



# Minutes

## City of Tipton

### Planning Commission

#### November 10, 2021

The City of Tipton Plan Commission held its regular meeting on Wednesday, November 10, 2021, at 6:00 p.m., at the Tipton City Hall Council meeting room, 216 South Main Street, Tipton, Indiana.

The meeting was called to order by President Jim Purvis at 6:00 p.m.

#### **Roll Call**

Members present: Jim Purvis (non-voting member), Jackie Cardin, Michelle Owens, Sophie Hufford, Jade Crawford, Cory Mahan, Adrian Roach, Aaron Coe, and Lindsey Ogden. *One citizen member appointment vacancy.*

Members absent: Mike Dollens and Dan Kappesser.

Staff present: David Langolf Smith, Judy Coker, and Steve Niblick.

Staff absent: None.

#### **Modifications to Agenda**

Jackie Cardin made a motion to remove Staff Reports and Old and New Business until the next meeting; seconded by Michelle Owens. Motion carried 8-0.

#### **Approval of Minutes**

Jackie Cardin made a motion to approve the minutes from the October 14, 2021, Regular Meeting, as presented; seconded by Sophie Hofford. Motion carried 8-0.

#### **Public Hearings**

a) CTI-PUD-34-21 Arbor Homes Planned Unit Development

Steve Niblick provided an overview of what a Planned Unit Development zoning district is, and how a PUD is adopted.

Charles Russell came forward to present the petition to rezone parcel # 80-11-10-400-010.000-001 to a Planned Unit Development district.

Jason Henderson came forward to state that any project that comes before the Plan Commission will have to be in compliance with Big Cicero Creek drainage standards. Jason Henderson stated the drainage in this area would be held in detention ponds and would be released into Big Cicero Creek at a much lower rate than it currently is.

Jason Henderson explained the process for approval of this project would need to go through the Big Cicero Creek Drainage Board before the project could begin.

Jim Purvis asked if the Big Cicero Creek shelving project would go through this area. Jason Henderson stated that the shelving project will not extend to this area.

Tom Dolezal came forward and stated that the city is well aware that they will need to make improvement to the intersections that lead to the area of the proposed development. Tom Dolezal stated that the city is committed to investing the funds necessary to make these intersections safe, even if the proposed changes include roundabouts. Tom Dolezal stated that Arbor Homes has informed the city that they intend to seek voluntary annexation and that neither he, nor any member of his family has any business interest in this property.

Mike Bollman came forward to speak in opposition of the petition because they enjoy the view and they moved away from Hamilton County to get away from these types of subdivisions. Mike Bollman believes that the planned subdivision does not meet the current comprehensive plan. Mike Bollman also brought up concerns about increased traffic, increased school attendance and impact on police and fire.

Rex Cole came forward to speak in opposition of the petition because he feels there has been a lack of clarification. Rex Cole questioned if the Smith Addition will be annexed and forced to hook into city utilities. Rex Cole questioned if his house would flood once they put in the retention ponds.

Christy Boyer came forward to speak in opposition of the petition due to concerns of annexation. Christy Boyer stated that she likes “country living,” and expressed concerns of increased traffic, especially teenage drivers, and semi traffic.

Matthew Cook came forward to speak in opposition of the petition due to the strain that will be placed on the local school and bus system, especially concerning larger class sizes.

Joy Mitchell came forward to speak in opposition of the petition due to concerns of increased traffic.

Keith Martin came forward to speak in opposition of the petition due to concerns of increased traffic. Keith Martin believes there should never be an entrance or exit on Jefferson Street due to the amount of semi traffic going in and out of Pioneer.

Abby Ripberger came forward to speak in opposition due to the strain that will be placed on the fire and police department. Abby Ripberger expressed concerns about the strain that will be placed on the local school system.

Mark Purvis came forward to speak in opposition of the petition due to concerns of increased traffic, no tornado shelter, and a lack of green space. Mark Purvis expressed concerns for increased pedestrian traffic, as well as the impact on the local school system.

Erin Bollman came forward to speak in opposition of the petition due to unsafe traffic conditions, concerns about road width within the housing addition, minimum side setbacks,

concerns about the location of the walking trails, and concerns about Better Business Bureau complaints of Arbor Homes. Erin Bollman stated that the community might need growth, but the growth should come naturally and not be forced.

