This will be a Teleconference Planning and Zoning Commission meeting. The public is allowed to join. You are encouraged to join the meeting before 6:35 pm so that we may know who is in attendance. The meeting link is https://us02web.zoom.us/j/87495372151. Those without internet access or a computer microphone may also phone in to the meeting at 1-346-248-7799. The meeting ID is 874 9537 2151#. Please email Laurie Stout at L.Stout@corrales-nm.org if you wish to speak during the meeting about a particular agenda item, so we can acknowledge you and have you sworn in.

I. CALL TO ORDER

II. ROLL CALL

Present: John McCandless, Sam Thompson, Michele Anderson, Ken Killebrew, Jerry Stermer, Melissa Morris, and Cameron Barnes. (A quorum was present.)

III. APPROVAL OF AGENDA

Move to approve agenda: Sam Thompson. Second: Ken Killebrew. Vote, Yes: John McCandless, Sam Thompson, Michele Anderson, Jerry Stermer, Melissa Morris, Ken Killebrew and Cameron Barnes. (Unanimous)

IV. APPROVAL OF MINUTES

June 17, 2020 Regular Meeting

Move to approve June 17, 2020 meeting minutes: Ken Killebrew, Second: Sam Thompson. Vote, Yes: John McCandless, Sam Thompson, Michele Anderson, Jerry Stermer, Melissa Morris, Ken Killebrew and Cameron Barnes. (Unanimous)

V. CORRALEÑOS PUBLIC FORUM (Comment on items not otherwise on Agenda – 3- Minute limit) (None)
VI. PUBLIC HEARING ITEMS

ZOC 20-10 (Home Occupation). Applicant Erica Jacknin of 100 Sherlock Court in Corrales requests Home Occupation permit approval for "Healing Arts Consulting and Counseling, LLC". The business will provide art therapy counseling, up to 15 hours per week at the home (part time), Mondays through Fridays between 8am and 6pm.

Erica Jacknin, 100 Sherlock Court, (applicant, sworn): I just turned 65 and have decided to work part time and I would like to work from my home. I'm a licensed art therapist. I intend to see maybe ten people a week. I do trauma therapy as well. I'll probably be working remotely for a while.

Chair McCandless: Can you describe the physical setup?
Jacknin: One of the bedrooms is already set up as an office. There is space for up to six cars in the driveway, but we won't need that at one time. Clients will come in through the front door.

Commissioner Stermer: I want to know that the appropriate notices have been posted.
Jacknin: Yes, I had the yellow notice sign up right out by the street, and I talked to my neighbors. I'm very low impact on the neighbors because of the way the house is situated.

Move to approve ZOC 20-10: Sam Thompson. Second: Michele Anderson. Vote, Yes: John McCandless, Sam Thompson, Michele Anderson, Ken Killebrew, Jerry Stermer, Melissa Morris, and Cameron Barnes. (unanimous)

SUM 20-06 (Summary Plat) Applicant Community Sciences Corporation, on behalf of property owner William Stefanich, requests Summary Plat approval to vacate lines between existing Tracts 111B2, 111C2, 112C1B and 112C2B, creating proposed 2.419-acre "Jackass Acres" (site address 5375 Corrales Rd.)

Tom Patrick (surveyor, sworn): We are proposing taking four existing MRGCD tracts, and combining them into one new tract. The name is because Mr. Stefanich is looking to have a donkey rescue. We're not granting any new easements, rights of way or access or vacating anything. It's very straightforward, just four lots into one new lot.

Chair McCandless: The access in Ms. Stout's description was from Corrales Road.
Patrick: The driveway, if you look at the site plan, that there's fencing, there's a gap in the fencing at the north property line. That's where the driveway comes in off of Corrales Road.

Liz Marshall, 5402 Corrales Road (public commenter, sworn): Is the creation of the one new tract, is the objective to make the donkey rescue? What is the objective?
William Stefanich: 5375 Corrales Road, (property owner, sworn): Approximately 2 acres will be dedicated to raising berries, and the remainder for the burro rescue. Trying to work with ARCA and some other non-profits in the area to have employees and volunteers from handicapped agencies to provide employment. I have a special place in my heart for them.

Marshall: Having the burros and berries is great, but the main objective is the farm, and bringing the folks in to help is secondary?
Stefanich: Correct.

