



BOARD OF TRUSTEES
July 26, 2022
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

Regular Meeting Agenda

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to euckerkk@wellingtoncolorado.gov. The email must be received by 4:00 p.m. on the day of the meeting. The comments will be provided to the Trustees and added as an addendum to the packet. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click this URL to join.

<https://us06web.zoom.us/j/82138469849?pwd=RUJpMEIzSFNkb2VGT0tDRGRMOU9jdz09>

Passcode: 201462

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Or One tap mobile:

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Or join by phone:

US: +1 720 707 2699 or +1 346 248 7799 or +1 669 444 9171 or +1 253 215 8782

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
3. Amendments to Agenda
4. Conflict of Interest

B. COMMUNITY PARTICIPATION

1. Public Comment

C. PRESENTATION

1. Larimer County Sheriff's Office - School Resource Officer Presentation

D. CONSENT AGENDA

1. Minutes of the July 12, 2022 regular Board of Trustees meeting

E. ACTION ITEMS

1. Appointment of Board of Trustee Members to the Main Street Management Exploration Committee

F. REPORTS

1. Town Attorney
2. Town Administrator
3. Staff Communications
 - a. Federal Grant Requirements
 - b. Main Street Open for Business Grant
4. Board Reports

G. ADJOURN

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



Board of Trustees Meeting

Date: July 26, 2022

Subject: Larimer County Sheriff's Office - School Resource Officer Presentation

BACKGROUND / DISCUSSION

Members of Larimer County Sheriffs Office will be providing information regarding the School Resource Officer position for the schools located in Wellington.

STAFF RECOMMENDATION

For informational purposes only.

ATTACHMENTS

None



Board of Trustees Meeting

Date: July 26, 2022

Subject: Minutes of the July 12, 2022 regular Board of Trustees meeting

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. 07.12.22 BOT Minutes - DRAFT



BOARD OF TRUSTEES

July 12, 2022

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

MINUTES

A. CALL TO ORDER

Mayor Chaussee called the meeting to order at 6:30 p.m.

1. Pledge of Allegiance

Mayor Chaussee asked that all rise for the pledge of allegiance.

2. Roll Call

Mayor Calar Chaussee

Mayor Pro Tem Ashley Macdonald

Trustee Jon Gaiter

Trustee Brian Mason

Trustee Rebekka Kinney

Trustee David Wiegand

Trustee Shirrell Tietz

Also Present:

Patti Garcia, Town Administrator

Dan Sapienza, March & Olive, LLC, Town Attorney

Krystal Eucker, Town Clerk

Seargent Cherry, Larimer County Sheriff's Office

Charity Campfield, Finance Director

Hallie Sheldon, Management Analyst

Cody Bird, Planning Director

3. Amendments to Agenda

Mayor Chaussee asked if there were any amendments to the agenda this evening. Mr. Sapienza informed the Board that Meagan Smith, Deputy Public Works Director is out and unable to provide information regarding the executive session.

Trustee Gaiter moved to remove the executive session from this evening's agenda; Trustee Tietz seconded the motion. Roll call on the vote resulted as follows:

Yays – Gaiter, Kinney, Mason, Tietz, Wiegand, Macdonald, Chaussee

Nays – None

Motion carried.

4. Conflict of Interest

Mayor Chaussee asked if there were any conflicts of interest on this evening's agenda; there were no conflicts of interest.

B. COMMUNITY PARTICIPATION

1. Public Comment

The meeting was opened for public comment; Christine Gaiter, Lisa Chollet, Kathy Wydallis and Phyllis Mortensen provided comments.

C. CONSENT AGENDA

1. Minutes of the June 28, 2022 Board of Trustees Meeting

Trustee Mason moved to approve the consent agenda; Trustee Tietz seconded the motion. Roll call on the vote resulted as follows:

Yays – Gaiter, Mason, Tietz, Wiegand, Macdonald, Chaussee

Nays – None

Motion carried.

