 5, 2025, at 6:00 PM
City Hall – Council Chambers
300 W. Crowell Street, Monroe, NC**

Emailed to HR: 11/06/25

Item 1. Call to Order - Roll Call

Jennifer Smith, Chair, called the November 5, 2025 meeting to order at 6:00 p.m. Kimberly Davis called the roll.

Members Present: Jennifer Smith (Chair); Archie Morgan; Maryann Rasberry; Daryle Anderson; Pamela Duda (ETJ Member); Alisha DeBerry; Robin Holland (Alternate); John Harris (Alternate);

Members Absent: Chip Wardwell;

Staff Present: Jeffrey Wells, Asst. City Manager; Doug Britt, Asst. Director of Planning and Dev.; Megan Brightharp, Planner 1; Kimberly Davis, Admin. Asst. II;

Guests: Ila Carolyn Eubanks, John Holland, Cary Rogers, Steve Eubanks, Maya and Vladimir Andronik

Item 2. Pledge of Allegiance and Moment of Silence

Item 3. Conflicts of Interest- None noted.

Item 4. Approval of Minutes – October 1, 2025.

Motion: Archie Morgan made a motion to approve the minutes from October 1, 2025.

Second: Daryle Anderson

Action: The motion to approve passed with the following votes:

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Alisha DeBerry, Robin Holland,

NAYS: None

Item 5. Planning Board is requested to consider a zoning map amendment to rezone the property located at 307 Ridge Road and further identified as tax parcel 09-213-009 from Regional Corridor-Mixed Use (RC-MX) to Residential Low Density (RLD).

Megan Brightharp, Planner I, presented the proposed zoning map amendment. The subject property is located south of Fowler Road and west of Ridge Road. The applicant requested to rezone the subject property from Regional Corridor- Mixed Use (RC-MX) to Residential Low Density (RLD). The Residential Low Density (RLD) district is intended to accommodate single family residential development in areas within the City of Monroe which may not be served by public water or sewer and are not appropriate for higher densities. RLD is intended to allow for single family homes on larger lots and may permit compatible uses.

The subject property is currently developed with two residential structures. The subject property is zoned RC-MX as are the parcels to the north. Parcels to the east across Ridge Road are a part of the Unionville City limits. Property to the south is zoned as Conditional District and properties to the west are also zoned RC-MX. There is an RLD parcel to the north that was rezoned last year that was previously zoned RC-MX. The Land Use and Transportation Plan indicates this area as Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning Residential Low Density (RLD) will establish a residential use in an area designated for residential development. A rezoning notification sign will be posted 10 days prior to the public hearing. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing. Planning Staff recommends approval of the rezoning.

The Board had some questions for Megan. This zoning does not affect The Ridge at 601 which is zoned as Conditional District. This parcel is off the main road and shares a driveway with another address. The current rezoning is based on the Future Land Use Plan. A complete overhaul of the zoning map was done in 2022 when the RC-MX district was created to implement the vision of the Land Use Plan that was adopted in 2018. There was a Regional Mixed-Use Center in close proximity to that parcel which is why it ultimately got rezoned RC-MX.

The property owner, Ila Carolyn Eubanks, who lives at 307 Ridge Road, Monroe, and her son, Steve Eubanks, at 313 Ridge Road, both approached the podium for questions. She has lived on this property for 60+ years and her son lives on the property right behind her. They share a driveway. Her plans for the property is to continue living there. She wanted to go back to residential because, when they rezoned, they were put in as Commercial and there is nothing commercial around them except for The Ridge at 601. She did not know it had been rezoned into commercial. She contacted the City Planning Department several months ago and found out she was in commercial. When they rezoned her to commercial, her taxes for the City of Monroe were raised to over \$4000 and with her county taxes added, it takes almost half of her Social Security for the year. Her yearly taxes are now over \$9000 with this commercial zoning. They were annexed into the City of Monroe in the late 1990's and early 2000's.