Margarita Sexson, 5314 Corrales Road, (public commenter, sworn) How many animals are we talking about?
Stefanich: It's yet to be determined, probably 4-6. Not a huge operation.
Marshall: 4-6 animals and how many volunteers?
Stefanich: Again, yet to be determined. I just purchased the property in January. I've had preliminary discussions with ARCA.

Chair McCandless: Listening to Mr. Stefanich's plans for the business; he will be required to apply for a home occupation permit?
PZA Stout: If the collection of gross receipts tax is involved, from the sale of goods from the property, it would probably cross the line into a home occupation.
Chair McCandless: I ask because we have two things going on here. The consolidation of the lot lines, and the use to which that land would be put.

Stefanich: The berries will not be for sale.

Chair McCandless: I think even if they were, that would be a permissible use in the Village, am I correct?

PZA Stout: Yes.

Manuel Ruiz, 104 Adobe Rd, (public commenter, sworn): If they replat this land, I want to make sure there is no encroachment on the access road to our property.

Ruiz: They put some posts two feet into our access.

Patrick: We’re not affecting any of the accesses on the north or south sides. The lathe is a monument of the property corners at the easement line of the Corrales acequia, which already has a monument. We’re just monumenting existing property lines.

Ruiz: Access road will not be impacted?

Patrick: That’s correct, it will not.

Commissioner Killebrew: The issue before us now is just the plat? Not any business (approvals)?

Chair McCandless: That is correct.

**Move to approve SUM 20-06, Ken Killebrew. Second: Sam Thompson. Vote, Yes: John McCandless, Sam Thompson, Michele Anderson, Melissa Morris, Ken Killebrew, Jerry Stermer, and Cameron Barnes. (Unanimous)**

SUM 20-07 (Summary Plat). Applicant Richard Thaler and agent Community Sciences Corporation are requesting Summary Plat approval to vacate a lot line between existing Tract 44-A and a portion of Tract 44-B-2-A-2 (site address 4404 Corrales Road), combining them to create proposed .97-acre Tract 44-A-1.

Tom Patrick: (surveyor, sworn): This is again a simple platting action taking two MRGCD tracts which are both under the A-1 acreage minimum, and we are combining them into a larger tract of .97 acres. We are not granting or vacating any easements, access or right-of-way.

Chair McCandless: It appears the wellhead and the septic are less than 100 feet apart.

Patrick: I think there are some instances on here where that is the case.

Chair McCandless: Particularly the well and septic on tract 44-A.

Patrick: That wellhead is encroaching on the sanitaries on the south side of the property.

Richard Thaler, 483 Hansen Road (sworn): I am acting on behalf of my daughter and son-in-law who own the property. The well is new, and it was permitted about 2 years ago. I assume it was found to be in compliance. The property is hooked up to the City sewer. That may be the reason.

Chair McCandless: You don’t have an active leach field?

Thaler: No.

Commissioner Morris: Ms. Stout has told us that the small commercially zoned tract has received permission to operate a business under a temporary permit. And I’d like her to guide me to the ordinances that provide for that step.

PZA Stout: This was unprecedented. That was the word I used with Mr. Thaler when this was discussed. When the Covid-19 crisis hit, the Village of Corrales was asked by this applicant and one other for a temporary use permit. There is a special use permit process in Village Code, but those go before Planning and Zoning. We didn’t know when we were going to be able to have Planning and Zoning Commission meetings again. We didn’t know initially how we were even going to process applications with Village Hall closed. For Mr. Thaler, my office—myself—I wrote a letter, after having talked to administration and the mayor. He gave me in writing exactly what he would be doing. I was very specific in stating that he could begin to do business, but that once we were up and running, he would need to submit applications, which he has done. The business use itself will be heard during a future Site Development Plan application hearing. The items tonight set the stage for that. In the letter, I stated that if the Site Development Plan were denied by the Commission, the business use would need to stop, and he needed to keep that in mind when making any investments in the site. I definitely had a bit of heartburn about this, but realized it’s a dry run for us as well. He’s going to be operating this business, and we’ll know, by the time the Site Development Plan comes along, what the impact really is.
Commissioner Morris: Thank you. It also seems like the ordinance that provides for this process, the Summary Plat has to meet the requirements for Preliminary Plat, and indicate the proposed use for the area?

PZA Stout: Yes, right now, the property already contains some A-1 and some commercial zoning. That’s noted on page 1 of the plat drawing, underneath “Site Data”.