Brad Nichols came forward to speak in opposition of the petition and feels there should be some work done prior to the approval of the addition. Brad Nichols stated that he believes the density to be too great and doesn't understand how each parcel size has increased and the roads have been made wider, but the number of proposed homes has increased. Brad Nichols stated that 15' between homes, 10' with a three-car garage is too small.

Andy Wesner came forward to speak in opposition of the petition due to the points that have already been made.

Brad Whitman came forward to speak in opposition of the petition due to the use of outdated material and inadequate construction.

Trent Wheeler came forward to speak in opposition of the petition due to concerns of increased traffic, the addition of a roundabout and concerns about the availability of utilities.

Ken Summers came forward to speak in opposition of the petition due to concerns of flooding and proper drainage.

Wyatt Johnson came forward to speak in favor of the petition. Wyatt Johnson feels that the city is in a good position to negotiate because the petitioner is requesting a Planned Unit Development. Wyatt Johnson made several points:

- The addition of retention ponds will help with the drainage in that area, as well as the flooding of Big Cicero Creek.
- The impact on the schools will be minimum, as the school system needs the influx of students for more funding.
- Believes this area to be an ideal area for development.
- Believes that the trails are valuable.
- Feels that 30' street width is plenty and believes that 28' street width could even work.
- Stated that the rezoning should occur before the developer spends hundreds of thousands of dollars doing impact studies.

Keaton Summers came forward to speak in opposition of the petition. Keaton Summers stated that he does not believe that Tipton will benefit from the construction of these homes and believes that the addition of this many homes will cause Tipton to lose the "small town" feel.

Mike Terry came forward to speak in favor of the petition. Mike Terry stated that:

- Arbor Homes has agreed to provide sidewalks that connect the housing addition to the city.
- Parking and mailboxes will be on opposing sides of the street.
- Traffic has been discussed, and the city is working on solving these issues because they were present before the Arbor Homes discussion.
- Lot sizes are larger than some of the more recent subdivisions that have been added to the city.
- This type of development would add multiple revenue streams to the city, from property taxes to income taxes to LIT taxes.

Tom Dolezal came forward to speak in favor of the petition.

Jim Ankrum came forward to speak in favor of the petition. Jim Ankrum noted that:

- The number of new families and the increase of new children to the school system is a positive.
- IMPA would conduct a study to determine if power needs are being met.
- The city has enough power, water, and wastewater capacity to support this growth.
- Advised that this type of growth will not happen all at once and noted that these homes would be constructed 80 or 90 at a time.

Christian Rector of Arbor Homes came forward to address some of the concerns voiced by the public.

With no further discussion, Jackie Cardin made a motion to close the public hearing; seconded by Michelle Owens. Motion carried 8-0.

*Five-minute recess*

Jim Purvis asked how many homes there would be. Christian Rector stated that what has been submitted is a conceptual drawing and the actual number of homes would be reduced since the lot width and size has increased.

Jim Purvis asked David Smith to explain the meaning of Section 2: Definitions, on page #4 of the proposed PUD district ordinance. David Smith stated that this section explains that, if there are terms in this ordinance that are not expressly defined, the meaning will fall back to what the City of Tipton uses. David Smith stated that he would rather this section state, "shall have the meanings ascribed to them in the City of Tipton Zoning Ordinance and the City of Tipton Subdivision Control Ordinance."

Jim Purvis stated, on page 5, #4 – Front Yard Setbacks of the proposed PUD district ordinance, he found that the lot size and permitted uses to be very similar to the R-1 classification, more specifically, the R-2 classification. Jim Purvis asked Christian Rector to expand on these standards and expressed that he felt that a 20' setback was too small, especially when a car is parked in the driveway. Christian Rector stated that when they widened the streets and expanded at right-of-way, it did push the setback from 25' to 20'. Christian Rector stated that they are fine going with the 25' setback from the right-of-way.

Jim Purvis asked for clarification on the side yard setback proposal. Christian Rector explained that the side yard setback is the distance from the edge of the structure to the property line. The aggregate being the distance between buildings. Christian Rector stated that the standard product is a 40' wide home and on a 55' lot, the home centered would leave a 7.5' setback from the side property lines. This would allow for 15' between buildings. This distance would be reduced to 10' between buildings, with the addition of a 4' bump out on the garage to allow for extra storage. Christian Rector stated that there is a 5' minimum where no structure can go any closer than 5' to the property line, for an aggregate of 10' minimum between structures.

