

Village of Lansing

MINUTES of a meeting of the Board of Trustees of the Village of Lansing held on Monday, September 19, 2016, in the Village Office.

PRESENT: Mayor Donald Hartill; Trustees, Ronny Hardaway, Patricia O'Rourke and Gerry Monaghan; Clerk/Treasurer, Jodi Dake; Attorney David Dubow; Planning Board Member, John Gillott.

Mayor Hartill called the Board of Trustees meeting to order at 7:38pm and opened the public comment period. Hartill asked for comments for items not on the agenda. There were many in attendance but no comments at this time.

Motion - To Close the Public Comment Period

Trustee Monaghan made a motion to close the public comment period. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Gerry Monaghan-Aye

Possible Rezoning for Cornell Business & Technology Parcel on Bomax

The next item on the agenda was to consider setting a public hearing for Proposed Local Law 3-Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing and Undeveloped Portion of the Business and Technology District on Bomax Drive on the Westerly Side of Warren Road, and to Incorporate the Re-Zoned Area into the Adjoining High Density Residential District.

Mayor Hartill explained that this proposal is to downzone a parcel on Bomax from the Business and Technology District to High Density Residential. It is not about a specific project. Hartill stated that we will go down the list of people that have signed in to talk. He asked that each person limit their comments to two minutes. The Mayor again emphasized that this proposal is about a zoning change and not a specific project.

Robert Abrahams-53 Twin Glens Road- He stated that he is thinking in terms of senior housing. We are in the process of selling our home on Twin Glens and have nowhere to go in the Village. He sees a need for senior housing. We need to retain seniors in the community. Whatever one can do to accommodate that need he is in favor of. If the zoning change will do that he thinks the Village should rezone.

Fran Benedict-1 Janivar Drive-Agreed that senior housing is a need. Our area is a perfect situation developed by the Jonson's. If development is in that line, he is for it. Living at 1 Janivar Drive, traffic will go past his house. Currently, the traffic is ok. We go up

through the development and out Bomax when we go to the post office. He thinks we can support senior housing in that area.

Joe Perry-5 Leifs Way- Joe doesn't know of any compelling reason to change the zoning. Without knowing more, he feels we should leave the zoning as is.

Larry Fabbroni- 1 Settlement Way- Larry handed out a letter to the Board. He stated that the Jonson's and Bonniwell's are his clients. They developed this area. He feels it is hard to consider without thinking about what you could end up with on that parcel if the zoning is changed. Fabbroni thinks one would see transient people living there with the change rather than workers who might work, park, and leave and enjoy the neighborhood at lunchtime. He does not feel that this change goes along with the Village of Lansing Comprehensive Plan. He questioned why we would consider rezoning a section when it has always been business. He thinks that this would double the traffic through the development all day long and that it is a dramatic change. He doesn't think that this is part of the Village Comprehensive Plan or current Zoning provisions so he doesn't know why the Village would change it. He feels it is spot zoning.

Lisa Schleelein-975 Cayuga Heights Rd.-Lisa stated that she is a member of the Village Planning Board. She disagrees with Fabbroni's statement that this is not in the Village Comprehensive Plan. There are many reasons identified in the Comprehensive Plan, and also by Tompkins County. She stated that when you try to fulfill the duty as a Board member you cannot allow your personal agenda to get in the way. We all have personal preferences. The Village was founded on the need to control land use. She has not heard how it will detract from land value. Cornell University is selling the land and it could be any project. She stated that the Planning Board consulted the Comprehensive Plan and found many reasons to support rezoning the parcel, including a buffer zone between residential and business zones. The whole area recognizes there is an urgent need for housing.

Lou Tufford-34 Janivar Drive-Lou is unhappy with the lack of communication received. She is upset because she feels this is a major change and she has not received any notification. She explained that years ago she put a sunroom on her house and she had to notify the neighbors. She feels there has been a tremendous amount of activity to this point. Living in this neighborhood she enjoys Canadian geese and families of wild life in the pond and doesn't want to see that disrupted. Bomax Drive, going through to Warren Road, is a benefit but noticeably less safe. There are many cars on that road. She does not want this parcel to be changed from Business & Technology to High Density Residential without any more information.

