

M I N U T E S
ORMOND BEACH PLANNING BOARD
Regular Meeting

August 13, 2020

7:00 PM

City Commission Chambers
22 South Beach Street
Ormond Beach, FL 32174

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH A DISABILITY, SUCH AS A VISION, HEARING OR SPEECH IMPAIRMENT, OR PERSONS NEEDING OTHER TYPES OF ASSISTANCE, AND WHO WISH TO ATTEND CITY COMMISSION MEETINGS OR ANY OTHER BOARD OR COMMITTEE MEETING MAY CONTACT THE CITY CLERK IN WRITING, OR MAY CALL 677-0311 FOR INFORMATION REGARDING AVAILABLE AIDS AND SERVICES.

I. ROLL CALL

Members Present

Harold Briley, Vice Chair
G.G. Galloway
Al Jorczak
Mike Scudiero
Angeline Shull
Lori Tolland
Doug Thomas, Chair

Staff Present

Steven Spraker, Planning Director
Robin Gawel, Senior Planner
Randy Hayes, City Attorney
Marcella Miller, Recording Technician

II. INVOCATION

Chairman Thomas led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. SUMMARY OF PUBLIC COMMENT PROCEDURES

Chairman Thomas explained the social distancing procedures as outlined on the agenda.

V. NOTICE REGARDING ADJOURNMENT

NEW ITEMS WILL NOT BE HEARD BY THE PLANNING BOARD AFTER 10:00 PM UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE BOARD MEMBERS PRESENT. ITEMS WHICH HAVE NOT BEEN HEARD BEFORE 10:00 PM MAY BE CONTINUED TO THE FOLLOWING THURSDAY OR TO THE NEXT REGULAR MEETING, AS DETERMINED BY AFFIRMATIVE VOTE OF THE MAJORITY OF THE BOARD MEMBERS PRESENT (PER PLANNING BOARD RULES OF PROCEDURE, SECTION 2.7).

VI. APPROVAL OF MINUTES

June 11, 2020

Mr. Galloway moved to approve the June 11, 2020 Minutes. Mr. Jorczak seconded the motion. The minutes were unanimously approved.

VII. PLANNING DIRECTOR'S REPORT

Mr. Steven Spraker, Planning Director, delivered his report and explained that the Florida Department of Transportation project with the adaptive signal control technology that will time-up the traffic signals from Tymber Creek Road down to A1A, will be underway soon. The project will take approximately six months. He continued that a neighborhood meeting for Ormond Grande will be held on September 3, 2020 to propose 60 townhome units and 3600 square feet of industrial building.

VIII. PUBLIC HEARINGS

A. SE 2020-061: 78 East Granada Boulevard, wall signage Special Exception

Ms. Robin Gawel, Senior Planner, provided a summary of the request for 78 East Granada Boulevard, wall signage Special Exception. The application was submitted by Ms. Susan Richmond, Museum Director, Ormond Memorial Art Museum and Gardens. Ms. Gawel stated that the Special Exception seeks to allow five (5) wall signs for a total of 206 ± square feet of building signage. She continued that 78 East Granada Boulevard is located on the corner of East Granada Boulevard and Halifax Drive and the property is zoned B-4 (Central Business) in the Downtown Overlay District. In addition, she said that the site as it exists today is the original historic cottage and galleries as they exist today including the 1998 addition that they are seeking to replace with a new two-story structure with a rooftop terrace overlooking the gardens. Ms. Gawel stated that the original cottage was constructed in the 1920's, with an addition constructed in 1998.

Ms. Gawel expounded on the museum's building expansion and the proposed signage, adding that the expansion project is currently under Site Plan Review with the Site Plan Review Committee (SPRC), and how it seeks to expand the building square footage using the existing building footprint. The Special Exception is solely for the additional signage and the use is an allowed use under the zoning district. Ms. Gawel stated that the additional signage requested is contingent on approval of the site plan and building. As part of the expansion project, the museum would like to have the ability to recognize certain donors with sponsorship signage on the building. She displayed the proposed signage overhead:

- 1) 72 square feet, Ormond Beach Logo Sign.