D. ACTION ITEMS

1. Ordinance No. 14-2022 - An Ordinance Concerning Utility Billing Procedures

Ms. Campfield provided an overview of proposed changes to Chapter 13, including;

- Repeal Sec. 13-1-80 (b) Utility service deposit requirements.
- Sec. 13-1-90 (a) Repeal tenant responsibility.
- Sec. 13-1-90 (b) Late fees are adjusted from 1% to a flat fee of \$5.
- Sec. 13-1-130 (1) door tags will be hung 24 hours prior to shut-off.
- Sec. 13-1-130 (2) e. \$50 service charge for discontinued service.
- Sec. 13-1-130 (3) \$20 fee for every subsequent turn off notice in a calendar year.
- Sec. 13-1-150 Addition of Finance director to list of staff to make corrections to utility accounts.

The meeting was opened for public comment; Karen Eiffert, Lisa Chollet and Levi Killough provided comments.

Mayor Pro Tem Macdonald moved to approve Ordinance 14-2022, An Ordinance Concerning Utility Billing Procedures with the amendment of the door tag notice to be 72 hours instead of 24 hours; Trustee Kinney seconded the motion.

The Board of Trustees engaged in deliberation.

Trustee Gaiter moved to postpone Ordinance 14-2022 to August 9, 2022; Trustee Kinney seconded the motion. Roll call on the vote resulted as follows:

Yays – Tietz, Wiegand, Gaiter, Kinney, Mason, Macdonald, Chaussee

Nays – None

Motion carried.

Mayor Chaussee closed the regular meeting at 7:24 p.m. and opened the Liquor License Authority.

E. LIQUOR LICENSE AUTHORITY

Roll Call

Mayor Calar Chaussee

Mayor Pro Tem Ashley Macdonald

Trustee Jon Gaiter
Trustee Brian Mason
Trustee Rebekka Kinney
Trustee David Wiegand
Trustee Shirrell Tietz

1. New License Application - KLC2, LLC d/b/a Wellington Manor
Mayor Chaussee opened the public hearing.

Trustee Kinney disclosed that she does not have a conflict of interest with this agenda item although she does have a relationship with the applicant. Trustee Kinney is a Board member of the Beauty Renewed Foundation and they will operate in conjunction with the application. There is no financial gain as a member of the Board.

Trustee Macdonald inquired if Trustee Kinney's presence will have an undo influence on the decision making

Trustee Kinney replied that it will not and she will make her decision based on the evidence presented this evening.

Trustee Tietz inquired if Trustee Kinney receives any free items for being a Board Member.

Trustee Kinney replied that she did not.

Ms. Eucker informed the Board that KLC2, LLC, d/b/a Wellington Manor has submitted an application for a Lodging and Entertainment retail liquor license on April 26, 2022. Since that time, the application has been corrected and/or amended. The application included in packet material dated, June 17, 2022 is the complete and correct version of the application. The premise location for the application is 3922 Cleveland, Avenue within the Town of Wellington.

KLC2, LLC has submitted all the required documentation for the application which includes:

- Completed Liquor Retail License Application form for the Lodging and Entertainment license class.
- Payment of associated fees to the Town of Wellington and to the State of Colorado.
- Diagram of the premise area to be licensed.
- Proof of possession of the premise through a lease agreement.
- Background information and Financial Documents
- Limited Liability Company Applicant Information

Wellington Manor is a full-service spa that will sell liquor beverages to patrons during spa services as well as host small events such as weddings and baby/bridal showers.

Notice of the public hearing was published in the Fort Collins Coloradoan on July 1, 2022 and the notice sign was posted on the premise location on July 1, 2022.

In processing an application, the local licensing authority must consider the following as outlined in C.R.S 44-3-312:

- facts and evidence;
- reasonable requirements of the neighborhood;
- desires of adult inhabitants of the neighborhood;
- the number, type, and availability of alcohol beverage outlets in the area;
- There are six on-premise liquor licenses within a quarter mile; four restaurants and two sales rooms.

- an initial background check of the individuals involved; and
- the effect on competition in certain cases
- There is no other establishment in the Town of Wellington that holds a Lodging and Entertainment liquor license.

The applicants, Lisa Christopherson and Kristi Cannon were present to address any questions from the Board.

