

## MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, February 20, 2007 at 4:30 P.M. The meeting was called to order by Chairman Dan Brown. Those in attendance were led in the Pledge of Allegiance.

**MEMBERS PRESENT:**

Dan Brown, Chad Campbell, Rhonda Freitag, Ron Shelby, Mike Shupe, and Jim White. James Gosserand, Mark Myers and David Thrasher were absent.

**OTHER OFFICIALS PRESENT:**

Planning and Transportation Director Steve Glass, City Planner Derrel Smith, Assistant City Planner Candy Anderson, Deputy City Attorney Chris Griffin, Administrative Assistant Donna Johnston, Water Utility Engineer Mark Johnson, Fire Marshal Travis Hollis, Assistant Fire Marshal Bill Rumsey, Main Street Director Marge Wolf, and City Council Members Larry Daniel and Betsy Reithemeyer.

**ACTION ON MINUTES:**

(February 6, 2007)

**APPROVED.**

Motion by Freitag, second by Campbell to approve the minutes of the February 6, 2007 meeting as submitted.

Voice Vote: Unanimous. **Motion carried.**

**REPORTS OF BOARDS AND STANDING COMMITTEES:**

City Planner Derrel Smith reminded everyone of the Development Conference scheduled for Friday, February 23, 2007.

**CONSENT AGENDA:****Final Plat, Clower Subdivision**

1. Drainage improvements must be completed and certified by the engineer of record, Crafton, Tull, Sparks & Associates, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed. Erosion control methods must be used during construction. Final approval of the drainage will be at final plat and additional improvements may be required at that time.

2. All wells and septic systems must be located and abandoned according to State requirements.
3. Provide the Building Official and City Planner with compaction tests for all ponds and fill areas.
4. Sidewalks must be built to City code and ramped at all curb cuts to meet ADA specifications and installed the full width of the property. Sidewalks must be 5' in width, match any existing sidewalks in the area, include truncated domes at the handicap ramps and be located a minimum of five (5) feet behind the curb.
5. Sidewalks not along lots must be built by the developer.
6. Interior sidewalks are the responsibility of the lot owner and must be installed prior to issuance of a Certificate of Occupancy.
7. Developer must post a two-year letter of credit for 25% of all interior sidewalks. This letter of credit may be reduced as sidewalks are built and will be redeemed at the end of the two-year period for construction of any sidewalks along vacant lots.
8. The developer must obtain an off-site drainage easement for all areas of discharge.
9. Street lights must be installed at the entrance, intersections, end of cul-de-sacs and not more than 400' apart throughout the subdivision or provide the City Planner with a copy of the paid receipt from the local utility for the lights. Carroll Electric will no longer install street lights which will require each developer to hire a contractor to install lights in accordance with the City of Rogers Zoning Code. If the lights you wish to install use a mogul-based bulb with a 100w HPS, Carroll Electric will replace any burnt-out lights. If the lights you choose do not use that type of bulb, then the property owner and/or homeowner's association will be responsible for replacement of the lights. The City of Rogers will not pay the utility bill on street lights that have a higher wattage than the 100w HPS-type light.
10. Streets must be built to City standards with curb and gutter and sidewalks installed or provide a letter of credit.
11. Provide a one-year maintenance bond in the amount of fifty percent (50%) of the actual construction cost for the street and storm drainage improvements. The bond shall be in effect for a period of one (1) year from the date of the final inspection.
12. Recorded covenants will be required prior to issuance of a building permit.
13. Street signs and stop signs must be cash-bonded prior to City Council acceptance of the final plat. Every "T" intersection will require one street sign and every "cross"

intersection will require four street signs. Stop signs must be shown on the plan and in place prior to building permits being issued. The amount for the cash bond will be determined at time of final inspection.

14. Developer to contact the U.S. Postmaster at 401 North 8<sup>th</sup> Street to schedule type of mail delivery.
15. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
16. Provide the City Planner with five (5) original copies of the recorded plat and seven (7) copies for distribution to affected utilities.