- 2) 40 square feet, Ormond Museum Sponsor Sign.
- 3) 40 square feet, Ormond Museum Sponsor Sign.
- 4) 18 square feet, Ormond Museum Logo Sign.
- 5) 36 square feet, Temporary changeable copy Sign (for museum events).

Ms. Gawel explained that creating a stronger museum row and branded experience is a top priority from the 2019 Downtown Master Plan which was adopted in October 2019. She added that the expansion of the Ormond Memorial Art Museum & Gardens is consistent with the Downtown Master Plan theme and the signage is needed based upon the unique use. Ms. Gawel stated that the applicant desires to increase the allowable number and square footage of the signage as part of their *Creating a Vibrant Art Scene and Keeping Granada Green* project. Ormond MainStreet reviewed the signage Special Exception request and supports the application.

Ms. Gawel noted that Section 3-48(E) of the Land Development Code (LDC) establishes the maximum square footage and number of wall signs. The property at 78 East Granada Boulevard is allowed two (2) wall signs for a total of 87 square feet. Section 3-48 (B) of the Land Development Code (LDC) allows alternative business premise signage (wall signage) through a Special Exception. Ms. Gawel remarked that staff recommends approval of the application to allow five (5) wall signs for a total of 206± square feet of building signage at 78 East Granada Boulevard. She brought attention for the board to notice two pieces of correspondence included in the staff report from Ormond MainStreet and a resident. Ms. Gawel concluded that the museum director and staff have not received any objections to the application other than what was included in the board packet.

Susan Richmond, Director, Ormond Memorial Art Museum & Gardens, thanked the board members for serving voluntarily on the Planning Board and stated that they have existed since 1946 because people have volunteered their time and efforts. She commended staff for putting the application together. Ms. Richmond concluded that the Ormond Memorial Art Museum & Gardens President, Nancy Lohman, is also in attendance, as well as supporters from the Council of Garden Club.

Mr. Jorczak asked if the copy changeable signage will be electronic. Ms. Richmond replied that it will not be electronic and that it will be changed manually or display a banner advertising events and art displays. Mr. Briley commented that it may be similar to the Enterprise Building Marquis sign. Ms. Richmond agreed and added that they use social media for advertising as well. She commented that the museum receives a number of calls from those at the light at the corner of Granada Boulevard and Halifax Drive that notice the marquis.

Ms. Tolland asked Ms. Richmond if the woman that is objecting the signage was contacted. Ms. Richmond replied that she met with her this morning.

Ms. Shull commended Ms. Richmond on the design and asked about the sponsor sign and if it will display corporations or individuals. Ms. Richmond replied that it will display names of individuals for families, and will have to be approved by the City Commission according to their lease agreement with the City of Ormond Beach.

Mr. Briley motioned to approve SE 2020-061: 78 East Granada Boulevard, wall signage Special Exception. Ms. Tolland seconded it. Vote was called, and the motion was approved (7-0).

B. CPA 2020-059: 350 Clyde Morris Boulevard, Large Scale Comprehensive Plan Amendment

Ms. Robin Gawel, Senior Planner, summarized the administrative request for a Large-Scale Comprehensive Plan Future Land Use Amendment for an 18.47± acre property, located at 350 Clyde Morris Boulevard from the existing land use designation of Volusia County “Urban Low Intensity” (ULI) to the City of Ormond Beach “Residential, Office Retail” (ROR) as the result of annexation. Ms. Gawel noted that the property is located on the west side of Clyde Morris Boulevard approximately 650 linear feet south of the intersection of Clyde Morris Boulevard and Hand Avenue, Volusia County parcel number 4229-00-00-0040. She commented that the purpose of the land use amendment is to assign a similar Ormond Beach land use to the existing Volusia County land use.