Megan clarified that the Future Land Use Plan established a commercial corridor as was expressed by Monroe residents after many public comments and workshops. These homes are still residential properties even though they were rezoned and are now classified as commercial. Many notifications, such as posted signs on major thoroughfares into Monroe, door knockers and legal notifications, were required in order to notify the residents.

Motion: Archie Morgan made a motion to recommend approving Land Use and Transportation Plan Compliance.

Second: Jennifer Smith

Action: The motion to approve passed with the following votes:

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson, Pamela Duda, Alisha DeBerry, Robin Holland,

NAYS: None

Motion: Archie Morgan made a motion to recommend adoption of the Ordinance Amending Section 157.1.2.1- Official Zoning Map.

Second: Jennifer Smith
Action: The motion to approve passed with the following votes:

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson,
Pamela Duda, Alisha DeBerry, Robin Holland,
NAYS: None

Item 6. Planning Board is requested to consider a zoning map amendment to rezone 6.04 acres located along Myers Road and further identified with parcel ID number 07-027-003 A90 from Union County RA-20 to Residential Low Density (RLD) City of Monroe.

Megan Brightharp, Planner I, presented the annexation and zoning map amendment request regarding the property located along Myers Road. The subject property is located north of Myers Road and east of Willow Way Lane. The applicant is requesting to rezone the subject property from RA-20 in Union County to Residential Low Density. The Residential Low-Density district is intended to allow for single-family homes on larger lots and may permit compatible uses. The property is currently undeveloped. Property to the north, east and west are zoned RA-20 in Union County. Property to the south is zoned RLD (Residential Low Density). The Land Use and Transportation Plan indicates this area is designated as a suburban land use category. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Planning staff believes the request is consistent with the Land Use and Transportation Plan because the proposed rezoning to Residential Low Density (RLD) will establish a residential use in an area designated for residential development. A rezoning notification sign will be posted 10 days prior to the public hearing. An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing. Planning staff recommends approval of the rezoning.

The Board had some questions for Megan. The subject property is located near Willow Way Lane with the larger, by-right homes and right before Myers Road takes you back to Rocky River Road, just before the Rocky River Road-Secret Short Cut Road intersection. RA-20 in Union County and Residential Low Density in City of Monroe are the same zoning in different jurisdictions. The applicants have not proposed any City sewer and water access at this point. The parcel is separated by the city limit line and they want to rezone the whole parcel into the city limits. There was a similar situation with another property on another case where the City line cuts through the parcel and they want to bring the parcel into the City limits to do what they want to do. There is not a current plan for this property, but they would be able to build sixteen homes at the most by-right. The legal department and Planning Staff had a conversation that annexations are to be a City Council determination so this is only a discussion on the rezoning.

Vladimir Andronik and his daughter, Maya Andronik, the property owners at 4911 Myers Road, approached the podium to speak to the Board. The applicant has six children and he wants to build homes for each of the children and their families. Since it is split between the County and the City, they are unable to all build on there as it currently stands. They are only allowed two houses there right now since it is landlocked.

Motion: Jennifer Smith made a motion to recommend adoption of the Resolution Approving Land Use and Transportation Plan Compliance.

Second: Pamela Duda

Action: The motion to approve passed with the following votes:

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson,
Pamela Duda, Alisha DeBerry, Robin Holland,

NAYS: None

Motion: Jennifer Smith made a motion to recommend adoption of the Ordinance amending
Section 157.1.2.1- Official Zoning Map.

Second: Pamela Duda

Action: The motion to approve passed with the following votes:

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson,
Pamela Duda, Alisha DeBerry, Robin Holland,

NAYS: None

Item 7. Next Meeting: Wednesday, December 3, 2025 at 6pm

Item 8. Adjournment

Motion: Archie Morgan made a motion to adjourn.

Second: Pamela Duda

Action: The motion to adjourn passed with the following votes:

AYES: Jennifer Smith, Archie Morgan, Maryann Rasberry, Daryle Anderson,
Pamela Duda, Alisha DeBerry, Robin Holland,

NAYS: None

The meeting was adjourned at **6:28 p.m.**

Respectfully Submitted,

Jennifer Smith, Chair
Planning Board

Kimberly Davis
Secretary to the Board



STAFF REPORT

TO: Planning Board

DATE: January 7, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Megan Brightharp, Planner

SUBJECT: Zoning Map Amendment for the property identified as 4301 Old Charlotte Highway (tax parcel 09-366-010).