Cory Mahan explained that the case scenario with a 10' aggregate is with a three-car garage on both houses. Depending on the layout of the housing addition, it would most likely be the 15' or the 12'. Christian Rector stated the bump out option is extremely popular. Christian Rector

explained that widening the lot will not change the house that is being placed on it, but will increase the amount of street, sidewalk and infrastructure that has to be constructed across the entire frontage and maintained, for the same price of house. This would increase the cost of maintenance to the city, which does not translate to a huge value to the city.

Jackie Cardin asked how long it typically takes to complete a project with 338 new homes. Christian Rector stated that they think that 50-60 per year in a market like this, and 40-45 per year in a typical market. Christian Rector stated that they are approximately 18 months out from closing the first home.

Jim Purvis noted that the minimum lot size is in compliance with the R-2 zoning standards, the lot width, at 55', is five feet greater than the R-2 requirement, the 25' front setback is in compliance with the R-2 and the rear yard setback of 15' is in compliance with the R-2 standard. Jim Purvis also noted that they are also in compliance with the maximum building height of 35'. Jim Purvis advised that the plan shows a minimum 1200 sq. ft. for a single story and 1600 sq. ft. for a two-story, with the ground floor being at least 900 sq. ft. Jim Purvis stated that the city does not have size standards for homes in the ordinance, but it is something the standing committee has been working on. Jim Purvis noted that the proposed house sizes are in compliance with what the standing committee has been considering.

Jim Purvis asked if the bulk of the siding would be vinyl. Christian Rector stated that vinyl is the most popular choice.

David Smith asked that the language on #9, page 5 of the proposed PUD district ordinance, be changed from "shall" to "may include." Christian Rector agreed to the change and pointed out the typo on the thickness of vinyl will be changed from inches to millimeters.

Michelle Owens noted several public comments from individuals with concerns of this development being a "vinyl village," and asked if there is anything that can be put in place to require more than the minimum of the front elevation requirement for 36' of stone wainscoting, such as a certain percentage of the homes being sided with all brick. Christian Rector stated that they would not be open to all brick because that is a fad that has come and gone. Christian Rector explained that if you look at million-dollar custom built homes in other housing additions most have very little brick on them. Christian Rector stated that they could require that homes with the minimum 36' wainscot could also be required to have three materials on the front, such as the addition of shake siding or vertical board and batten or vinyl.

Christian Rector also pointed out the anti-monotony policy, which does not allow the same elevation or primary colors to be constructed adjacent to each other or directly across the street.

Michelle Owens stated that there has been some concerned raised about the use of substandard building materials. Michelle Owens asked what is being put into place so that doesn't happen. Christian Rector stated that they use the same sticks and bricks that all homes are built with and are all constructed to the same required building code. Christian Rector explained that from there, it is all finishes, and that vinyl and brick are not structural, they are purely aesthetics. Christian Rector stated that the vinyl they use is a minimum thickness of 0.044 millimeters. Christian Rector noted that vinyl has come a long way over the last decade, when standard vinyl had a thickness of 0.036 millimeters, which alleviates the problem of waving over time.

Christian Rector noted that the other improvement is that the dye is now cast through the material, which will keep the vinyl from fading over time. Christian Rector explained that they also use all-dimensional shingles, and that though 3-tab shingles used to be common, the company made the decision to go to all-dimensional shingles after a really bad windstorm in 2015.

Lindsey Ogden asked, in response to the improper sewer hook up complaint, what has the company put into place to vet the subcontractors. Christian Rector stated that it never should have happened, and that the problem was a loose pipe in a crawl space in a partial basement. Christian Rector admitted that this was something that several people missed because it was located in a difficult space to see. Christian Rector stated that they went after the subcontractor to hold them liable, and the company has put measures in place to ensure it does not happen again. Christian Rector stated that they have an entire department now devoted to quality control.

Jim Purvis asked what homes on a corner lot would look like with the nice with the different finishes on the front, what would the side look like. Christian Rector explained that if the house is on a corner lot, the floor plan available for that lot would be one that has good size windows and multiple windows along the public street side. This would be to avoid having a wall of vinyl along a street front.

Jim Purvis asked if it would be possible to extend the masonry along the side of the house when the home is on a corner lot so that we can ensure that anything in the front setback has more architectural feature. Christian Rector stated that the company could agree to that.