Ms. Gawel stated that the property is located on the west side of Clyde Morris Boulevard and approximately 650 linear feet south of the intersection of Clyde Morris Boulevard and Hand Avenue. The property was annexed into the city on July 28, 2020 under Ordinance 2020-34. There is a separate zoning amendment for this property from Volusia County B-2 Commercial and R-2 Urban Residential to Ormond Beach B-10 Suburban Boulevard. She continued that the two amendments do not provide any specific development approval, but instead a framework of uses and dimensional standards based upon annexation from Volusia County. The property is currently vacant and no improvements exist on the property. Ms. Gawel added that any site development would require review by the City’s Site Plan Review Committee and a neighborhood meeting based upon the site’s location abutting the Aberdeen development. She continued that for the reasons outlined in the staff report, staff is recommending the “Residential, Office, Retail” land use. In order to ensure that the residential and commercial entitlements in Ormond Beach do not exceed the existing Volusia County entitlements, city staff are recommending density and Floor Area Ratio (FAR) limits to be included as part of the land use approval to four (4) units per acre and the FAR to 0.45, consistent with the existing Volusia County Land Use.

She concluded that City Commission approved annexation July 28, 2020 under Ordinance 2020-034.

Mr. Jorczak made a motion to approve CPA 2020-059: 350 Clyde Morris Boulevard, Large Scale Comprehensive Plan Amendment. Ms. Shull seconded the motion. Vote was called, and the motion was approved (7-0).

C. Z 2020-060: 350 Clyde Morris Boulevard, Amendment to Official Zoning Map

Ms. Robin Gawel, Senior Planner, summarized the administrative request for the amendment to the official zoning map for the 18.47± property at 350 Clyde Morris Boulevard from Volusia County B-2 (Neighborhood Commercial) and R-2 (Urban Single-Family Residential) to Ormond Beach B-10 (Suburban Boulevard). Ms. Gawel stated that the land use and zoning amendments seek to provide an Ormond Beach land use and zoning designation based upon annexation from Volusia County.

The two amendments do not provide any specific development approval, but instead a framework of uses and dimensional standards. The property is located on the west side of Clyde Morris Boulevard approximately 650 linear feet south of the intersection of Clyde Morris Boulevard and Hand Avenue. She added that the subject property is currently vacant with no improvements existing on the property. No specific development is proposed. The request is based on the need to assign a city zoning classification consistent with the proposed “Residential, Office, Retail” land use designation. Ms. Gawel commented that any site development would require review by the city Site Plan Review Committee (SPRC) and a neighborhood meeting based on the site’s location abutting the Aberdeen development.

Ms. Gawel explained that the rezoning is consistent with the Comprehensive Plan based upon the impacts on facilities and services will not change as a result of the requested zoning amendment, and the proposed city zoning classification of B-10 (Suburban Boulevard) is the most consistent with the “Residential, Office, Retail” land use.

Ms. Gawel concluded that staff recommends approval for a Zoning Map amendment from Volusia County B-2 (Neighborhood Commercial) and R-2 (Urban Single-Family Residential) to Ormond Beach B-10 (Suburban Boulevard) at 350 Clyde Morris Boulevard, based upon annexation. The City Commission approved annexation on July 28, 2020 under Ordinance 2020-34.

Mr. Jorczak asked if there are any significant wetlands in the parcel. Mr. Spraker replied that there are wetlands within the property and the conceptual development seeks to maintain a majority of it with the exception of a roadway cut. The goal is to limit the impacts of the wetland. There will be an equalizer pipe to maintain the wetland function. Mr. Spraker stated the wetland impacts will be reviewed by the Site Plan Review Committee (SPRC).

Mr. Briley made a motion to approve Z 2020-060: 350 Clyde Morris Boulevard, Amendment to Official Zoning Map. Mr. Scudiero seconded the motion. Vote was called, and the motion was approved (7-0).

D. SE 2020-074: 5 South Yonge Street, Mobile, electronic changeable copy signage for retail prices of gasoline, Special Exception

Mr. Steven Spraker, Planning Director, stated that the subject property is located at 5 South Yonge Street and is an existing Mobil Gas Station. The request is for electronic changeable copy signs for the retail sales of gasoline. Key events related to the application are that the property was redeveloped in 2006 and in 2016 there was a Special Exception to allow the signage on West Granada Boulevard to be higher in height to go above the traffic cabinet signal. He continued that on October 1, 2019 there was an amendment to the Land Development Code (LDC) that allowed the retail sales of gasoline through a Special Exception process. The Wawa was the first Special Exception and this would be the second. Using PowerPoint, Mr. Spraker displayed slides of the existing and proposed signs. The application does not propose to move the signs and the existing frames will stay the same, amending the cabinets. Mr. Spraker displayed the West Granada Boulevard frontage and the existing a proposed signage. The electronic changeable copy sign is 15 percent of the sign and the Land Development Code (LDC) allows 60 percent, leaving the overall square

