

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
March 14, 2016**

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on March 14, 2016. Those in attendance were Thomas Terwall; Michael Serpe; Wayne Koessler; Deb Skarda; Jim Bandura; and Judy Juliana. Bill Stoebig was excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; Jean Werbie-Harris, Community Development Director; and Peggy Herrick, Assistant Zoning Administrator.

- 1. CALL TO ORDER.**
- 2. ROLL CALL.**
- 3. ELECT A SECRETARY FOR THE PLAN COMMISSION.**

Michael Serpe:

Tom, I'd like to nominate Jim Bandura for the secretary.

Judy Juliana:

Second.

Tom Terwall:

Is there a second you said?

Judy Juliana:

Yes.

Tom Terwall:

Anybody else? A motion to close the nomination would be in order.

Wayne Koessler:

So moved.

Tom Terwall:

Is there a second?

Michael Serpe:

Second.

Tom Terwall:

THAT BEING THE CASE WE HAVE A MOTION BY WAYNE KOESSL AND A SECOND BY MICHAEL SERPE, THEN WE HAVE A UNANIMOUS VOTE FOR JIM BANDURA. CONGRATULATIONS.

Jim Bandura:

Commissioners, thank you.

4. CONSIDER APPROVAL OF THE FEBRUARY 22, 2016 PLAN COMMISSION MEETING MINUTES.

Judy Juliana:

Move to approve.

Deb Skarda:

Second.

Tom Terwall:

MOVED BY JUDY JULIANA AND SECONDED BY DEB SKARDA TO APPROVE THE MINUTES OF THE FEBRUARY 22, 2016 PLAN COMMISSION MEETING AS PRESENTED IN WRITTEN FORM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

5. CORRESPONDENCE.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, I have one piece of correspondence. And it is from ATC. They are proposing a cost effective solution which provides an alternative power pack for increased power flow for emergency conditions. What they are doing is they are proposing to construct a double circuit 345 kilovolt transmission line between an existing transmission line in Pleasant Prairie and a new substation on a site to be identified in the Village of Wadsworth, Illinois. They will be hosting an open house known as the Wisconsin-Illinois

Reliability Project open house on Wednesday, March 16th, from 4:30 to 7. This will be held at the Thunder Hawk Golf Club, 39700 North Lewis Avenue in Beach Park, Illinois.

And in the flyer of information that you have it shows you illustratively various alternative lines that they are considering. There are some inactive coordinators and some route alternatives. The three that are coming through Pleasant Prairie from the current transmission line come straight south, and then eventually they head into Illinois. So if you'd like to attend this open house, I know the staff will be present, again, it's Wednesday, March 16th, from 4:30 to 7. And that is coming up this Wednesday.

Wayne Koessl:

Why don't they hold that meeting in Pleasant Prairie [inaudible].

Jean Werbie-Harris:

Well, we asked about the portion of the line, but I think that there might be a little bit more controversy since they have three possible routes in Illinois. And actually it's a long route in Illinois as well and going through the Village of Wadsworth and going through their residential area. So they decided to hold it in Illinois this time.

Tom Terwall:

And the portion that's in Pleasant Prairie would follow the existing path, is that correct?

Jean Werbie-Harris:

There are three proposed routes in Pleasant Prairie. None of them are in the exact same corridor that was used once before because those corridors are full. So there is one that is running parallel on the east side of the railroad west of H. There's one that runs directly south and parallel approximately to 85th Avenue by the Village's abandoned 73-1 plant. And another one that is west of the railroad. They can't use the north/south railroad corridor that they once had used as the corridor is filled.

Wayne Koessl:

So the Public Service Commission [inaudible].

Jean Werbie-Harris:

Correct. They do have a recommend route, but they're not going to be discussing that yet until after they get input from the public. So we're not taking action this evening. This is just for purpose of notifying the Plan Commission and any Board members that are here as to whether or not they'd like to attend that open house.

Tom Terwall:

Thank you.

6. CITIZEN COMMENTS.

Tom Terwall:

If you're here tonight for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until the public hearing is held so we can incorporate your comments as a part of the official record. However, if you're here to raise an issue that's not a public hearing now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving us your name and address. Is there anybody wishing to speak under citizens' comments? Seeing none we'll move ahead then to Item 7, Old Business.