Commissioner Morris: And what is the use?

PZA Stout: It shows the zoning designations. Because if you put the use on a plat document, and that use changes, which it often does—this plat document defines lot boundaries, and may stand as is for (decades). The specific use on a commercially zoned lot can change numerous times.

Commissioner Morris: Is there something happening on the lot right now, the business use?

PZA Stout: Yes, I can read what is in the letter: “dead or down trees brought to the site, fabrication of live edge slabs, the use of tools and machinery including a band saw to produce wood slabs”. Mr. Thaler let me know that the saw would run a maximum of 3-4 hours a day, 4-5 days a week. And ultimately, some sales and storage of the slabs, to customers who will come to the site.

Commissioner Morris: I have some concerns about waiting until the Site Development Plan to discuss the potential proposed use. We can talk about that in the next step.

Chair McCandless: I would agree, I think right now we need to look at just the Summary Plat application. When it comes time to look at the zone map amendment, the criteria you’re looking at are in the ordinance.

Move to approve Summary Plat 20-07, Sam Thompson. Second: Cameron Barnes. Vote, Yes: John McCandless, Sam Thompson, Michele Anderson, Melissa Morris, Ken Killebrew, Jerry Stermer, and Cameron Barnes (Unanimous)

ZMA 20-01. (Zone Map Amendment) Assuming approval of the above Summary Plat SUM 20-07, applicant Richard Thaler and agent Community Sciences Corporation request Zone Map Amendment approval to extend the current C-commercial zoning eastward from Corrales Road to the full 350-feet allowed under Village ordinance. If approved, the application will then be forwarded to Village Council for final consideration.

Tom Patrick (Community Sciences Corporation): We’re asking for approval for the zone map amendment. I will yield to Mr. Thaler who can speak more effectively to this application.

Chair McCandless: What is the current status of the commercially zoned portion of the property?

Rick Thaler: On the current commercial portion of the property there’s a residence, which my son lives in. This will be my son’s business. I’m a minority partner in the business, if we are granted permission later. The house is occupied. We were not aware that the commercial zoning was so restricted. We thought that like almost all the other commercial properties in the Village, that we already had the full 350 feet. We found out when we made our application for the Site Development plan that we did not have the full 350. We want to operate our business farther back on the property, as far away from any residences as possible. So we then had to file for the Summary plat and the zone map amendment so that we can operate the business in the place where we want to operate it. We have been operating under the temporary license but only on the part that is already zoned commercial.

Commissioner Morris: You want to operate the business as far away from the residence as possible?

Thaler: From the other residences. From our neighbors. And the location is better for what we’re doing.

Commissioner Morris: What consideration have you given that this is a wood cutting operation involving a band saw and a certain amount of noise?

Thaler: My son and I have talked to all of our neighbors. None of them have objections. I operated the machine as a hobby starting two years ago. And then we’ve been operating on a low level off and on since the temporary business use was granted. I also took my decibel meter to various locations, and when the machine is running full-blast, at my property line the loudest decibel level is about 74, about the same as traffic on Corrales Road. The noise is not an issue. But the other thing is we intend, if the business thrives, to construct a building that will be shown on the Site plan when it comes up for review. We intend to build a barn type structure to enclose the machine in. We’re only proposing to operate the machine intermittently 3-4 hours a day, we’re finding we can do more than enough cutting in that amount of time. It’s unlikely we’ll be running the machine even five days a week. Also, this application for zone map was purely to get us the commercial
The merits of our business plan will have to be decided in the next application. If we’re denied, we may have some other use for the property.

**Chair McCandless:** The ordinance on Zone Map Amendment has conditions that are virtually identical for those of a Site Development plan. We are bound to take a look at the business being proposed. Understanding that you could propose a different Site Plan. It’s a little bit ambiguous. But we are bound to look at the nature of the business, and what kind of noise or glare, odor effects, etc.

**Thaler:** No glare, no odor that I can detect.

**Chair McCandless:** You are intending to put all the equipment inside a closed building, correct?

**Thaler:** In the future.

**Chair McCandless:** What about storage of the wood? There’s a business like this already running off of Edith or north Broadway. One of the things that struck me was the haphazard nature of the storage of the trees and slabs. What is your plan for handling the storage of the material?