footage at 5 square feet of the total signage. He displayed the South Yonge Street frontage and the existing and proposed signage. The electronic changeable copy sign is 48 percent of the sign, leaving the total area 8.66 square feet. Mr. Spraker concluded that staff recommends approval as it meets the criteria within the Land Development Code (LDC) and the state law that created the original LDC amendment.

Chairman Thomas asked if the signage can be built around the traffic box. Mr. Spraker replied that Ormond MainStreet is working on a program that wraps the traffic boxes with art. The organization is assisting the city to wrap approximately 11 traffic control boxes and is working with artists on creating a theme walk that should be completed over the next three months.

Chairman Thomas inquired if the request is satisfied and the applicant changes their mind later and chooses to go with a larger LED read out for the gas prices, if it would be possible for them to do so. Mr. Spraker answered that they would have to go through another Special Exception amendment process.

Mr. Briley asked for clarification on the size of the signage areas. There was discussion on the area identifying 'cash' prices and the difference in price in paying credit card versus cash.

Ms. Tolland asked if the total circumference of the sign stays the same. Mr. Spraker confirmed that was correct and the overall signage stays the same with using the same frame and doing a face-change adding the electronic changeable copy signage.

There was positive discussion about the electronic changeable copy signage becoming more prevalent in the city and its clean appearance.

Mr. Scudiero expressed concern with words on signage being proposed, whereas last year it was presented as a Special Exception with numbers only. He asked at what point the other tax paying businesses in the city expect the right to have a sign with larger and additional letters on it, and asked how the board will say no. Mr. Scudiero commented that he is not opposed to it but dislikes seeing businesses that fought for a decade or more and could not get it, and then approve tonight's Special Exception. Ms. Tolland replied that she was not considering the words being on the sign as much as the concept of the changeable prices.

Mr. Galloway commented that words are on the Trails Shopping Center electronic sign and electronic billboards. He added that the electronic changeable copy sign at the Wawa convenience store displays words on it as well. Mr. Galloway stated that the difference between those and this is that this is a local business person seeking the Special Exception.

Mr. Scudiero reiterated that he does not oppose the matter but is concerned with the other businesses that may want similar concessions. Mr. Galloway noted to look at Publix's two monument signs with large words and a lot of verbiage on electronic changeable copy signage.

Board discussion ensued on the signage subject matter and Ms. Tolland asked the cost of the Special Exception process for applicants. Mr. Spraker answered that being

that this business is in the Downtown Overlay District it is a little less expensive at \$1200.00 dollars for the application, \$100.00 dollars in sign posting fees, and recording costs of \$50.00 dollars. Ms. Tolland commented that she feels the costs are a big consideration for a small business.

Mr. Briley made a motion to adopt SE 2020-074: 5 South Yonge Street, Mobile, electronic copy signage for retail prices of gasoline, Special Exception. Ms. Shull seconded the motion. Vote was called, and the motion was approved (7-0).

IX. OTHER BUSINESS

Mr. Jorczak asked Mr. Spraker how long it will take the Department of Transportation (DOT) to accomplish the adaptive signal control technology project. Mr. Spraker replied that it will be starting next week and is projected to be completed by early 2021.

X. MEMBER COMMENTS

Ms. Shull stated that she would like to see a group take charge, similar to the MainStreet organization, for the area west of the city along West Granada Boulevard to improve where the city is growing. She continued that a plan should be put together for guidance. Mr. Spraker commented that it is in the Comprehensive Plan with goals, policies, objectives, and level of service standards for Granada Boulevard. He continued that there has been little growth in Ormond Beach from Interstate 95 west along West Granada Boulevard since 2010, other than the Jaffe parcel that is under application currently. Mr. Spraker added that there is one parcel on Interchange Boulevard. The Comprehensive Plan has guided that growth.