7. OLD BUSINESS.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, I would request again that Items A and B, first which is the two certified survey maps and then secondly the tabled public hearing and consideration of a zoning map amendment, these again for the request of Marty Hanley, owner of Prairie Place LLC, and this is for the lands that are just west of the Village Hall here and 39th Avenue and Springbrook Court, and this is for the two areas that will be dedicated to the Village as part of the park purposes, we are still working through some of the easement language to be placed on the certified survey map. So we are asking that both Items A and B be continued or tabled until the April 25th Plan Commission meeting. That should give us more than enough time to get through those easements and get them reflected on the maps and have them reviewed by our Village attorney.

Tom Terwall:

We need a motion to that effect.

Wayne Koessl:

I'll move, Chairman.

Michael Serpe:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY MICHAEL SERPE WE TABLE ITEMS A AND B UNDER OLD BUSINESS UNTIL THE APRIL 25TH MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item C, tabled public hearing and consideration of a preliminary plat.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, Item C which is the tabled public hearing and consideration of a preliminary plat, and Item D, tabled public hearing and consideration of Plan Commission Resolution 16-04, and also Item E, tabled public hearing and consideration of a zoning map amendment, are all being requested to be tabled until the May 23rd Plan Commission meeting. I think our staff memo says the 27th, but the Plan Commission does meet on May 23rd. We did receive a request from the developer for a formal extension to the preliminary plat which he's entitled to. Specifically he's just asking for up to a 90 day extension in order for them to re-evaluate the entire Creekside Terrace project. They're concerned on some of the unforeseen costs associated with the project as planned and designed, and would like to continue reviewing the project to see how they can move forward with it. So the staff recommends that we accept his March 4, 2016 letter from S.R. Mills, Creekside PP, LLC, and to table Items C, D and E then until the May 23rd Plan Commission meeting.

Tom Terwall:

We need a motion.

Michael Serpe:

So moved.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO TABLE ITEMS C, D AND E UNTIL THE MAY 23RD PLANNING COMMISSION MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

8. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF SEVERAL ZONING MAP AMENDMENTS to rezone several properties into the C-3, Natural and Scientific

Area Resource Conservancy within the Chiwaukee Prairie/Carol Beach Land Use Plan area that have been acquired by a public or non-profit agency for open space and/or preservation.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is consideration of several zoning map amendments to rezone several properties into the C-3, Natural and Scientific Area Resource Conservancy District. This is within the Chiwaukee Prairie/Carol Beach Land Use Plan area. These are lots that have been acquired by the public or non-profit agency for open space and/or preservation.

On December 1, 2014, the Village Plan Commission adopted Resolution #14-16 to initiate several zoning map amendments for properties that have been acquired in the public's interest in 2013 and 2014 pursuant to the Public Assistance Planning report No. 88, entitled A Land Use Management Plan for the Chiwaukee Prairie-Carol Beach Area of the Town of Pleasant Prairie. This plan is dated February 1985. This Plan recommended that ultimately all the lands within the Plan identified as an open space preservation area should be placed in the C-3, Natural and Scientific Area Resource Conservancy District, the designated natural resource base preservation and protection zoning district of the Village.

The C-3, Natural and Scientific Area Resource Conservancy District, is intended to preserve and enhance existing natural features including scenic, historic, and scientific areas and associated plant and animal communities and to prevent the destruction of valuable natural, scenic and scientific resources, including wetlands, shorelands or navigable waters, prairies, meadows, sand dunes, woodlands, wildlife habitat and areas with high erosion hazard at such time as these lands are acquired by any federal or State agency, Kenosha County or the Village for the public's interest.

Lands mapped as natural and scientific areas should include those lands identified in a continuous open space preservation area which includes environmental corridor. These are valuable natural, scientific and scenic resources of special scientific interest; wildlife habitat areas; critical plant habitat areas where several Wisconsin rare threatened or endangered plant species are identified; and wetlands, prairies, meadows, sand dunes, woodlands and areas subject to flooding and high erosion hazards.

The Land Use Management Plan seeks to preserve a substantial portion of these existing natural features of the area through the maintenance of a continuous environmental corridor. This connects the Kenosha Sand Dunes on the north end of the Chiwaukee area to the Chiwaukee Prairie preserve on the south end. The Land Use Management Plan identifies that the lands within the corridor be acquired and maintained as a natural area/wildlife areas by a combination of public and private conservancy interests.