Mayor Chaussee swore in Mr. Christopherson and Ms. Cannon.

Ms. Christopherson addressed the Board and informed them that Wellington Manor will be a full-service spa, clothing boutique and small events venue. Staff will be TIPS certified. Food will be available as well and Ms. Christopherson is being trained in charcuterie.

Trustee Gaiter noted that the premise diagram did not include the required measurements. The applicants will get this added.

Public comments in favor of the application were received from Kelly DeVries, Troy Hamman and Lisa Chollet.

Trustee Mason moved to approve the Retail Liquor License Application for KLC2, LLC;; Mayor Pro Tem Macdonald seconded the motion. Roll call on the vote resulted as follows:

Yays –Mason, Tietz, Wiegand, Gaiter, Kinney, Macdonald, Chaussee

Nays – None

Motion carried.

Mayor Chaussee closed the Liquor License Authority and resumed the regular meeting at 7:56 p.m.

F. REPORTS

1. Town Attorney
None.

2. Town Administrator
Ms. Garcia informed the Board that representation from the Town at the Fire Department meeting as well as the community meeting with Commissioner Kefalas.

Also, a request has been made by Trustee Gaiter to have meetings about the budget with each department head. The consensus of the Board was to review the budgets in a work session.

3. Staff Communications

- a. Boys and Girls Club Grant Report
- b. Board of Trustee Planning Calendar

4. Board Reports

Trustee Tietz informed the Board that the CAC will begin budgeting soon to be able to present to the Board of Trustees and the CAC is working on their bylaws.

Mayor Pro Tem Macdonald mentioned the positive comments regarding the 4th of July celebration.

Trustee Mason mentioned that he attended the Regional Opioid Abatement meeting and they are working on the bylaws.

Trustee Kinney mentioned the Community Conversation with Kefalas meeting on July 14, 2022 regarding school safety.

Trustee Gaiter mentioned the finance committee held their meeting and they are working on their bylaws.

G. ~~EXECUTIVE SESSION~~

The executive session was removed from this evening's agenda.

1. ~~For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to Section 24-6-402(4)(e), C.R.S. regarding negotiations with North Poudre Irrigation Company. As required by C.R.S. §24-6-402(2)(d.5)(II)(A) and (II)(E) the executive session proceedings will be electronically recorded and the record will be preserved for 90 days through October 10, 2022.~~

H. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:28 p.m.

Krystal Eucker, Town Clerk



Board of Trustees Meeting

Date: July 26, 2022
Subject: Appointment of Board of Trustee Members to the Main Street Management Exploration Committee

BACKGROUND / DISCUSSION

The Wellington Main Street organization presented to the Board of Trustees at their July 19, 2022 meeting. The presentation included a proposal to establish a Management Exploration Committee to help guide the direction of Wellington Main Street. The request included naming two members from the Board of Trustees to this committee. Mayor Chaussee has recommended the nomination of Trustees Wiegand and Kinney. Members would meet bi-weekly over the next two months.

STAFF RECOMMENDATION

1. Approve the appointments of Trustee Wiegand and Trustee Kinney to the Management Exploration Committee
2. Deny the appointments of Trustee Wiegand and Trustee Kinney to the Management Exploration Committee
3. Provide other nominations for consideration for appointments to the Management Exploration Committee

ATTACHMENTS

None

Board of Trustees Meeting

Date: July 26, 2022
Subject: Federal Grant Requirements

BACKGROUND / DISCUSSION

On March 7, 2022, the Town Staff participated in a site visit with the Colorado Department of Public Safety, Division of Homeland Security & Emergency Management (DHSEM). The reason for the site visit was not to perform an audit, but rather to conduct a monitoring review of the Town's federally funded grant programs, the related processes/procedures, and the quality of documentation being maintained to support program activities. The goal of the review was to help us prepare for and respond to future audits and/or reviews performed by the Federal government and/or independent entities.