SUMMARY STATEMENT

Planning Board is requested to consider a zoning map amendment request to rezone the property located at 4301 Old Charlotte Highway and further identified as tax parcel 09-366-010 from Neighborhood Business (NB) to General Industrial (GI).

REVIEW

The City of Monroe has received a request from Mark Tantillo on behalf of Guy Properties to rezone the subject property from Neighborhood Business to General Industrial. The General Industrial (GI) district is intended to permit light industrial and manufacturing establishments of varying scales and limited commercial and office/medical uses necessary for the vitality of an industrial district. The property is currently undeveloped.

AREA CHARACTERISTICS

Adjoining Land Uses and Zoning District

	Existing Uses	Zoning District
North	Commercial	RMD, Residential Medium Density
East	Industrial	GI, General Industrial
South	Industrial	GI, General Industrial
West	Residential	RLD, Residential Low Density

LAND USE AND TRANSPORTATION PLAN CONSISTENCY

The Land Use and Transportation Plan indicates this area as Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods.

Planning staff believes the request is not consistent with the Land Use and Transportation Plan because the proposed rezoning to General Industrial (GI) will establish an industrial use in an area designated for residential development.

PUBLIC NOTIFICATION

A rezoning notification sign will be posted 10 days prior to the public hearing.

An official rezoning notification letter will be sent to the adjacent property owners located within 150 feet, 10 days prior to the public hearing.

RECOMMENDATION

Planning Staff recommends denial of the rezoning.

Approval Actions

1. Motion to recommend adoption of a Resolution *Approving* Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution.
2. Motion to recommend adoption of the Ordinance amending Section 157.1.2.1- Official Zoning Map.

Denial Actions

1. Motion to recommend adoption of the Resolution *Denying* Land Use and Transportation Plan Compliance.
2. Motion to recommend denial of the zoning map amendment

Attachments:

Attachment 1-Ortho Map
Attachment 2-Zoning Map
Attachment 3-Future Land Use Map
Attachment 4-FLUM Description
Attachment 5-R-2026-XX Approval
Attachment 6-R-2026-XX Denial
Attachment 7-O-2026-XX Section 157.1.2.1

Ortho Map
PLMA-2026-00100

Legend

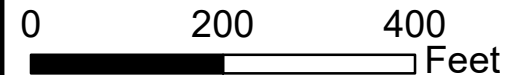
- Centerlines
- City Limits
- ▭ Parcels
- ▭ Subject Property

Existing:

NB
(Neighborhood Business)