The Wisconsin Department of Natural Resources and The Nature Conservancy of Wisconsin have identified land acquisition areas for permanent resource protection. The Land Use Management Plan recommended that Kenosha County and Pleasant Prairie proceed on an incremental basis in the following manner which we have.

1. Kenosha County and the Village shall follow NR 115/NR 117 of the Wisconsin Administrative Code that requires the rezoning of wetlands within the shoreland area of Lake Michigan; and
2. The remaining lands within the proposed open space preservation area shall be preserved as either as wetlands beyond the shoreland zone or as significant uplands. Such lands shall remain in their current zoning category until the acquisition takes place, and then the lands shall be rezoned after they have been acquired in the public's interest into the C-3 area which brings us to this matter this evening.

Properties that have been acquired in the public's interest in 2013 and 2014 were evaluated and are proposed to be rezoned into an appropriate zoning classification pursuant to that Plan. The following zoning map amendments area proposed.

1.	93-4-123-184-0590	Department of Natural Resources	C-1	C-3
2.	93-4-123-184-0595	Department of Natural Resources	C-1	C-3
3.	93-4-123-203-0260	Department of Natural Resources	C-1	C-3
4.	93-4-123-304-0325	Department of Natural Resources	R-5	C-3
5.	93-4-123-304-0500	Department of Natural Resources	R-5	C-3
6.	93-4-123-304-0510	Department of Natural Resources	R-5	C-3

All of the lots I mentioned will remain in the LUSA, Limited Urban Service Overlay District. And all of those parcels that are in the FPO or the Floodplain Overlay District will remain in that district. This is a matter for public hearing, and I'd like to continue the hearing at this time.

Tom Terwall:

Anybody wishing to speak on this matter? Is there anybody wishing to speak? Comments or questions from Commissioners or staff?

Michael Serpe:

I have a question. Mike, I should know the answer to this. If there's a paving project on the street that's across the DNR property, are they required to pay the assessment?

Mike Pollocoff:

Well, we can't pave any roads that are in the conservancy area. But if we do pave a lot in front of the DNR lot, if it's conservancy typically they won't pay. We can assess them, but it's up to them whether or not they want to pay. Historically they haven't.

Tom Terwall:

Anybody else? If not a motion to send a favorable recommendation to the Village Board is in order.

Wayne Koessler:

Mr. Chairman, I move that we send a favorable recommendation to the Village Board for the zoning map amendments as presented.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING AMENDMENTS AS READS INTO THE RECORD. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

B. PUBLIC HEARING AND CONSIDERATION OF ZONING TEXT AMENDMENT to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled, Specific Development Plan #33 in Chapter 420 of the Village Municipal Code is proposed based upon new information provided to the Village related to future assessments and property taxes, clarification related to stormwater retention basin maintenance and clarification related to allowing trucks to be parked on the properties for the temporary delivery of goods and services.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission, this is a consideration of zoning text amendments to the Westfield Heights Commercial Area Planned Unit Development within Appendix C entitled, Specific Development Plan #33 in Chapter 420 of the Municipal Code. It's proposed to be based upon some new information provided to the Village related to future assessments and property taxes, clarifications related to stormwater retention basin maintenance and clarifications related to allowing trucks to be parked on the properties for the temporary delivery of goods and services.

So we are getting very close to finalizing all of the plans and documents for the issuance of permits for the Educator's Credit Union. Their attorney has since reviewed the planned unit development overlay text amendment that had been prepared by staff and adopted by the Village. And they had requested some modifications to the PUD. So the staff, and as you can see in your information, has identified those areas that we're modifying. Those areas that have been struck out in red are the areas that we're removing, and then we've added some new areas in yellow.

The first of which is on page 2, and it refers to the stormwater management regulations. And it pertains specifically to the responsibility for Educator's Credit Union for their fair share responsibilities of the developments in the Westfield commercial area to be responsible for any stormwater drainage, retention basin construction, installation, repair, replacement or any maintenance for the nearby Outlot 1 which is the stormwater basin that the overflow stormwater flows to from this development.

So it's just for purposes of clarification in that there is a homeowner's association. It's really a commercial association that has been established that maintains that basin. So collectively they're part of that association, and all four lots that are in this vicinity are all responsible for maintaining the stormwater areas and the basin and the structures. And so this is just to clarify some of that language for the attorney and for the development.