Below is a summary of the correction action plans required:

1. Establish a formal Personally Identifiable Information (PII) policy to ensure the least amount of exposure to fraud and confidential information, as well as what to do in case of a breach.
2. The Town should develop and implement mechanisms for reporting fraud and other misdeeds, and communicate these mechanisms to all employees.
3. When soliciting contractors for grant-funded projects, the Town should ensure that affirmative steps are taken to assure small, minority-owned, women-owned, and labor area surplus firms are used when possible by adding language to their procurement policy and detailing how consideration was given in practice to these firms for each procurement opportunity as detailed in the Code of Federal Regulations. Additionally, the Town should document their consideration of these respective entities in the grant file to evidence compliance with the regulation. While not required to verify licensure for each contractor, leading practices recommend that policies and procedures include steps to verify that contractors are licensed in the applicable city and state and document the verification.
4. It is recommended that organizations verify SAM.gov for "Exclusion" status of contractors to avoid issues with reimbursable grant costs. Verification needs to be documented.

STAFF RECOMMENDATION

For review and discussion. No action needed at this time.

ATTACHMENTS

1. 04. Site Visit Final Results Letter - Response Accepted - Town of Wellington



COLORADO

Division of Homeland Security & Emergency Management

Department of Public Safety

June 24, 2022

Town of Wellington
3735 Cleveland Ave
PO Box 127
Wellington, CO 80549

Re: DHSEM Monitoring Site Visit Final Results - Approved - Implementation Follow Up Required

Dear Town of Wellington

On behalf of the Colorado Department of Public Safety, Division of Homeland Security & Emergency Management (DHSEM), we would like to thank you for your cooperation with the monitoring visit on March 7, 2022. The reason for the site visit was not to perform an audit, but rather to conduct a monitoring review of your federally funded grant programs (administered by DHSEM), the related processes/procedures, and the quality of documentation being maintained to support program activities. Our goal of this review was to help you prepare for and respond to future audits and/or reviews performed by the Federal government and/or independent entities.

Our monitoring visit was required by the Office of Management and Budget (OMB) Title 2 of the Code of Federal Regulations § 200.331(e), as applicable, which states that DHSEM, as a pass-through entity of federal funding, is responsible for performing on-site reviews of your program operations to ensure proper accountability and compliance with program requirements and achievement of performance goals.

We have reviewed your response to the recommendation(s) specified in our *Site Visit Letter* sent on **May 10, 2022**. **The results of our review indicate your corrective action plan appropriately addresses the recommendation(s).** We will follow up on August 30, 2022 and October 30, 2022 as indicated in your corrective action plan for a Personally Identifiable Information and Whistleblower policy (due August 30, 2022). As well as an updated Purchasing Policy (due October 30, 2022).

If you should have any questions regarding this letter, please contact the Subrecipient Monitoring Team at CDPS_SRM@state.co.us or contact Justine Willman at 720.595.6119.

We thank you again for your cooperation and will continue to provide assistance to ensure that your entity and the State continue to comply with all federal grant requirements. Please keep a copy of this letter with your grant documentation.

Sincerely,

M. Justine Willman
Grant Compliance Manager

Attachment 2: Summary of Observations

Thank you for providing responses to the guidance observations. Your organization's corrective action plans are accepted. Please see below for additional notes.

Guidance Observation #1	
Area of Review:	A.1/A.5 General/Entity-Level Standards
Applicable Programs:	FMA
Observations:	During our site visit with the Town of Wellington (Town), it was discussed that within the Personnel Policy, Section 10, it advises employees to take precautions to ensure that unauthorized users do not gain access to Town computer systems. However, it does not specifically state what constitutes Personally Identifiable Information (PII) nor what actions to take in the event of a breach. We received the Red Flag Policy, and upon review, it does not define PII or what actions to take in the event of a breach.
Compliance Requirement:	2 CFR 200.303(e) The non-Federal entity must take reasonable measures to safeguard protected personally identifiable information and other information the Federal awarding agency or pass-through entity designates as sensitive or the non-Federal entity considers sensitive consistent with applicable Federal, state, local, and tribal laws regarding privacy and obligations of confidentiality.
Risks:	Failure to have a Protection of Personally Identifiable Information (PII) policy could lead to fraud exposure and/or a breach of security for confidential information.
Recommendations:	Establish a formal Personally Identifiable Information (PII) policy to ensure the least amount of exposure to fraud and confidential information, as well as what to do in case of a breach.
Subrecipient's Response & Corrective Action Plan:	The Town will add a formal Personally Identifiable Information (PII) policy to its Personnel Policy by 8/30/2022. Kelly Houghteling, Deputy Town Administrator, and Stephanie Anderson, HR Manager, are the responsible individuals.
Follow Up Required:	DHSEM approves your corrective action plan and looks forward to reviewing your Personally Identifiable Information policy after 8/30/2022. Management Corrective Action Plan Accepted If, however, the executed action plan does not adequately address the finding(s), you are required to notify DHSEM of further corrective action plans. Through future monitoring activities, DHSEM may perform a follow-up review to test the implementation and/or operating effectiveness of the corrective action(s) outlined in the management response above.