Lisa Bonniwell-2 Jon Stone Circle- Lisa is Janet and Ivar Jonson's daughter. She asked the Board if this was in your neighborhood how would you feel if an apartment complex was being added a ½ mile away. These neighbors are shocked that you are considering rezoning a parcel that has been the same for 50 years. When residents in the Lansing Trails Development bought their houses, they were buying into the neighborhood and not

wanting to rent. There is talk that retirees could live on this parcel, but there are two levels so that is not really the plan. She questioned why developers weren't looking at other areas that would not need rezoning.

Roy Hogben-35 Janivar Drive- Roy is opposed to any change that would increase density. Lansing Trails II has plans to add a lot more housing which is ok because we were aware of that when we moved to the neighborhood. Traffic has already picked up. Roy wouldn't want to see extra traffic that would come from a possible development of 140 units. He doesn't see a benefit to the Village and feels the parcel should be left the way it is.

Tatyana Duvalt-25 Janivar Drive- Tatyana has lived on Janivar Drive for 23 years. She helped develop the logo. She claimed that she has almost been hit twice on the new road. She doesn't want to see any traffic added. She feels an apartment complex would totally change the neighborhood. She is against any change. Warren Road has changed, and if this parcel is developed it will destroy nature. She thinks it is shocking how the Village hasn't let people know about the proposed development.

Janet Jonson-Heights of Lansing- Janet stated that she is speaking for Ivar. Ivar meant for it to be a certain way. She is fighting for the way he thought it should be.

Reneta MaCarthy-41 Janivar Drive- Reneta stated that they have lived in the neighborhood for 23 years. She doesn't understand why we are trying to change zoning. It was established for a reason. She was surprised to learn about this. She thanked Lisa Bonniwell for letting the neighborhood residents know what is going on.

Mark McCartney-41 Janivar Drive- Mark feels the Village should have consideration for the wild life. He questioned where the litter and traffic go. We need places for seniors, but he asked if there are other areas that senior housing could go. Currently, he already listens to the noise from Northwood Apartments. He is welcome to dialog. He doesn't feel a 150 yards buffer is enough.

Danielle Fuld-31 Janivar Drive-Danielle agrees with everything that has been said. She questioned what is happening to democracy in this process and concerned with the way they found out about it.

Tim Bonniwell-2 Jon Stone Circle- Tim feels there is poor communication. If Lisa and Janet hadn't gone out and notified residents in Lansing Trails they would have never known what is going on. He stated that he does take this personal. Lansing Trails Development is a plan that was set up for us. He questioned why we need change. Seniors are already living in the area. He questioned what would create more traffic, apartments or business. He feels the Village would upset a lot of people if the zoning is changed. The Lansing Trails Development is a nice plan and we don't get a whole lot of traffic. Currently, this parcel is a great property and we would hate to see us lose that.

Greg Young-47 Nor Way-He and Cindy moved there 3 years ago. He likes the phased plan. It could derail the plan. This change brings environmental and traffic concerns. He feels rental units would be a mistake. There are 170 units in Solar Development down the street. Greg doesn't think there is a need. If a business comes in that will open up for people to move to the neighborhood.

Arnab -52 Nor Way-Don't see why we need to rezone. Cornell University will sell the land. Safety is a concern. A total of 140 units would create a lot of traffic. He also worries about spill over on the Northeast School District.

Kay Ross-54 Nor Way-Kay stated that they downsized and came to this neighborhood 6 years ago as senior citizens. This area suits all of our needs. Not interested in renting, and it was convenient to everything. It is safe to walk and there aren't many areas like this in Ithaca. Loves wooded area and bird watching. She has never been on Bomax when more than 1 person was walking. She is opposed and disappointed in the way this was presented.