**THE FOLLOWING ITEMS ARE REQUIRED PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT:**

- Provide a drainage certification by the engineer of record.
- Post a two-year letter of credit for 25% of the unbuilt interior sidewalks.
- Post a letter of credit for the construction of any unbuilt interior streets.
- Post a letter of credit for unbuilt sidewalks on the north side of West Olrich.
- Provide a one-year maintenance bond in the amount of fifty percent (50%) of the actual construction cost for the street and storm drainage improvements.
- Provide a draft of the POA covenants, including maintenance of the detention pond.
- Provide a check in the amount of \$2,340 for street signs and stop signs.
- Provide the City Planner with a copy of the contract for placement of the street lights if they have not been installed by the developer.
- Construction debris must be cleared from all stormwater structures and verified by a site inspection from the Planning Department.
- Provide the required information on the Rogers Monument Documentation Form.
- Provide the City Planner with a copy of the final plat, utility plan and set two GPS reference points tied to the Rogers Monument System on compact disk formatted for AutoCAD 2004.
- Provide the City Clerk with 25 paper copies and an electronic copy of the ordinance that allows the City Council to accept the final plat.

**Re-Plat for the Plantation, Phase 2**

Note: Building setback lines have been adjusted based on the new property lines. All original conditions of approval still apply.

**LSDP, LOT 12A, Orthopedic**

1. Drainage improvements must be completed and certified by the engineer of record, Sand Creek Engineering, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed prior to issuance of a Certificate of Occupancy. Erosion control methods must be used during construction.
2. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the Planning Department prior to issuance of a Certificate of Occupancy.
3. All signs will require separate permits.
4. Landscaping must be installed and a three-year guarantee submitted on plant replacement or a letter of credit posted prior to issuance of a Certificate of Occupancy. Minimum size of shrubs is five gallons, for shade trees it is 2 ½" B & B, and for ornamental trees it is 1 ½" B & B.
5. Sidewalks must be 5' in width and ramped at all curb cuts to meet ADA and AHTD specifications and installed the full width of the property or a letter of credit posted prior to issuance of a Certificate of Occupancy. Sidewalks must match any existing sidewalks in the area, include truncated domes at the handicap ramps and be located a minimum of three feet behind the curb (previously approved).
6. Interior sidewalks are the responsibility of the lot owner and must be installed prior to issuance of a Certificate of Occupancy.
7. Street signs and stop signs must be in place and installed by the developer prior to issuance of a Certificate of Occupancy. The cost of the sign and the installation will be at the developer's expense.
8. Developer to contact the U.S. Postmaster at 401 North 8<sup>th</sup> Street to schedule type of mail delivery.
9. The proposed trash dumpster must be screened with a solid-type screening consistent with the architectural style of the building.
10. The person financially responsible for the project must obtain a grading permit including a copy of the NOI, a copy of the Stormwater Pollution Prevention Plan, and a copy of the Grading and Erosion Control Plan.
11. All parking lots and drives must be hard surfaced.

12. All mechanical, electrical and air conditioning equipment must be screened from public view.
13. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.
14. All water and sewer plans must be approved by the Rogers Water Utility Department prior to construction. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
15. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
16. Provide the City Planner with a copy of the site plan and utility plan and set two GPS reference points tied to the Rogers Monument System on compact disk formatted for AutoCAD 2004 prior to issuance of a Certificate of Occupancy.

**NOTE:** The Planning Department has waived the loading area requirement.

**LSDP, Ozark Orthopedic**

1. Drainage improvements must be completed and certified by the engineer of record, Sand Creek Engineering, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed prior to issuance of a Certificate of Occupancy. Erosion control methods must be used during construction.
2. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the Planning Department prior to issuance of a Certificate of Occupancy,
3. All signs will require separate permits.
4. Landscaping must be installed and a three-year guarantee submitted on plant replacement or a letter of credit posted prior to issuance of a Certificate of Occupancy. Minimum size of shrubs is five gallons, for shade trees it is 2 ½" B & B, and for ornamental trees it is 1 ½" B & B.
5. Sidewalks must be 5' in width and ramped at all curb cuts to meet ADA and AHTD specifications and installed the full width of the property or a letter of credit posted prior to issuance of a Certificate of Occupancy. Sidewalks must match any existing sidewalks in the area, include truncated domes at the handicap ramps and be located a minimum of three feet behind the curb (previously approved).