Guidance Observation #2	
Area of Review:	A.6 General/Entity-Level Standards
Applicable Programs:	FMA

Observations:	During our site visit with the Town, it was discussed that they are missing a whistleblower policy/process. They have a general inquiry form that would go over general questions, concerns and feedback. However, phone number and name are required to complete the form.
Compliance Requirement:	2 CFR 200.113 Mandatory Disclosures. The non-Federal entity or applicant for a Federal award must disclose, in a timely manner, in writing to the Federal awarding agency or pass-through entity all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the federal award. 2 CFR 200.331 (6) (b) All pass-through entities must evaluate each subrecipient's risk of noncompliance with Federal statutes, regulations, and the terms and conditions of the subaward for purposes of determining the appropriate subrecipient monitoring.
Risks:	Failure to develop mechanisms for reporting fraud increases the risk of fraud going unreported, generating additional financial and legal risk for the subrecipient. Failure to make the required disclosures can result in any of the remedies described in 2 CFR 200.338 (Remedies for noncompliance, including suspension or debarment).
Recommendations:	The Town should develop and implement mechanisms for reporting fraud and other misdeeds, and communicate these mechanisms to all employees.
Subrecipient's Response & Corrective Action Plan:	The Town will add a "Whistleblower" Policy/Process to its Purchasing Policies and/or Personnel Policy, as appropriate, by 8/30/2022. Kelly Houghteling, Deputy Town Administrator, and Stephanie Anderson, HR Manager, are the responsible individuals.
Follow Up Required:	DHSEM approves your corrective action plan and looks forward to reviewing your Whistleblower policy after 8/30/2022. Management Corrective Action Plan Accepted If, however, the executed action plan does not adequately address the finding(s), you are required to notify DHSEM of further corrective action plans. Through future monitoring activities, DHSEM may perform a follow-up review to test the implementation and/or operating effectiveness of the corrective action(s) outlined in the management response above.

Guidance Observation #3	
Area of Review:	G.3 Procurement
Applicable Programs:	FMA
Observations:	During our site visit with the Town, we discussed that within the Purchasing Policy, the Town does not take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible when going out to bid.
Compliance Requirement:	2 CFR 200.321 Contracting with small and minority businesses, women's business enterprises, and labor surplus area firms.