**Thaler:** The storage of the tree trunks waxes and wanes as we have more or less. Stored in the open in as orderly a fashion as we can. As we cut the material, we stack it and we store it in piles. It has to be stacked in order to dry. Stored on 3/4” lengths of wood 2-3 feet long about 3 feet high to allow air to circulate. From a week to six months. The guy who owns that is a lot less orderly than we are. But if we are granted our business, there will be some tree trunks lying on the ground.

**Chair McCandless:** Are you intending to continue using the house on Corrales Road as a residence?

**Thaler:** Yes.

**Chair McCandless:** How do you envision customers coming onto the property?

**Thaler:** From the driveway (off Corrales Road). We don’t expect more than 4-5 people per day, at most. We’ll have adequate parking for more than that. We’ll also be delivering. Will not all be drive in customers. We have a 16 foot gate from Corrales Road onto the property that customers will use. We have no intention of using Hansen Road for any of our operations, and we’ve made that clear to our neighbors.

**Chair McCandless:** The barn or shop for equipment, where would that be located?

**Thaler:** The saw will sit next to that pipe fence 300 or so feet from Corrales Road. If we build a building, the building will be 30 feet from the pipe fence and go west, maybe a 50 foot long building. Depends upon what we can afford and what will fit.

**Chair McCandless:** So, you’re looking at something that’s in the neighborhood of the existing shed?

**Thaler:** The existing shed is actually pretty far to the west. This is all pretty speculative, by my vision is that the western wall of the shop building would be something like 50-100 feet from the eastern wall of the existing shed on the south property line.

**Commissioner Morris:** You said you had talked to all the neighbors and there were no complaints, but we have a letter in the file with a concern from Ms. Roybal.

**Thaler:** I didn’t consider she was a neighbor. Two properties to the south, then a rental house. I think that rental house is owned by Ms. Roybal and her daughter lives there with her son-in-law. They have been supportive of us. But I read the letter that Ms. Roybal has some concerns; she’s further to the south.

**Commissioner Morris:** She is just to the other side of what’s being referred to as Hansen Road, but has no sign and may be privately owned.

**Thaler:** Hansen road is privately owned, and I actually live on Hansen Road, but all the way to the east.

**Commissioner Morris:** That is a very narrow road, and her property is directly to the south.

**Thaler:** But I don’t think she lives there. I shouldn’t have said all of my neighbors, all but one.

**Antonette Roybal, 4372 1/2 Corrales Road (public commenter, sworn):** I’m alongside Hansen Road approximately 100-125 feet from the proposed business. There is no rental house here. I'm directly impacted by this business. It’s noisy. I do have to object to something like that being right outside my front door. My friend John Schwartz here is representing me.

**John Schwartz, 419 Carfax Place SW, Albuquerque, (public commenter, sworn):** Two points of order. I want to remind the Village that you have two County ordinances. The first is that the County of Sandoval has the final say on Planning and Zoning. The second is maintaining the existing agricultural environment. I am assuming that any Village rezoning issue also has to be approved by the County.

**PZA Stout:** The Village of Corrales Planning and Zoning Commission has the authority to approve or deny this zone amendment application; it then goes before the Village Governing Body for final approval. The
County does not approve. The ordinances that apply here are Village ordinances that have evolved over the last 50 or so years, since we became a municipality.

Mary Rodriguez, 103 E. La Entrada, (public commenter, sworn): I can sometimes hear the saw from my home, if the wind is blowing right. I have elderly parents and it affects them also. If the wind is blowing just right, you can hear it. I thought it was hobby woodworking—hobby-type work—not cutting logs, which is very noisy. That is my objection, the noise level.

Thaler: First of all, I want to apologize to Ms. Roybal, I didn’t realize you lived in that house. I would have talked to you directly. I spoke with the folks who live there, and they were fine with it. If the noise is really that big a problem, then I guess we could move forward with our enclosure idea sooner, and that would abate the noise. I don’t want to cause anybody any inconvenience of that sort. We are woodworkers, we’re not an industrial operation. We make the wood products, such as furniture, as well as the slabs.

Commissioner Stermer: I’d like an answer to the administrator as to the other properties that begin on Corrales Road. Are they commercially zoned to a very short distance, or a very long distance?

PZA Stout: I’m looking at the zoning map here so I can answer correctly. It looks like the majority of the lots (zoned Commercial) appear to be close to or at the 350 feet. Assuming a lot has that depth.