The second change or modification has to do with the property tax based on the baseline assessed value that we had talked about and implemented a couple of months ago. After further discussion and review with the Village's attorney, the language needed to be modified so that it was not included in this PUD development overlay. So we have removed that language.

The next is on the bottom of page 3, and this really has to do with the delivery vehicles and trucks being parked inconspicuously on the sites. And just to clarify that other than temporary delivery of goods and services no trucks, for example, semi cab, semi trucks or semi trailers, construction vehicles except when permitted construction activities are taking place, step vans, delivery vans, business-related vehicles with advertising displayed on the vehicles, catering vehicles, commercial vehicles in general shall be parked within the development. There shall be no overnight parking of vehicles on the development unless approved by the Village.

We've started to have some issues and some problems throughout the Village with respect to semi trucks, trailers and commercial vehicles being parked all over in the Village in residential areas, commercial areas, and they're just using these parking lots and streets and other areas as parking areas for these commercial vehicles. So we wanted to make it very clear that even though it's adjacent to Highway 50 it's not a free parking lot for commercial vehicles in the evening, and they agreed to that. I believe that those are the modifications that were requested. This is a matter for public hearing, and I'd like to continue the public hearing.

Tom Terwall:

Anybody wishing to speak on this matter? Anybody wishing to speak? Seeing none, I'll open it to comments from Commissioners and staff.

Michael Serpe:

Move approval of the zoning text amendment.

Deb Skarda:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY DEB SKARDA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING TEXT AMENDMENT. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

C. Consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road for approval of Site and Operational Plans for the construction of a 417,384 square foot speculative industrial building and related site improvements.

Wayne Koessl:

Mr. Chairman, are we going to take C and D together, the proposal and then vote separately. I'd so move.

Tom Terwall:

Is there a second?

Judy Juliana:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSLAND SECONDED BY JUDY JULIANA TO COMBINE ITEMS C AND D FOR PURPOSES OF PRESENTATION WITH TWO SEPARATE VOTES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

D. Consider approval of a Development Agreement and related documents for the proposed public improvements in 80th Avenue for the development of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Item C is to consider the request of Paul Schmitter, agent for CenterPoint WisPark Land Company LLC, owner of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road for approval of Site and Operational Plans for the construction of a 417,384 square foot speculative industrial building and related site improvements.

And Item D is to consider approval of a Development Agreement and related documents for the proposed public improvements in 80th Avenue for the development of the vacant property generally located on the east side of 80th Avenue and north of Springbrook Road.

The petitioner is requesting to develop a 26.21 acre vacant property located at the northeast corner of 80th Avenue and Springbrook Road, also known as County Trunk Highway ML in LakeView Corporate Park with a 417,384 square foot speculative warehouse and distribution building referred to as LakeView XVIII.

At this time there is no identified user for this speculative building. As information, any tenant that proposes to use or occupy 50 percent or more of this building will require the Site and Operational Plan approval from the Plan Commission. Also, depending on the use proposed, a Conditional Use Permit, along with Site and Operational Plan approval from the Plan Commission may be required.

The property is zoned M-2, General Manufacturing District. The M-2 District requires that the building meet the following minimum setback requirements:

- Street setback: 65 feet minimum from both 80th Avenue and 116th Street as they both serve as local arterials.
- Side setback: 45 feet minimum for all buildings.
- Wetland setback: 25 feet minimum. Just to note, there is a wetland area that's proposed to be filled and pending Wisconsin DNR and Army Corps of Engineers final approval. As you can see on the slide there is a wetland in the very north central, a finger wetland that extends down from a wetland that is just north of this property line.

The location of the parking lots, maneuvering lanes and the fire access lanes shall be setback a minimum 20 feet to property lines and 25 feet from the wetlands. The M-2 District requires that at minimum of 25 percent of the site be open space. The site provides, in fact, 30.03 percent open space.

There will be one access to Springbrook Road or County Highway ML and two access points to 80th Avenue. The northern access to 80th Avenue will align with an access to the west, and the southern access to 80th Avenue will require the median in 80th Avenue be relocated. A Development Agreement and Letter of Credit will be provided for the relocation of the median and the required public improvements.