6. Interior sidewalks are the responsibility of the lot owner and must be installed prior to issuance of a Certificate of Occupancy.
7. Street signs and stop signs must be in place and installed by the developer prior to issuance of a Certificate of Occupancy. The cost of the sign and the installation will be at the developer's expense.
8. Developer to contact the U.S. Postmaster at 401 North 8<sup>th</sup> Street to schedule type of mail delivery.
9. The proposed trash dumpster must be screened with a solid-type screening consistent with the architectural style of the building.
10. The person financially responsible for the project must obtain a grading permit including a copy of the NOI, a copy of the Stormwater Pollution Prevention Plan, and a copy of the Grading and Erosion Control Plan.
11. All parking lots and drives must be hard surfaced.
12. All mechanical, electrical and air conditioning equipment must be screened from public view.
13. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.
14. All water and sewer plans must be approved by the Rogers Water Utility Department prior to construction. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
15. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
16. Provide the City Planner with a copy of the site plan and utility plan on compact disk formatted for AutoCAD 2004 prior to issuance of a Certificate of Occupancy.

**NOTE:** The Planning Department has waived the loading area requirement.

**LSDP, Aloft Hotel**

1. Drainage improvements must be completed and certified by the engineer of record, Freeland, Kaufman & Ferdeen, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed prior to issuance of a Certificate of Occupancy. Erosion control methods must be used during construction.

2. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the Planning Department prior to issuance of a Certificate of Occupancy,
3. All signs will require separate permits.
4. Landscaping must be installed and a three-year guarantee submitted on plant replacement or a letter of credit posted prior to issuance of a Certificate of Occupancy. Minimum size of shrubs is five gallons, for shade trees it is 2 ½" B & B, and for ornamental trees it is 1 ½" B & B.
5. Sidewalks must be 5' in width and ramped at all curb cuts to meet ADA and AHTD specifications and installed the full width of the property or a letter of credit posted prior to issuance of a Certificate of Occupancy. Sidewalks must match any existing sidewalks in the area, include truncated domes at the handicap ramps and be located a minimum of three feet behind the curb (previously approved).
6. Interior sidewalks are the responsibility of the lot owner and must be installed prior to issuance of a Certificate of Occupancy.
7. Street signs and stop signs must be in place and installed by the developer prior to issuance of a Certificate of Occupancy. The cost of the sign and the installation will be at the developer's expense.
8. Developer to contact the U.S. Postmaster at 401 North 8<sup>th</sup> Street to schedule type of mail delivery.
9. The proposed trash dumpster must be screened with a solid-type screening consistent with the architectural style of the building.
10. The person financially responsible for the project must obtain a grading permit including a copy of the NOI, a copy of the Stormwater Pollution Prevention Plan, and a copy of the Grading and Erosion Control Plan.
11. All parking lots and drives must be hard surfaced.
12. All mechanical, electrical and air conditioning equipment must be screened from public view.
13. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.

14. All water and sewer plans must be approved by the Rogers Water Utility Department prior to construction. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
15. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
16. Provide the City Planner with a copy of the site plan and utility plan on compact disk formatted for AutoCAD 2004 prior to issuance of a Certificate of Occupancy.

**THE FOLLOWING PLAN REVISION IS REQUIRED:**

- Change the 20' rear landscape buffer to 10' and add a note that a variance was approved which allowed 40 shrubs to be added to north buffer to compensate for the loss of this buffer along I-540.