Commissioner Stermer: And this property is shorter?

PZA Stout: It was, the platting action just now approved has made it (deeper). Up to now, only the front .22 acres could be zoned commercial. That was the limit allowed before the lot has to front Corrales Road. Now it’s one lot, and that enables the potential for the 350-foot commercial zoning.

Chair McCandless: To your knowledge, if we were to make a recommendation to approve, to the Council, can we do that with conditions?

PZA Stout: Absolutely. The conditions for zone map amendment mimic the very same conditions that will come up during the site development plan. Typically, you might get a zone map amendment application with the site development plan request. In this case, we had to have a summary plat approved first, and it was just going to be too much. There can be conditions relayed to Council, and they will get a copy of the minutes so that they may see the concerns. Council will also be a publicly noticed meeting so members of the public will have the opportunity to go before them as well. But you can say “approved with the following conditions” and that is something the Council will take under consideration.

Chair McCandless: If we were to allow extending the commercial zone, assuming Mr. Thaler has his business but after a few years decides to change his business—that doesn’t change the nature of the zoning? He would still be subject to a new site development plan if he had a new business plan?

PZA Stout: Yes, if the business changed there would need to be a new site development plan.

Commissioner Killebrew: Is there any noise ordinance that addresses decibels?

PZA Stout: There is no specific mention of decibel levels in Village Code, just no noise after 10pm, fairly general and somewhat subjective language.

Commissioner Morris: I noticed in these materials there was a quite a presumption that we weren’t going to discuss the use until the site development plan. That’s not how the ordinance reads. It says when considering a zone map amendment, the Commission shall consider the noise, glare, odor effect. And compatibility with adjacent properties. We should also consider where the property is. It’s half a block from the Village center, right in the middle of Corrales. It’s not going to be lovely or quiet. We need to consider those things now. If we decide it’s not a good use, why would (the applicant) have wasted all the time and money preparing a site development plan, if the use isn’t going to be approved anyway? This insistence that we’re going to do these two (applications) and not have concerns about the nature of the use until later is misplaced.

Chair McCandless: Those are valid points, and we are bound by the ordinances to consider, and the conditions are exactly the same between the zone map amendment and the site development plan. Not sure I agree with the way the ordinances are set up in this particular case, but that’s what we have to deal with.

Commissioner Barnes: It sounds like we have three different steps; and it seems that there is a barrier that we are trying to get past between steps two and three. Can we combine them, and talk about the zoning extension and site plan?

Chair McCandless: I think this is probably the crucial decision point here.