Owner:
Guy Properties











Acres: 3.382



Zoning Map

PLMA-2026-00100

Legend

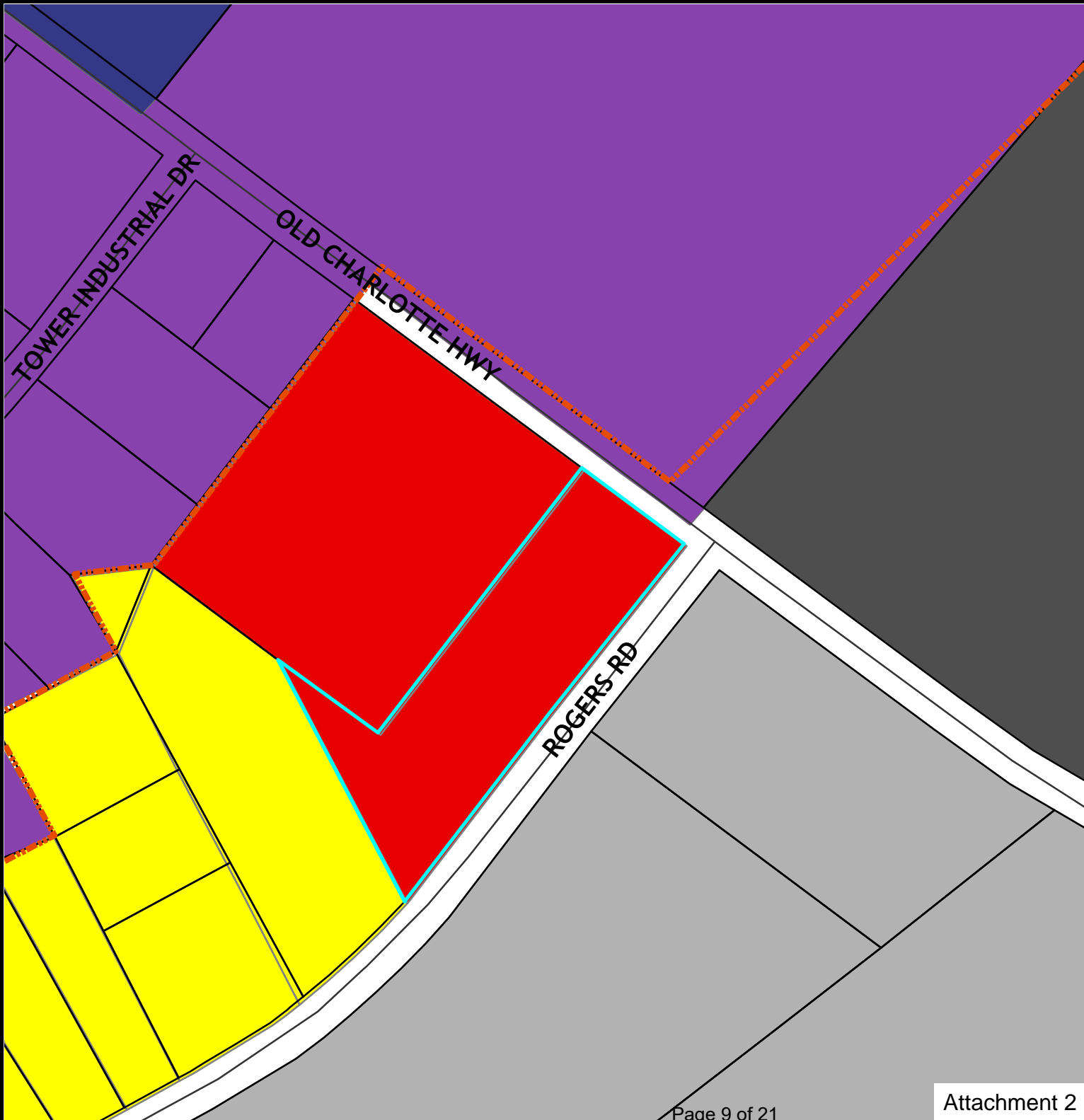
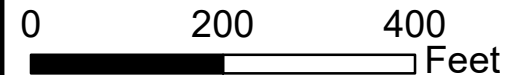
-  Centerlines
-  City Limits
-  Parcels
- Monroe Zoning Districts**
-  GI
-  HI
-  NB
-  RLD
- UC Zoning Districts**
-  LI
- Municipal**
-  Indian Trail
-  Subject Property

Existing:

NB
(Neighborhood Business)