	(a) The Non-Federal entity must take all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. (b) Affirmative steps must include: (1) Placing qualified small and minority businesses and women's business enterprises on solicitation lists; (2) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources; (3) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises; (4) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; (5) Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce; and (6) Requiring the prime contractor, if subcontracts are to be let, to take the affirmative steps listed in paragraphs (1) through (5) of this section.
Risks:	Inclusion of small, minority, and women-owned firms in the procurement process is required under Federal grants. Failure to consider these organizations for grant-funded projects may result in disallowed costs or de-obligated funding and may affect the subrecipient's eligibility for future grants.
Recommendations:	When soliciting contractors for grant-funded projects, the Town should ensure that affirmative steps are taken to assure small, minority-owned, women-owned, and labor area surplus firms are used when possible by adding language to their procurement policy and detailing how consideration was given in practice to these firms for each procurement opportunity as detailed in the Code of Federal Regulations. Additionally, the Town should document their consideration of these respective entities in the grant file to evidence compliance with the regulation. While not required to verify licensure for each contractor, leading practices recommend that policies and procedures include steps to verify that contractors are licensed in the applicable city and state and document the verification.
Subrecipient's Response & Corrective Action Plan:	The Town of Wellington will update its Purchasing Policy by 10/30/2022 to ensure when using Federal grants, the inclusion of small, minority, and women-owned firms in the procurement process. Kelly Houghteling, Deputy Town Administrator, and Vik Runkle, Interim Finance Director, are the responsible individuals.
Follow Up Required:	DHSEM approves your corrective action plan and looks forward to reviewing your updated Purchasing policy after 10/30/2022. Management Corrective Action Plan Accepted If, however, the executed action plan does not adequately address the finding(s), you are required to notify DHSEM of further corrective action plans. Through future monitoring activities, DHSEM may perform a follow-up review to test the implementation and/or operating effectiveness of the corrective action(s) outlined in the management response above.

Guidance Observation #4	
Area of Review:	G.4 Procurement
Applicable Programs:	FMA

Observations:	During the site visit it was discussed that the Town's Purchasing Policy does not include a SAM.gov check. Therefore, the contractor, ICON, was not verified to have an "exclusion" status.
Compliance Requirement:	2 CFR 180.125 (a) To protect the public interest, the Federal Government ensures the integrity of Federal programs by conducting business only with responsible persons. (b) A Federal agency uses the nonprocurement debarment and suspension system to exclude from Federal programs persons who are not presently responsible. (c) An exclusion is a serious action that a Federal agency may take only to protect the public interest. A Federal agency may not exclude a person or commodity for the purposes of punishment. 2 CFR 180.130 With the exceptions stated in §§180.135, 315, and 420, a person who is excluded by any Federal agency may not: (a) Be a participant in a Federal agency transaction that is a covered transaction; or (b) Act as a principal of a person participating in one of those covered transactions. 2 CFR 180.155 Check the Governmentwide System for Award Management Exclusions (SAM Exclusions) to determine whether a person is excluded. The General Services Administration (GSA) maintains the SAM Exclusions and makes it available, as detailed in Subpart E of this part. When a Federal agency takes an action to exclude a person under the nonprocurement or procurement debarment and suspension system, the agency enters the information about the excluded person into the SAM Exclusions.
Risks:	Failure to verify contractor status in SAM.gov could lead to issues with performance and quality of service.
Recommendations:	<i>It is recommended that organizations verify SAM.gov for "Exclusion" status of contractors to avoid issues with reimbursable grant costs. Verification needs to be documented.</i>
Subrecipient's Response & Corrective Action Plan:	The Town of Wellington will update its Purchasing Policy by 10/30/2022 to ensure staff verifies SAM.gov for "Exclusion" status of contractors and keep a copy of the documentation. Kelly Houghteling, Deputy Town Administrator, and Vik Runkle, Interim Finance Director, are the responsible individuals.
Follow Up Required:	DHSEM approves your corrective action plan and looks forward to reviewing your updated Purchasing policy after 10/30/2022. Management Corrective Action Plan Accepted If, however, the executed action plan does not adequately address the finding(s), you are required to notify DHSEM of further corrective action plans. Through future monitoring activities, DHSEM may perform a follow-up review to test the implementation and/or operating effectiveness of the corrective action(s) outlined in the management response above.

Project Completed

The Town of Wellington

was awarded

\$569,626

in MSOB funds.



BEFORE



AFTER

WELLINGTON AUCTION



BEFORE



AFTER

THE CAKERY



BEFORE



AFTER

LEAVE IT TO CLEAVER



3725 CLEVELAND AVE



BEFORE



AFTER

KNAACK OF IT AUTOMOTIVE



BEFORE



AFTER

PAPA'S TABLE



BEFORE



AFTER

POLISHED SPA



SOUL SQUARED BREWING



BEFORE



AFTER

AVUNCULAR BOB'S TBAR INN



BEFORE



AFTER

THISTLE



BEFORE



AFTER

WELLINGTON GRILL