Michele Eolls-11 Ayla Way-Our voices need to be heard. We grew up in this neighborhood where our kids are safe. Increased traffic is a concern. People are cutting through and they are going fast. He questioned why there is a sign at cross streets. She feels this is a big mistake and there is a lack of communication.

Greg Eolls-11 Ayla Way- Has lived there for 12 years. Thinks there should be a public hearing. He thinks the neighborhood would lose and Cornell wins.

Margaret Munchmeyer- 10 Leifs Way-Wishes to pass.

Shelley Ruth-15 Leifs Way-Has known about this for less than 24 hours. She has been raising two boys for 15 years and has seen changes in the neighborhood. If 140 units were added you can't regulate how many people can live in one unit; and we don't know how much traffic this will create. She doesn't feel completely safe in the neighborhood. Feels there is bad communication. Contribute to community and not just someone in a bed.

Deborah Dawson-51 Dart-Deborah stated that she is a member of Planning Board. The Board of Trustees is intending to set a public hearing which is what is likely happening tonight. This is what tonight is about. What she is hearing is that the people in attendance understand we need to grow but you don't want it in your backyard. I hear there are plenty of other places to build this, however, 95% of high density residential in the Village is built out and we still have a housing shortage. The Comprehensive Plan is to be periodically reviewed and an update was completed in December 2015. What has changed is that they don't want a business. We need housing. We don't need a compelling reason. We need a public hearing and it should have been set last meeting. What the results will be are unknown. Please become informed and know the issues, and then make your decision. Make the decision on the whole Village. There is proof from

Tompkins County Housing that there is a housing need. Unfortunately, those opposed to the project wanted to debate with Deborah further, but the Mayor stopped the debate.

Jess Sudol-Passero Engineer- Jess stated that there is a published need for housing. The Village has very little capacity to support housing. He explained that they are in the infancy of the project. It's not like people haven't been notified. The proposal is a down zoning for an upscale apartment project that would be compatible with existing neighborhoods and would have less impact than a large industrial business. With downzoning, you can provide housing without much environmental impact. They are not considering building 185,000 sq. ft. of industrial use with 600 cars which is what the current zoning would allow. Multifamily units historically have less of an impact than industry.

Tom LaVigne-Tom stated that he was Cornell University's Director of Real Estate, has served on many Boards including TC3 and the hospital, and is vested in this community. He assured everyone that he wouldn't be involved as an equity partner in the project if it was detrimental to this community. He feels this is a good idea. Tom explained to Lisa Bonniwell that he would be an owner just as she would be an owner. When interrupted, Hartill asked that we try not to have a debate. Tom stated that the county and community are in need of housing. There is a lack of housing for people who want to downsize and this is one of the main reasons companies have problems recruiting people to come work for them. This is not a project that you would see in New York City. It is a high quality development. This property will be developed no matter what. It can be higher density with business or 140 nice apartments.

Lisa Bonniwell-Lisa questioned the 2006 study and the need for 140 high end apartments. She asked if they take into consideration the development down the road. There is still a lot to be developed in the Town of Lansing off Warren Road.

Hartill stated that any new information would be very helpful. The Mayor stated that you have been given an opportunity to express your concerns this evening. The next step is to decide if we want to set a public hearing. If the Board decides that they don't think we should set a public hearing than it is a done deal and zoning will remain the same. Hartill reminded the public that trees will disappear unless you own the property. It is going to be sold and a developer will do something. The idea that nothing is going to change is not being realistic.

Lisa Bonniwell asked if Northwood was fully rented. A representative from Northwood was present but did not comment. She questioned the Village considering another rental when the others aren't full to capacity.

The Mayor assured her that it would be part of the overall consideration. By law, we have to have a public hearing. The notice will be published in the newspaper and also posted on our bulletin board and website. Hartill expressed his appreciation for everyone's

comments. The Trustees will now discuss the issue. The Mayor welcomed the public to stay, but many left the meeting.