**APPROVED.**

Motion by Shupe, second by Freitag to recommend to City Council for approval the final plat for Clower Subdivision and the re-plat of Plantation, Phase 2, to City Council for approval and to approve the LSDP, Lot 12A, Orthopedic, LSDP, Ozark Orthopedic, and the LSDP, Aloft Hotel. Roll Call Vote: Unanimous. **Motion carried.**

**PUBLIC HEARINGS:**

(Agenda Item #1)

Request by Haynes Limited on Behalf of Hearst-Argyle (Channel 40/29) for a Conditional Use Permit to Operate a Television Tower in the Private Park Behind 2809 Ajax Avenue in The Peaks PUD Zoning District.

Collins Haynes, Haynes Limited, represented this conditional use request. Haynes stated The Peaks is two large commercial buildings which front Ajax Avenue, an access road running along I-540. Channel 40/29 are looking to relocate their entire facility from Fayetteville to Rogers. They will need to relocate an existing television tower already located in Rogers. Tower will be approximately 120' in height. The buildings on the site right now are approximately 65' tall. It will not be a shared tower. Its purpose is for transmission of 40/29. We would like to place the tower behind our building with connectivity between the tower and the building. Haynes said he had spoken with the FAA. They have no issues with the tower. No beacon will even be required.

No one spoke in favor or in opposition to this conditional use request.

The Public Hearing was declared closed.

Chairman Dan Brown asked if the conditional use request was for the entire piece of land or just the portion the tower would be located on. Haynes said it was just for the tower location. Plans for the property will be forthcoming.

**APPROVED.**

Motion by White, second by Campbell to grant this conditional use for an indefinite period of time.

Voice Vote: Unanimous. **Motion carried.**

(Agenda Item #2)

Request by Carroll Electric for a Conditional Use Permit for an Electrical Substation to be Located on 1.35 Acres Approximately 240' Southwest of the Millwood Christian Church in the A-1 Zoning District.

Mr. Steely with the Engineering Department of Carroll Electric, represented this conditional use request. Steely said Carroll has owned this property for the last three or four years with the intention of constructing an electrical substation because of increased loads and shortage in capacity. This property is adjacent to our 69,000 volt transmission line.

George Mills, no address given, said he sold the land for this use. It will be reasonably hid from Pleasant Grove Road. Carroll Electric will build their own access to the substation. Mills said he was in favor of this request as the new substation is needed to take care of the growth in the area.

No one spoke in opposition to this conditional use request.

The Public Hearing was declared closed.

**APPROVED.**

Motion by White, second by Shelby to grant the conditional use for an indefinite period of time.

Voice Vote: Unanimous. **Motion carried.**

(Agenda Item #3)

Request by Mike Tucker to Rezone Approximately 5.13 Acres in the Southeast Corner of North 12<sup>th</sup> and Hudson from RMF-12 (Residential Multi-Family) to the C-2 (Highway Commercial Zoning District).

Mr. Bill Watkins represented this rezoning request. Watkins stated this property was zoned C-2 at one time in the past. The property is part of an original seven acre tract of which two of these acres are already zoned C-2.

No one spoke in favor or in opposition to this rezoning request.

The Public Hearing was declared closed.

**APPROVED.**

Motion by Shelby, second by White to recommend this rezoning request to City Council for approval. Roll Call Vote: Unanimous. **Motion carried.**

**NEW BUSINESS:**

(Agenda Item #1)

Final Plat for Dixieland Crossing Phase 1 on the East Side of Dixieland Road in the RSF (Residential Single-Family) Zoning District.

Tim Lemons, Lemons Engineering, represented this final plat. Lemons said he has addressed staff comments. The letter from the City of Little Flock accepting the streets and drainage has been Delivered to the City. We have revised the final plat limiting the corner lots on Kelley Street. We have added street addresses for Tract A, our wastewater pump station, and the street lights are on the revised final plat.

Subdivision Committee has met and had discussions with Mr. Lemons. The Committee recommends this final plat, Dixieland Crossing Phase 1, to City Council for approval subject to the following conditions:

1. Drainage improvements must be completed and certified by the engineer of record, Lemons Engineering, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed. Erosion control methods must be used during construction. Final approval of the drainage will be at final plat and additional improvements may be required at that time.