Jim Purvis stated that he disagrees with the 10' wide travel lanes and stated that he believes 12' lanes to be better. Christian Rector stated that 12' lanes is a safety concern and 28' wide or 30' wide streets is standard in most subdivisions and pointed out that the 30' wide is of asphalt, not 26' of asphalt with 4' curbs. Christian Rector stated that if you widen the streets, traffic will go faster. Christian Rector stated that 30' wide streets is two 15' wide travel lanes, where cars are not parked on the street. Jim Purvis noted that he has worked on projects in other communities where they were trying to calm traffic down, and one of the mechanisms they use to lower speeds is to narrow the streets.

Jim Purvis asked if all streets in this district would be 30' wide. Christian Rector confirmed.

Lindsey Ogden asked if there are any examples of Arbor Home communities that are 15 years or older that can be looked at to see how the communities' age. Christian Rector stated that the closest ones that are that old would be the Sonoma Community in Westfield and Waterman Farms in Noblesville, which would be a good one to look at because those are 50' wide lots. Christian Rector stated that he has a friend who is moving out of his house in Waterman Farms and is selling his house for \$45,000 more than what he bought it for four years ago.

Lindsey Ogden asked Jim Ankrum if he state that the current wastewater facility can support this development. Jim Ankrum confirmed that it can.

Jackie Cardin asked if the above-mentioned subdivisions have HOAs. Christian Rector confirmed that the subdivisions do have HOAs. Christian Rector stated that the company has control over the board of the HOA until the subdivision is at 80 or 90% development, then the

HOA gets handed over to the residents. Christian Rector explained that this is to ensure that common areas are maintained.

Michelle Owens asked, out of the percentage of neighborhoods that they have, how many do they start and then leave. Christian Rector stated that they have never done that. Christian Rector explained that they have subdivisions where another developer has started it and Arbor Homes has come in and finished it, but the company has never vacated a subdivision they have started.

Jim Purvis noted that the developer will provide a pedestrian sidewalk that is at least five feet wide and that the developer will install an off-site sidewalk that runs along Jefferson Street from the eastern boundary of the development to Wilson Street, if right-of-way is readily available. Jim Purvis asked Mayor Tom Dolezal if there is any problem with providing the right-of-way. Tom Dolezal does not believe there to be any problem...*(inaudible)*

A member of the audience stated that there is no room for a sidewalk along the bridge. Another member of the audience stated that there is a sidewalk already present. Another member of the audience stated that the sidewalk is present but is narrow. Mike Terry stated that there is enough right-of-way along West Jefferson Street to provide a sidewalk all the way to Wilson Street. Mike Terry noted that the bridge in question runs east of Wilson Street all the way to Sweetland Avenue and will be a part of the improvements that the city will make to improve walkability from this development to the downtown area. Mike Terry also noted that the bridge in question is an INDOT bridge, and INDOT has quite a bit of right-of-way along State Road 28.

Jackie Cardin asked what would happen if Arbor Homes could not gain access to State Road 28. Christian Rector stated that they have never been denied access to a state road. Christian Rector explained that they have been asked to provide a traffic light, accel/decel lanes, turn lanes, and such, all at the developer's cost, but they have never been denied access. Christian Rector stated that INDOT would most likely not allow a traffic light at this location so the developer would have to shift the road slightly onto their property to make room for accel/decel and turn lanes.

Christian Rector stated that another benefit of Arbor Homes doing a traffic study is that the results will be shared with INDOT, which will give INDOT updated traffic counts and a traffic analysis pattern of people going in and out of the neighborhood. This will allow INDOT to evaluate the speed limit in that area.

Jim Purvis noted that the maximum allowable lot coverage for impervious surface is 40% in the R-2 zoning district, whereas Arbor Homes has proposed for 55%. Christian Rector explained that they are asking for the 55% lot coverage, which does include the driveway, is so that they can sell the larger footprint home. This will allow for a higher tax base, as well as provide the homeowner with the option for a rear patio. Christian Rector noted that this will be factored into the stormwater calculations.

Jim Purvis stated that Surveyor Henderson is adamant that the proposed design will help alleviate any drainage issues in the area. Christian Rector stated that, when it comes to drainage, they are legally not allowed to make it any worse than 99.9% of the current rate, they will make it better. Christian Rector explained that they must accept all drainage coming their way at the current rate and must account for developed site run-off. Christian Rector explained that their

release rate is significantly lower than what it is now, which means that they will end up holding rainwater on the site and release it much slower into the creek.