Owner:
Guy Properties

Acres: 3.382



Future Land Use Map PLMA-2026-00100

Legend

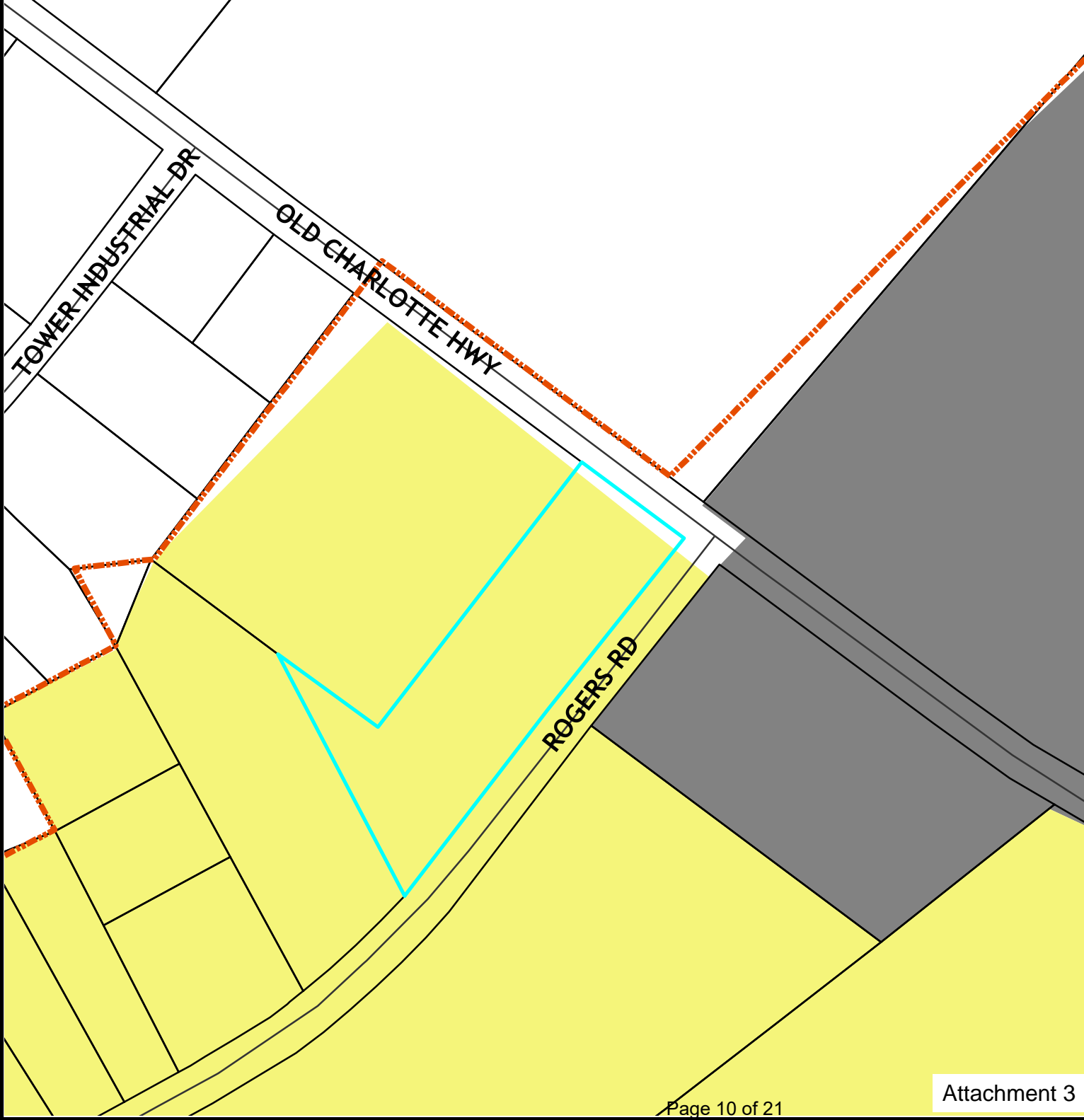
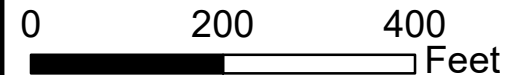
- Centerlines
- City Limits
- Parcels
- Industrial
- Suburban
- Subject Property

Existing:

NB
(Neighborhood Business)

Owner:
Guy Properties

Acres: 3.382



Land Use and Transportation Plan Description

The Land Use and Transportation Plan indicates this area as Suburban. While residential uses typically take the form of neighborhoods with uniform housing types and densities, a mix of housing types and lot sizes is preferred in Suburban locations. Commercial development mostly serves the needs of nearby residents and often locates along corridors with higher traffic volumes and near prominent intersections. Emphasis should be placed on integrating the design of commercial centers with surrounding neighborhoods.