There was discussion on the proposed Avalon Park development in Daytona Beach. Ms. Shull brought up the proposed Tymber Creek Road apartments in that area. She expressed interest in a local group working on a plan and vision for the area. Mr. Spraker stated that there are specific regulations including wetland, buffer and landscape regulations. He continued there are a wide range of uses in the B-8 zoning district that include apartments, convenient stores, retail, office and personal services with policies for traffic studies. Mr. Spraker concluded that staff is happy to work with any group or speak with anyone on the matter.

Ms. Tolland concurred with Ms. Shull and remarked that when there is a land use, whether it be retail, or low-residential, as the city develops it should have a plan that details residential in one area, apartments or condos in another area, as well as designating areas for parks.

Mr. Spraker stated that there is limited residential vacant land left within Ormond Beach, other than scattered parcels of such as Marshside and master planned areas of Plantation Oaks and Ormond Crossings. The Jaffe and Watsons parcels are at the intersection of Tymber Creek and West Granada Boulevard, as well as a couple of scattered parcels on Interchange Boulevard. They are all that is left to develop west of Interstate 95. After discussion it was determined that the furthest west the city goes is to Hunters Ridge. Past Hunters Ridge are lands in unincorporated Volusia County. The south side of that area is within the City of Daytona Beach.

Mr. Galloway commented that the more rooftops that go in out west of the interstate, the more commercial businesses will follow. He added that if Avalon Park goes through that there will be a Publix Supermarket by Hunters Ridge.

Mr. Briley asked Mr. Spraker about the area around Mario's Restaurant on South Yonge Street and Fleming Avenue. He expressed that the County may not be apt to issue any new Community Redevelopment Areas (CRA), and asked what the chances are that the city can establish a CRA on U.S. Highway 1 from Granada Boulevard to the southern city limits. Mr. Spraker answered that approximately 4-5 years ago a blight study was completed for that area. A specific project improvement would have to be established, such as Ormond Crossings, with the CRA paying for the road that goes over the railroad. Cities are no longer allowed by Volusia County to have open-ended CRAs that go out 30+ years. Mr. Spraker explained that the City has sought improvements the area through grants for landscaping within the rights-of-way. A key issued stated Mr. Spraker was the commercial lot sizes and a lack of depth. He added that the Community Development Block Grant area also invested into lighting and landscaping on the South Yonge Street Corridor in the residential areas. Mr. Spraker stated that if there are specific improvements the city can work with the Community Development Block Grant funds through the Neighborhood Improvement Advisory Board and work on any concepts. Following discussion on the matter, Mr. Spraker concluded that the lot depth of existing commercial areas would have to be addressed to get substantial redevelopment. Expansion of lot depths would create friction of going into residential areas and stated that staff is not in support of at the current time.

Mr. Jorczak asked for an update on the traffic issues on Hernandez Avenue and the nearby development neighborhood concerns on making streets one-way. Mr. Spraker replied that there has been no resubmittal of that project over the past nine months. The Public Works Department completed a residential traffic calming program which requires the residents to get at least 60 percent of the neighborhood to agree to the improvements seeking. He continued that the neighborhood must make a request to Public Works. Mr. Spraker concluded that Public Works is reviewing the request now and the City Commission appropriated funds this year towards the program.

Mr. Galloway asked about the road construction at Clyde Morris Boulevard and Granada Boulevard. Mr. Spraker explained that due to aging infrastructure there was a sewer failure a year ago and there was a temporary fix that now has to be replaced. The sewer is 8 feet deep and flows the majority of the west side of the city. The Public Works Department has rerouted the sewer to maintain the sewer flow and have been working 7:00 p.m. to 7:00 a.m. and are expected to be finished soon. Mr. Galloway asked what happened the other day when they started working around 2:30 p.m. to 4:00 p.m. when there was traffic backed up. Mr. Spraker answered that one of the plates covering the sewer work shifted within the traffic lane that was over the improvement area and this needed to be addressed.

Mr. Galloway expounded on Mr. Briley's earlier inquiry regarding U.S. Highway 1. He stated that there is more blight on U.S. Highway 1 he found out after doing a study from Edgewater to the Destination Daytona area. He commented that there is more blight in every city along U.S. Highway 1, more so than beachside, as it used to be the interstate in the 1920s through 1950s. He added that it will remain that way until the cities and counties collaborate on it. Mr. Galloway noted that the new growth is

in the Buc-ee's area in Daytona Beach, and stated that there will have be an incentive to get people to move back into the inner city. He concluded that he hoped the Planners will discuss before it gets worse.