CenterPoint will be financially responsible for costs associated with the Required Public Improvements pursuant to the Village approved Plans which including: relocating the 80th Avenue median and road and curb and gutter repair; moving or relocating the southern access driveway to 80th Avenue for the tenant on the west side of 80th which is the Arvato tenant identifies as Tax Parcel Number 92-4-122-283-0210, relocating one 80th Avenue public street light and abandoning and capping unused water services at the main and water service connections as well as its related road repair in 80th Avenue. The revised plans need to include all these improvements.

And as we've discussed probably quite a few years ago now, the long-range plans call for the extension of Springbrook Road or ML eastward to Green Bay Road. So there would be a straight connection then of 116th all the way from H all the way to Green Bay Road. That extension could occur by: 1) the straightening or removal of the hump in Springbrook Road or 2) extending Springbrook Road eastward from the existing northern hump in the road. Whichever Springbrook Road/ County Trunk Highway ML roadway extension is chosen, the owner of this parcel needs to be aware that any future property site improvements as a result of the Springbrook Road extension, driveway connections or adjustments to parking lots or docking areas, they all should be completed at the sole cost of the then-property owner, unless other prior arrangements are made and agreed upon.

Kenosha County is fully aware of this proposed project, and they have provided us certain language and information to be included in the conditions of approval. And Gary Sipsma has been representing the County in all meetings that we've been having.

All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan includes 215 parking spaces including five handicapped accessible spaces. A truck court faces south and provides for 42 dock locations with 166 trailer spaces. The two properties identified as 92-4-122-284-0310 and 92-4-122-284-0320 shall be combined into one parcel prior to issuance of permits so that the parking lot meets setback requirements. Currently it exists as two separate parcels.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use would require five spaces plus one space per employee on the largest shift and the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum on-site parking spaces for a warehouse/distribution center is one for every two employees during any 12-hour period, and the required number of handicapped accessible parking spaces, again per the code. At the time the proposed use is known, adequate on-site parking shall be re-evaluated or re-verified. Currently it does meet the minimums per our code. The project is tentatively planning to start construction in spring of 2016 and will be completed likely by January, 2017.

This is not a matter for public hearing, but there are representatives here for CenterPoint. If you have any questions I'm sure they'd be happy to come up and answer any questions you may have.

Tom Terwall:

Comments, questions? Do you wish to make any additional comments?

Wayne Koessl:

Have you reviewed the comments by Village staff and are agreeable to them?

Tom Terwall:

We need your name and address for the record, sir.

Paul Schmitter CenterPoint 1808 Swift, Oakbrook, IL.

Tom Terwall:

Thank you. Comments or questions from staff?

Michael Serpe:

When is your first meeting with the proposed new tenant?

[Inaudible]

Michael Serpe:

I was being smart.

Paul Schmitter

It hit the Business Times today.

Michael Serpe:

Good.

Wayne Koessl:

I have no comments. If the Commission doesn't have any more comments I'd move approval of the site and operational plan subject to the conditions outlined by staff.

Judy Juliana:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JUDY JULIANA TO APPROVE THE SITE AND OPERATIONAL PLANS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

Michael Serpe:

Move approval of the development agreement.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY MICHAEL SERPE AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE DEVELOPMENT AGREEMENT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. BEFORE I ASK FOR THE VOTE, MIKE IS THERE ANOTHER PUBLIC HEARING WHEN THIS GETS TO THE VILLAGE BOARD?

Mike Pollocoff:

No, the development agreement just goes as an action item. The site and operational plan you're the final stop here.

Tom Terwall:

When we refer an item to the Village Board for approval of which there were what, three or four tonight, what kind of hearing does the Village Board -- we have four of the five Village Board members here tonight. But the fifth member I don't think I've ever seen at a Plan Commission meeting. What kind of input do they have prior to voting on these?

Mike Pollocoff:

Their input is based on what information they've seen from looking at the staff report or the minutes from the Plan Commission. So none of these items, again, would require an additional public hearing so they wouldn't have that availability. They'd be depending on whatever happens here tonight.

Michael Serpe:

She gives the same presentation to the Board as she does to the Plan Commission.

Tom Terwall:

Okay, then I'll take a vote. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

9. ADJOURN.

Judy Juliana:

So moved.

Deb Skarda:

Second.

Tom Terwall:

Motion and a second we adjourn. All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? Thank you.

Meeting Adjourned: 6:37 p.m.