2. All wells and septic systems must be located and abandoned according to State requirements.
3. Provide the Building Official and City Planner with compaction tests for all ponds and fill areas.
4. Sidewalks must be built to City code and ramped at all curb cuts to meet ADA specifications and installed the full width of the property. Sidewalks along Dixieland Road and North 13<sup>th</sup> Street must be 6' in width, match any existing sidewalks in the area, include truncated domes at the handicap ramps and be located a minimum of six (6) feet behind the curb.
5. Sidewalks not along lots must be built by the developer.
6. Interior sidewalks must be 5' in width and be located five (5) feet behind the curb. Sidewalks must be installed prior to issuance of a Certificate of Occupancy.
7. Developer must post a two-year letter of credit for 25% of all interior sidewalks. This letter of credit may be reduced as sidewalks are built and will be redeemed at the end of the two-year period for construction of any sidewalks along vacant lots.
8. The developer must obtain an off-site drainage easement for all areas of discharge prior to City Council acceptance of the final plat.
9. Street lights must be installed at the entrance, intersections, end of cul-de-sacs and not more than 400' apart throughout the subdivision or provide the City Planner with a copy of the paid receipt from the local utility for the lights. Carroll Electric will no longer install street lights which will require each developer to hire a contractor to install lights in accordance with the

City of Rogers Zoning Code. If the lights you wish to install use a mogul-based bulb with a 100w HPS, Carroll Electric will replace any burnt-out lights. If the lights you choose to not use that type of bulb, then the property owner and/or homeowner's association will be responsible for replacement of the lights. The City of Rogers will not pay the utility bill on street lights that have a higher wattage than the 100w HPS-type.

10. Streets must be built to City standards with curb and gutter and sidewalks installed or provide a letter of credit.
11. Dedicate a total of 50 feet of right-of-way from the centerline of Dixieland Road to the City Little Flock.
12. The developer must rebuild one half of Dixieland Road, 32 feet from the centerline to major arterial street standards including all drainage improvements, sidewalks and curb and gutter. This will be a complete rebuild. Must include tie-ins north and south to transition back to current Dixieland Road.
13. Dedicate a total of 30 feet of right-of-way from the centerline of North 13<sup>th</sup> Street prior to City Council acceptance of the final plat for Phase 2.
14. The developer must rebuild one half of North 13<sup>th</sup> Street, 19 ½ feet from the centerline to collector street standards including all drainage improvements, sidewalks and curb and gutter. This will be a complete rebuild. Must include tie-ins north and south to transition back to current North 13<sup>th</sup> Street prior to City Council acceptance of the final plat for Phase 2.
15. Developer to replace the existing 12" pipe in the southeast corner with an 18" RCP during Phase 2 construction.

16. Provide a one-year maintenance bond in the amount of fifty percent (50%) of the actual construction cost for the Phase 1 street and storm drainage improvements. The bond shall be in effect for a period of one (1) year from the date of the final inspection.
17. Provide the City Planner with a draft of the proposed covenants, including maintenance of the detention pond, prior to City Council acceptance of the final plat. The City of Rogers will not be responsible for maintenance of any detention pond. Recorded covenants will be required prior to issuance of a building permit.
18. Street signs and stop signs must be cash-bonded prior to City Council acceptance of the final plat. Every “T” intersection will require one street sign and every “cross” intersection will require four street signs. Stop signs must be shown on the plan and in place prior to building permits being issued. The amount for the cash bond will be determined at a time of final inspection.
19. Developer to contact the U. S. Postmaster at 401 North 8<sup>th</sup> Street to schedule type of mail delivery.
20. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
21. Provide the City Planner with five (5) original copies of the recorded plat and seven (7) copies for distribution to affected utilities.

**THE FOLLOWING ITEMS ARE REQUIRED PRIOR TO CITY COUNCIL ACCEPTANCE OF THE FINAL PLAT:**

- Provide a drainage certification by the engineer of record.
- Provide a copy of the off-site drainage easement.