Ms. Tolland shared information about the partnership between the City of Ormond Beach and the Garden Club of Halifax Country. They are creating an all native park at Vadner Park on Seton Trail and Seminole by Hillside Cemetery. Ms. Tolland noted that she wants to officially compliment Mr. Robert Carolin, Ryan from Yellowstone Landscape and Mr. Mike Demchek on their great job. The project will be completed in Spring 2021. She added that the sand dune was left intact. Ms. Tolland commented on the outrage of the Plantation Oaks development and stated that she is part of a group that is looking at other potential land that can be developed and ways to preserve it along the Loop and Pine Run. She remarked that she was glad that Mr. Parker Mychenberg kept the buffer along Plantation Oaks. Ms. Tolland continued that if the group can attempt to get some of the land in a trust that the city would benefit from it. She added that she felt there was a big opportunity missed in the septic to sewer conversion and getting it on the forefront. She heard there was false information getting passed around and expressed that the city should be restoring the river's water quality with the state putting \$25 million dollars into the budget to help small communities with projects such as these. Ms. Tolland concluded that she hopes in the future that the city and commissioners are not short-sighted and move forward with these type of important projects.

Mr. Galloway commented that he does not think that there are any other properties on the Loop that can be developed. Ms. Tolland stated that there are some properties close to the Loop that are owned by private people whom their group is speaking with. The land may not be developable but it is being researched with the City's assistance. She stated that Ms. Peggy Farmer, Mr. Joe Jaynes and Ms. Rita Press are all part of the collaborative group assisting her with the research. Ms. Tolland concluded that Mr. Guido will also be assisting with his history knowledge of the area. Mr. Galloway stated that he is part of the V-CARD Board and they have discovered that there is an active social media group from outside the state that tries to stop development. Supposedly they have 58,000 signatures but after doing research have found that all are not from the Ormond Beach or State of Florida areas. Ms. Tolland added that the 35,000 signatures on the petition that went around regarding the Loop she believes is from people getting paid to sign. Mr. Galloway commented that he knows of a company on social media that is challenging developing through the Unites States. He continued that not all 58,000 had the best interest of this community or tax base.

Chairman Thomas asked Ms. Tolland about the property she was referring to around the Loop area. Ms. Tolland replied that there are a couple properties on Pine Run and a couple other properties off of Old Dixie Highway. Mr. Spraker stated that there are a couple individual parcels from old plats that have access to Old Dixie Highway. They are 50 feet to 100 feet wide by 100 feet remnant plat parcels but are mostly wet. The State of Florida has bought a tremendous amount of land over the last 20 years in the area. Chairman Thomas commented that the wooded area on the section of Pine Tree Road that goes from U.S. Highway 1 just before Old Dixie Highway looks undevelopable. Ms. Tolland directed her comment towards the Chairman on the amount of information Mr. Spraker and the Planning Department was able to provide

to owners. She stated that the City does care about the Loop and the Planning Board cares about their city.

Mr. Jorczak gave kudos to the City, Mr. Robert Carolin and the clubs involved and noted that they have done a fantastic job working with the Off-Road Biking Club. A 5-mile trail was developed at Riverbend Park and is attracting people from Flagler and Palm Coast. He commented that it gets people out into nature and discourages other activity that has taken place there prior.

Mr. Galloway stated that Mr. John Collins knows a lot about the Loop area and land in Ormond Beach up to Flagler County if Ms. Tolland was interested.

Chairman Thomas concluded with an apology for missing the July Planning Board meeting due to a house emergency in Pennsylvania. He elaborated about a 130-year old tree that was 120-feet tall and had to be taken down before it crashed into their bedroom. He expressed that he appreciates trees and that he too hates to take them down.

XI. ADJOURNMENT

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Steven Spraker, Planning Director

ATTEST:

Doug Thomas, Chairman

Minutes transcribed by Marcella Miller.