Commissioner Thompson: This type of business has existed on Corrales Road, and it was Blue Sky woodworking. It was all contained within a building. I think the problem we have here is this type of business
is being conducted outside. If it were in a building, I think this would be a different discussion, because you
wouldn’t have the noise issue being raised by the neighbors.
Chair McCandless: One option might be placing a condition, if we were to recommend to Council that they
approve extending the commercial district out to the 350 feet, but recognizing that the noise and potential mess
from the wood. With all due respect Mr. Thaler, I’ve seen that lot on Edith and it’s a mess. We do have to be
careful. Do we just put conditions, and say, if recommended it’s done so on the basis that the equipment and
storage of materials is kept indoors to abate the noise and potential mess.
Commissioner Killebrew: What’s before us is an application for a zone map amendment. Are we obligated to
address that specific request, or do a site plan also, that we haven’t seen?
Chair McCandless: That’s the rub, we have to consider exactly the same conditions for the zone map
amendment as we would for the site plan. It’s word for word.
Commissioner Killebrew: We have not seen the site plan.
PZA Stout: Mr. Thaler, since you are going to do a Site Development Plan, would you consider having the
zone map amendment heard at that same hearing? Obviously, the Site Plan would have to have the condition
that it only takes effect, if the zone map amendment is then approved by Council. But we could have both
applications at the same hearing, if the Commission thinks that’s a good fix.
Chair McCandless: I think it makes perfect sense. No need to do the same thing twice.
Patrick: This seems to be a matter of zoning equity, that this parcel be allowed to have the same zoning depth
as the others. That seems to be a separate issue from the future use. If you don’t allow the same equity, it
would close off future uses that are unknown, but could also be acceptable.
Chair McCandless: In some ways we’re locked into that by the ordinance, but I see your point.
Commissioner Morris: If we were to consider approving with a condition, would we want to say inside a
building. Does there need to be others such as insulation? What type of building? The reason we want to
consider it now is so the site development plan doesn’t have to be done and discussed before the Commission,
if we aren’t going to approve the use.
Thaler: I’ve already done a Site Plan. The reason that we’re here is that nothing in the documents we got when
my daughter bought the property indicated that the zoning was different from the other properties along
Corrales road with the 350 feet. We had the assumption we had that zoning. I would like the Commission to
consider giving me the commercial zoning, to give us the same shot as everybody else, and then let the
Council and Commission consider the business on its merits as a separate issue.
Commissioner Morris: Nobody is really objecting to extending the commercial zoning. But if you’ve already
got your site development plan, we could approve with the condition that the business be enclosed.
Thaler: When the site development plan goes before the Commission there might be other conditions imposed
on us. That’s a risk we are willing to take.
Commissioner Killebrew: What’s before us right now is the zone map amendment. That does not in any way
guarantee approval of the Site Plan. We are only approving the extension of the commercial setback line.
That’s what I see as the question to be answered yes or no.
Commissioner Barnes: I think that is what is before us. I hear what you are saying Mr. Chair, about our
obligation to look at the use of the site. Is it written in terms of extending the commercial zone or rezoning?
Chair McCandless: It simply says zone map amendment—any change to the zone map.
Commissioner Thompson: I agree we really need to look at this as one item right now. Just look at the
extension to 350 feet, which would be reasonable since others have it. I do think the applicant has heard loud
and clear what the concerns will be when he comes before us with the site plan.
Commissioner Stermer: I agree with the direction of the thinking. This question of keeping some things
outside—could be done tastefully. I too have driven by that property on Edith and it is shocking. The applicant
has stated that the sins of one craftsman should not be put upon the shoulders of another. I like the direction we
are going now, because the applicant is saying he’s willing to take the risk that we’ve pointed out he will be
taking.
Commissioner Barnes: What are the pros and cons of extending the commercial zone, what does extending
the commercial zone do for the Village? I think it’s beneficial, I don’t see anything wrong with extending the
commercial zone to what is comparable with other areas.
I move we approve zone map ZMA 20-01: Ken Killebrew. Sam Thompson: Second. Vote; Yes: John McCandless, Sam Thompson, Michele Anderson, Jerry Stermer, Ken Killebrew, Melissa Morris, Cameron Barnes. (Unanimous)

Thaler: I want to say something to the neighbors. Can I give you my phone number, and you call me if the noise is disturbing you? My hope is that I can get some idea of what the conditions are when there’s noise, and move to ameliorate it. In particular any time of day when it’s a problem. That would help me make sure you’re ok with what we’re doing.

Rodriguez: My concern was the noise level. We are residential. We’re losing more of our residential and agricultural properties. Blue Sky was totally enclosed, it was not to the level where I could hear it from my house. And I was closer to them.

Thaler: We’ll do our best to fix that if we’re granted the opportunity to do business.

Chair McCandless: Thank you, Mr. Thaler. If the neighbors can give you feedback and you make adjustments as needed to address their concerns, that’s going to benefit everybody.

Thaler: My goal.

VII. OTHER BUSINESS

VIII. PZA REPORT

IX. COMMISSIONERS FORUM

Village Clerk Aaron Gjullin: Mr. Chair and Ms. Stout, if I could talk about potential Council agenda items that would relate to you. We’re having a possible discussion about A-1 (accessory) buildings and fencing, coming up. There’s a possibility the Council will charter you to do some sort of study into that. I believe it’s related to an issue Laurie is familiar with, about a building that is in compliance, but is a bit of an eyesore.

Another issue is zoning ordinances relating to abandoned properties, that they may ask you to look into. July 21 or August council.

Chair McCandless: We had a rather drawn-out discussion regarding the (zone map amendment). I find myself uncomfortable with the ordinance. Not the decision that we made, but the ordinance. It is very awkward, to have these two things have the exact same wording.

X. NEXT HEARING: August 19, 2020

XI. ADJOURNMENT

Move to adjourn: Sam Thompson. Second: Ken Killebrew. Vote, Yes: John McCandless, Sam Thompson, Michele Anderson, Jerry Stermer, Melissa Morris, Ken Killebrew and Cameron Barnes. (Unanimous)