- Add an additional junction box on Pipe #7 after Staff approval of the design.
- The city of Little Flock must sign the final plat acknowledging their acceptance and maintenance responsibility for Dixieland Road.
- Post a letter of credit for the rebuild of Dixieland Road from the centerline.
- Post a two-year letter of credit for 25% of the unbuilt interior sidewalks.
- Post a letter of credit for the construction of any unbuilt interior streets.
- Post a letter of credit for any unbuilt sidewalks on one-half of Dixieland Road.
- Provide a one-year maintenance bond in the amount of fifty percent (50%) of the actual construction cost for the street and storm drainage improvements.
- Provide a check in the amount of \$2,470 for street signs and stop signs.
- Provide the City Planner with a copy of the contract for placement of the street lights if they have not been installed by the developer.
- Construction debris must be cleared from all stormwater structures and verified by a site inspection from the Planning Department.
- Provide the required information on the Rogers Monument Documentation Form.
- Provide the City Planner with a copy of the final plat, utility plan and set two GPS reference points tied to the Rogers Monument System on compact disk formatted for AutoCAD 2004.
- Provide the City Clerk with 25 paper copies and an electronic copy of the ordinance that allows the City Council to accept the final plat.

**THE FOLLOWING ITEMS ARE REQUIRED PRIOR TO LITTLE FLOCK ACCEPTANCE OF THE FINAL PLAT:**

- Provide a letter to the City certifying that the final plat is true and correct and the drainage is as shown on the final plat.
- Provide a set of “as-built” plans.
- Provide a three-year warranty on Dixieland Road

secured by a bond issued by an insurance company or by a letter of credit issued by a bank.

Commissioner Shupe stated there has been an ongoing discussion regarding the size of the off-site drainage area which will impact Phase 2. Revised plans have not been submitted for Phase 2 and are not a part of this final plat.

**APPROVED.**

Motion by Shupe, second by Shelby to recommend this final plat to City Council for approval.

Roll Call Vote: Unanimous. **Motion carried.**

(Agenda Item #2)

Request for a Waiver from the Large Scale Review Process for a Community Pool in the Common Area of Creekwood Subdivision.

Steven Beam, Crafton, Tull, Sparks & Associates, represented this large scale waiver request. Beam said this was one of the platted residential lots. The Developer has decided to include the pool as an amenity to the property. When plans were submitted to the Building Department, we were asked if a large scale waiver had been obtained. The pool and pool house are under building review at this time. The pool house would be no different than a regular home. It would not be a clubhouse. It will only serve the pool.

Shupe said he is concerned about public safety since this is a community pool as well as the landscaping and drainage. Because of these concerns, Shupe said he would want to see a large scale review.

Large Scale Committee has met. We have consulted with Subdivision Committee and Staff. We are looking at a lot of change that could affect drainage and life/safety/health issues. Large Scale Committee would not recommend the large scale waiver.

Mr. Beam said we do have a vested interest in safety protection. This is a private—not public—pool. It will be owned by the Creekwood residents. The disturbances on the lot would not be much different than a residential home which does not have to come through large scale review. Beam

said he understands the Large Scale Committee’s concerns, but would ask the Commission to reconsider this waiver.

Commissioner Shelby said just because it is private makes it no different than a private club. The public can come through visits. Shelby said from the City’s perspective, this project needs to go through the review process. Shelby said he did not see that the review process would delay this project. Commissioner White said he did not think this would be a burden to take this through the large scale process.

**DENIED.**

Motion by White, second by Shelby to grant this waiver from the large scale process.

Voice Vote: Unanimous. **Motion denied.**

(Agenda item #3)

Request by Dallas Real Estate for a One-Year Time Extension for Commencement of Development on Whitquest Commercial Subdivision on the South Side of West Hudson in the C-2 (Commercial Zoning District).

Jim Smith represented this time extension request.

**APPROVED.**

Motion by Shupe, second by Campbell to approve this one-year time extension.

Voice Vote: Unanimous. **Motion carried.**

There being no further business, motion by Freitag, second by Campbell to adjourn the meeting. Meeting adjourned at 5:00 P.M.

**ATTEST**

**APPROVED**

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Chad Campbell, Secretary

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Dan Brown, Chairman