Jim Purvis asked if there is a system in place for a landscape plan and what is the quality control for ensuring that prohibited species are not used. Christian Rector stated that they were not prepared to provide a list of plant species that they use, but they can put one together. Christian Rector stated that if they get into situations where they do not have a list of species required by an ordinance, they will pull the same species from a nearby town that they are working in.

Jim Purvis asked for clarification on the mature size and species of the buffering along State Road 28. Christian Rector stated that they typically put in five for every 100', which would allow for 20' spacing.

Sophie Hufford asked how far off State Road 28 will they place the three-foot berm and the plantings. Christian Rector stated that they would be off the road, significantly. Christian Rector explained that State Road most likely has a 60' half right-of way, which includes a 14' travel lane. Christian Rector explained that this right-of-way would make the plantings and berm at least 36' past the travel lane, plus there will be a shift in the road with the accel/decel lane.

Lindsey Ogden asked if they have seen a strain on police and fire in the communities where they have similar developments. Christian Rector explained that they have not seen any problems, especially when they are approaching 300k home price. Christian Rector noted that most of their buyers are respectful.

Steve Niblick noted that these services would be reviewed during the annexation process. Michelle Owens noted that as the population increased, so does the minimum manning of those departments.

Discussion ensued concerning the property zoning, annexation, and the Comprehensive Plan.

Adrian Roach asked if better language could be added detailing the maintenance of the ditch, when it comes to weeds and mowing. Jim Purvis noted that the developer stated that they will maintain the property until it is turned over to the HOA. Christian Rector explained that this is a county drain, but they would maintain all the way up to the waterway. Adrian Roach clarified that he was speaking about the planted material that will be placed along the ditch on the developer's property, both during construction and after completion. Christian Rector stated that this area will be maintained by the HOA.

Jim Purvis asked if the developer will be responsible for maintaining the plantings until they are healthy. Jim Purvis noted that there are some state lettings that require healthy, established plants before they are turned over. Christian Rector explained that they have never had an issue and that the plantings are healthy when they are turned over to the HOA. Christian Rector stated that they are the HOA until the house is turned over to the homeowner. Christian Rector stated that the homeowner would most likely not accept the home with dead plantings that the homeowner would be responsible for.

Steve Niblick noted that the HOA is established during the platting process, and the CCRs (Conditions, Covenants, and Restrictions) is a private agreement between the developer and the



homeowner. Steve Niblick stated that the city would not be a party to the private agreement between those homeowners. Steve Niblick advised that, though the language concerning the maintenance of any open space is usually laid out in the CCRs, this is something that could be detailed in the PUD.

Discussion ensued concerning the maintenance of the ditch during and after construction.

Jim Purvis noted that it was clarified that mailboxes will be located on the opposite side of the street as the parking.

Discussion ensued concerning mailbox type and placement.

Jim Purvis asked why a tornado warning siren is included in the plan and if that is something that they commonly include. Steve Niblick stated that he asked for this land to be dedicated because it is easier to have the land dedicated in the planning phase than it is after there are two or three hundred homes onsite. Steve Niblick stated he is not asking for the developer to install the tornado siren, only to dedicate the land. Steve Niblick stated that when it came time to choose the specific location, they would include Chuck Bell, Tipton County EMS director, so that it is beneficial to most citizens west of town.

Jim Purvis asked who would be able to use the amenities, such as the trails, recreational areas and playgrounds. Christian Rector stated that HOA would be responsible for maintaining all amenities and they have never seen the HOA prevent anyone from using the facilities, but the developer does not plan on building a parking lot to make it a city park.

Jim Purvis asked what the standard construction of the trail is. Steve Niblick stated that the trails minimum width of 10 feet, with slope requirements that follow sidewalk requirements, and can be asphalt. Jim Purvis asked if the trail would be placed so that the general public could use it. Christian Rector stated that they typically like to place main section of the trails along the ditch line and that trail could easily be extended into the city.

Aaron Coe asked if the trail would have a bridge to allow access. Christian Rector stated that they have committed to a pedestrian crossing.

**\*\*inaudible\*\*** Christian Rector stated that they have trails go through the common areas behind the homes and some people decide to put fences up, however, others like having the view.

Christian Rector stated that their goal is to have it as far off the back of the lots as possible.

**\*\*inaudible\*\*** Christian Rector stated that it might cut through the side of the houses to get out to the frontage, but that's where the design the lot placement and easements go to have a minimum of 10' between lots for it to cut through.