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE**

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for the property located at 4301 Old Charlotte Highway further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Suburban, industrial is not listed as a priority use; therefore, it is not consistent. However, this proposal is a reasonable use or in the public interest because:

Based on this information, the conditions have changed which justify amending the Land Use and Transportation Plan. As a result of this zoning map amendment approval, the Land Use and Transportation Plan would be amended to reflect the land use modification.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of a Resolution Approving Land Use and Transportation Plan Compliance of the zoning map amendment for a portion of the property with Union County Tax Parcel Number: 09-366-010.

Adopted this 7th day of January, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION PLAN
COMPLIANCE**

R-2026-XX

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning map amendment for a portion of the property located at 4301 Old Charlotte Highway further described below is not consistent with the adopted Land Use and Transportation Plan. The Land Use and Transportation Plan indicates this area as Suburban, industrial is not listed as a priority use; therefore, it is not consistent. The proposal is not reasonable and not in the public interest because the proposed rezoning to General Industrial (GI) will establish an industrial use in an area designated for residential development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe recommends adoption of the Resolution Denying Land Use and Transportation Plan Compliance for a portion of the property with Union County Tax Parcel Number: 09-366-010.

Adopted this 7th day of January, 2026.

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2026-XX**

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157 ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Amend §157.1.2.1 OFFICIAL ZONING MAP as follows:

Rezone a portion of the property located at 4301 Old Charlotte Highway further identified with parcel ID # 09-366-010 from Neighborhood Business (NB) to General Industrial (GI).

Section 2. This Ordinance shall be effective upon adoption.

Adopted this 24th day of February, 2026

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Planning Board

DATE: January 7, 2026

FROM: Lisa Stiwinter, Planning and Development Director

PREPARED BY: Keri Mendler, Senior Planner

SUBJECT: Zoning Text Amendment to Section 157.8.2.10 titled “Exempt Signs” of the Unified Development Ordinance (UDO).

SUMMARY STATEMENT

Planning Board is requested to consider a zoning text amendment to Code of Ordinances - Title XV: Land Usage, Chapter 157, Section 8.2.10 titled “Exempt Signs”. The purpose of this text amendment is to modify the language in the sign code to exempt the City from the sign requirements regarding city identification and wayfinding signage.

REVIEW

Planning Board is requested to consider a zoning text amendment to Code of Ordinances - Title XV: Land Usage, Chapter 157, Section 8.2.10 titled “Exempt Signs”. The purpose of this text amendment is to modify the language in the sign code to exempt the City from the sign requirements regarding city identification and wayfinding signage.

Exemption language was added to the previous Unified Development Ordinance in 2016 to allow implementation of the City’s master sign program for wayfinding signs and facility signs; however, this exemption language was not carried forward in the new code when adopted in 2022.

Approval of this exemption language would allow identification and wayfinding signs to be installed to better assist residents and visitors with finding city facilities, while also making it clear when one enters the city limits.

RECOMMENDATION

Planning staff recommends approval of the text amendment.

Planning Board will need to take the following action:

APPROVAL	DENIAL
1. Motion to adopt Resolution recommending <i>approval</i> of the Land Use and Transportation Plan compliance.	1. Motion to adopt Resolution recommending <i>denial</i> of the Land Use and Transportation Plan Compliance, authorization for staff to draft the resolution based on the reason(s) provided and authorization for the Chair to sign the resolution
2. Motion to adopt the Ordinance amending Code of Ordinances-Title XV: Land Usage, Chapter 157: Section 8.2.10	2. Motion to recommend <i>denial</i> of the zoning text amendment

Attachments:

1. R-2026-XX Approval
2. R-2026-XX Denial
3. O-2026-XX

**RESOLUTION APPROVING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2026-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.2.10 Exempt Signs is consistent with the Land Use and Transportation Plan because the Plan states Monroe will be a vibrant community that will be a great place to live and work and the proposed text amendment will allow uniform signage for the city that will assist visitors and residents in finding the services and facilities they need.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe adopts the Resolution Approving Land Use and Transportation Plan Compliance to amend Section 8.2.10 Exempt Signs.