Hartill stated that the consideration is whether we have heard enough to not do the zoning change. The other part is, there is a cost. This is an inventory of 10-20% of the available land in the Business & Technology District. The B&T District currently provides 1,400 to 1,500 well-paying jobs. It will cut down trees and increase traffic. The cost on the other side is we already have residential housing. We are playing with 10% on either side. Hartill finds it is not an easy choice and wondered if the Board should set a public hearing and/or gather information.

Hardaway submitted the following statement and read it out loud:

After decades of vacancy, Cornell University agreed to sell their BTB-designated property on Bomax Drive to Park Grove/Passero Associates; thereby, abandoning Cornell's plans for future business or technology development on the property.

Park Grove/Passero prepared a very detailed concept proposal and submitted it to the Village for consideration of their intended development of the property.

The Village Planning Board reviewed the concept proposal including the Park Grove/Passero request to rezone the property from BTB to HDR, and the Board recommended the proposed zoning change to the Board of Trustees.

The Board of Trustees has been made aware of concerns from the residents in Lansing Trails pertaining to the zoning change request and the proposed development of HDR units on Bomax Drive. I would like to address those concerns.

- A significant concern noted is property devaluation. However, property devaluation does not happen automatically when high-density, multi-resident units are developed nearby. The Ithaca area has many multi-resident units and complexes to support college and university faculty, staff, students and their families; yet, the home property values of this area have been relatively healthy for a long time.
- Park Grove/Passero have indicated that they plan to build attractive residential units with attractive landscaping and that there will be an on-site manager and maintenance staff to provide upkeep on the residential units and the landscaping and grounds. If the multi-resident units are well-maintained and attractive, it is unlikely that local home values will be negatively impacted.
- A concern was raised about the transient nature of the HDR residents and their potential for noise and nuisance disturbances. The Park Grove/Passero concept plans a high-end residential neighborhood to attract multi-generational families and residents to their development. The transient nature of the residents is a side-effect of our university and college faculty, staff and student environment - although Park Grove/Passero do not expect students to be part of their residents. Transiency is also a side-effect of modern, working-class families. Those families must move to where they are employed.
- I expect residents in the Bomax Drive units and the on-site management and staff to self-police noise and nuisance disturbances. Should noise and nuisance laws be broken continually and

cannot be mitigated by management and staff, local law enforcement can be contacted to deal with those exceptions.

- Regarding residents' concerns about traffic density, the Park Grove/Passero proposal included a detailed traffic study, using a nationally-recognized model, indicating that, although traffic would increase with the building of the residential units, most drivers would use the Bomax Drive-to-Warren Road route rather than the route through Lansing Trails.
- Because the streets and roads through Lansing Trails are public streets and roads, anyone can use them at any time of the day. If drivers are not obeying traffic-controlling or traffic-calming measures in Lansing Trails, the Lansing Trails residents should appeal to the Tompkins County Sheriff's Department which is responsible for law enforcement in the Village. Drivers who ignore traffic signs and laws will run the risk of being cited and fined for failure to obey traffic laws.
- In response to calls for new environmental-impact studies, the Village Planning Board and its approval process requires that any development on the Bomax Drive property perform and report the results of environmental-impact studies. This is part of the Planning Board's approval process no matter if the property is zoned for BTB or HDR. It is the responsibility of the developers to pay for these environmental impact studies – not the Village of Lansing.

It is my perspective as a Trustee that the proposed zoning change of the Bomax Drive property from BTB to HDR aligns almost perfectly with the Village of Lansing's Comprehensive Plan. Additionally, as property and school taxes increase in Tompkins County, many homeowners and businesses are looking at more affordable residences elsewhere.

Deborah and I have friends who have lived in Ithaca for decades, but they are seriously considering moving to another state to reduce their egregious taxes. As a Village Trustee, I want to attract more residents, more businesses, and more consumers to our Village and to Tompkins County to help us stabilize or reduce or tax burden so that we continue to grow and sustain our growth.

I believe that the proposed zoning change will help Park Grove/Passero to help our Village be more viable and inviting to future residents, businesses, and consumers.