Michelle Owens asked how many green spaces are usually located in a subdivision of this size. Charles Russell stated that they will have approximately 60 acres of common area, and a large portion of that would end up being open space. Christian Rector stated that due to the floodway running through the subdivision, they do have a large amount of open space, in addition to detention ponds on both sides. Christian Rector stated that the trail will run through the floodway, and they have received permission from the county to have the trail run through their

right-of-way. Christian Rector stated the playground would probably go somewhere around where the trail runs near one of the ponds.

Jackie Cardin asked if the homes will be located in the floodplain. Christian Rector stated that no homes will be located in the floodway or the floodplain.

Jim Purvis asked if David Smith could clarify the use of the word “must” from the comprehensive plan. David Smith stated that he believes that the comments made by Wyatt Johnson best refute these claims. David Smith stated that he believes Mr. Johnson best summarized the interpretation of the word “must” from his experience on the Plan Commission and from dealing with the comprehensive plan. Steve Niblick noted that the comprehensive plan is not a law and is adopted by resolution. Steve Niblick explained that comprehensive plans are typically compromised as development occurs over the years, which is why comprehensive plans should be reviewed and updated periodically. Steve Niblick stated that to violate a comprehensive plan is not against the law, but rather against a resolution.

Discussion ensued concerning the comprehensive plan, the use of the word “must” in the zoning ordinance, and the relationship between the comprehensive plan, the zoning ordinance, and the zoning districts.

Sophie Hufford asked why there is no staff report or recommendation for a rezoning. Steve Niblick explained that he does not offer a staff report or recommendation for rezoning because the Plan Commission will not make a final decision, they will provide a recommendation of favorable, not favorable or no recommendation the legislative body, which is the City Council.

Jim Purvis asked for a recap of the changes that need to be made to the PUD ordinance. Steve Niblick listed the changes that must be made to the PUD district ordinance:

1. Section 2. Definitions – Change “Subdivision and Development Ordinance” to “City of Tipton Subdivision Control Ordinance and City of Tipton Zoning Ordinance.”
2. Page 5, #4 – The minimum front yard setback will change from 20’ to 25’ from the street right-of-way.
3. Page 5, #9 – Change the word “shall” to “may” and correct minimum thickness of 0.044 inches to 0.044 millimeters.
4. Page 5, #10 – Homes that do not have 30 % of stone/masonry or wainscots, exclusive of garage doors and windows, shall have three materials on the front elevation.
5. Page 5, #12 – Corner lots shall include masonry on both sides of the home where there is street frontage.
6. Page 6, #8 – Added language that states all utilities within the district will be designed and constructed per the published utility construction standards.
7. Page 7, #12 – Language will be added detailing the caliper size for the buffer trees.
8. Page 7, #13 – Language will be added/changed to state that mailboxes will not be placed on the side of the street designated for parking.

Christian Rector agreed to put together verbiage with a list of native plant species that will be used for all landscape plantings.

Adrian Roach asked that language be put in that details who is responsible to maintain the ditch and all amenities, both during construction and post construction, until it is turned over to the HOA. Christian Rector agreed that they would meet with the drainage board to come up with some language that would not encroach on their easement.

Jim Purvis asked Steve Niblick could provide an overview of the process. Steve Niblick asked for a red-line version with the requested changes to be made, then emailed so that it could be distributed to the board for their review. Steve Niblick explained that the board could schedule a special meeting, once they have received the changes, or they could table the hearing until the next regularly scheduled meeting. Jim Purvis explained that when they vote on the petition, they will be giving a favorable, unfavorable, or no recommendation to the City Council for final approval.

Discussion ensued concerning whether to table the meet to a special meeting or to hold the meeting until the next regularly scheduled meeting, December 9, 2021.

Sophie Hufford made a motion to table the discussion until the December 9, 2021, meeting; seconded by Adrian Roach. Motion carried 8-0.

### Staff Reports

Removed.

### Old Business

Removed

### New Business

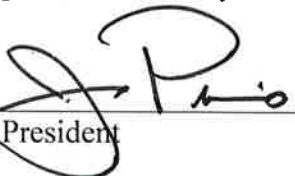
Removed.

### Public Comment

None.

### Adjournment

There being no other business, Sophie Hufford made a motion to adjourn the meeting at 9:45 p.m.; seconded by Lindsey Ogden. Motion carried 8-0.

  
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President

12/28/21  
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Date

  
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Executive Director

12-9-2021  
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Date