Adopted this 7th day of January, 2026

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**RESOLUTION DENYING LAND USE AND TRANSPORTATION
PLAN COMPLIANCE
R-2026-XX**

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the Planning Board does hereby find and determine that the adoption of the zoning text amendment to amend the Code of Ordinances-Title XV: Land Usage, Chapter 157, Section 8.2.10 Exempt Signs is not consistent with the Land Use and Transportation Plan because:

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the City of Monroe adopts the Resolution Denying Land Use and Transportation Plan Compliance to amend 8.2.10 Exempt Signs.

Adopted this 7th day of January, 2026

Jennifer Smith, Planning Board Chair

Attest:

Kimberly Davis, Secretary to Planning Board

**ORDINANCE TO AMEND CITY OF MONROE CODE OF ORDINANCES
TITLE XV: LAND USES
CHAPTER 157: ZONING CODE
O-2026-XX**

Preamble

Pursuant to authority conferred by Chapter 160D-701 of the North Carolina General Statutes, as amended and for the purpose of promoting the health, safety, morals, or general welfare of the inhabitants of the City by lessening congestion in and around the streets; securing safety; preventing the overcrowding of land; avoiding undue congestion; and facilitating the adequate provision of transportation,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONROE THAT TITLE XV, CHAPTER 157: ZONING CODE OF THE CITY OF MONROE CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

TEXT AMENDMENT

Section 1. Amend Section §157.8.2.10 titled “**Exempt Signs**” as follows:

- A. **Types of Exempt Signs.** The following signs are permitted and may be erected in any zoning district, unless otherwise provided, without securing a permit, subject to meeting all requirements of this UDO:
1. Signs required by Federal, State, or local laws, ordinances, codes, or regulations.
 2. Street address signs.
 3. Professional nameplates not exceeding six (6) square feet in area.
 4. Identification signs at the entrance of the property limited to three (3) square feet in area.
 5. Signs inside a building or structure or located on property such that they are not visible from a public rights-of-way.
 6. On-site directional signs not exceeding three (3) square feet in sign area and three (3) feet in height.
 7. On-site parking space signs not exceeding one (1) square foot of sign face per sign. One such sign shall be allowed for each parking space on the property.
 8. Emergency warning signage erected by a governmental agency, public utility, or contractor performing work within the right-of-way
 9. Regulatory signage erected by the City of Monroe.
 10. Signage erected by the North Carolina Department of Transportation (NCDOT)

11. Flagpoles and flags, provided the standards below are met:
 - a. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts, thirty-five (35) feet in nonresidential districts.
 - b. Only (1) one flag per pole, up to six (6) feet by ten (10) feet, or two (2) flags per pole for flags up to four (4) feet by six (6) feet, may be flown at a single time.
 - c. Flagpoles shall be located no closer than fifteen (15) feet from the edge of any adjacent right-of-way or separate property.
 - d. There shall be a maximum of three (3) flagpoles per lot or parcel.
12. Signage on fence wraps affixed to perimeter fencing at a construction site that are exempt pursuant to N.C.G.S. § 160D-907.
13. Signs, lights, figurines, and decorations that are temporarily displayed for a maximum of sixty (60) days at a time, three (3) times a year. Maximum four (4) square feet for any sign.
14. Additional exemptions for residential uses:
 - a. Up to twelve (12) square feet of signage placed in a window or in a yard.
 - b. In addition to signs permitted in subsection (a), an additional twelve (12) square feet of signage may be placed in a window or in a yard:
 - i. Beginning forty-five (45) days before, and ending five (5) days after, a Federal, State, or local government election;
 - ii. While the property where the sign is located is offered for sale or rent; or
 - iii. Beginning two (2) days before, and ending one (1) day after, an otherwise permitted garage or yard sale.
15. Human held signs that do not obstruct the flow of vehicular or pedestrian traffic.
16. Permanent city identification and wayfinding signs as authorized by the Monroe City Council and/or City Manager.

Section 2. This Ordinance shall be effective upon adoption.

Adopted this ____ day of _____, 2026.

Attest:

Robert A. Burns, Mayor

Bridgette H. Robinson, City Clerk