Therefore, the zoning-change request proposed by Park Grove/Passero, and recommended by the Village Planning Board, is worthy of a public hearing from all Village residents and affected parties, and I support an amendment to our Village Code enacting the zoning change request.

O'Rourke thinks we should consider the rezoning. She would like to hear more about this and feels we need to set a public hearing.

Monaghan would like to receive more information so that they can make an educated decision. He feels we should have a public hearing.

Dubow stated that if the Board wishes to proceed a Trustee would have to introduce the law. There is no action if no one introduces the law. The Board would then determine if they want to move forward. Hartill asked if anyone would like to formally introduce law.

Resolution#6309 -To Move Forward by Having the Board of Trustees
Consider Proposed Local Law 3

Trustee Monaghan made a motion to consider this resolution. Trustee

Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Gerry Monaghan-Aye

Proposed Local Law 3 will be sent to Tompkins County Planning for 239 Review. They will have 30 days to review the proposed law and give the Village a written response. Any such zoning change may need to be subject to 239 Review by Tompkins County. The Board felt it would be more appropriate to have a public hearing after the 239 review process. Hartill explained that this is the 1st step in the process.

Resolution #6310 -To Set a Public Hearing to Consider Proposed Local Law 3(2016)- Amendment of the Village of Lansing Code/Zoning Law to Rezone an Existing and Undeveloped Portion of the Business and Technology District on Bomax Drive on the Westerly Side of Warren Road, and to Incorporate the Re-Zoned Area into the Adjoining High Density Residential District for Monday, October 17, 2016 at 7:35pm.

Trustee Hardaway moved this resolution. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Gerry Monaghan-Aye

Mayor Hartill encouraged everyone to educate themselves on this project.

Hartill stated that the next item on the agenda was senior housing and the previously intended wetlands dealing with governmental provisions. Eric Goetzmann was present to readdress a minor modification to the Lansing Meadows PDA mapping as it relates to enlarging the Residential area (Area B) by offsetting and reducing protected Wetland/bird habitat (Area C) that will coincide with the recent approval he received from the Army Corps of Engineers to Modify the Lansing Meadows Senior Housing project.

Eric Goetzmann stated that this has been a long project. He has gotten the wetlands relocated. In 2014 there was a full mitigation to wetlands. It was determined that the wetlands were not true wetlands, but created by the relocation of drainage when the mall was built in 1976. We have readdressed the wetlands so we can increase the density of the project. A lot of time and money has gone into this project. Eric now has a permit to move forward with the senior project. He is waiting now for the Army Corp of Engineers to say the mitigation is done. Eric is requesting we further modify the Lansing PDA with the proposed minor mapping change to allow us to build the housing in the spring. It took 6 years, but it is now there.

Hardaway asked how much area was gained. Eric explained that originally when the defined wetlands rules changed some area was lost. Currently, the plan is down from 12 houses which were approved in 2014 to 9 houses. He pointed out on the map that the yellow area is what will now be available to work on. He has spent a lot on designs to look at modifying the residential component. Wet lands have been reduced. Once this change is approved, they can go to development.

Some of the frustration is that this is not a traditional wetland. This dates back to when the Mall was built. If the proposed change is done then they will work on the design over the winter and start construction in the spring. Eric wants to take the time to do it right.

Monaghan stated that he walked the property and there are many old foundations in there.

Resolution#6311-To Define the Proposed Change as a Minor Modification to the Lansing Meadows PDA as it Relates to Enlarging the Residential Area (Area B) by Offsetting and Reducing Protected Wetland/Bird Habitat (Area C) and to Send it to the Planning Board to Review

Trustee O'Rourke moved this resolution. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway-Aye
Trustee Patricia O'Rourke-Aye	Gerry Monaghan-Aye

Moseley stated that this will be on the Tuesday, September 27, 2016 Planning Board agenda.

The next item on the agenda was to approve minutes from July 18th and August 11th & 15th. Without O'Neill being present the minutes from September 7th could not be voted on.

Motion- To Approve Minutes from July 18th

Trustee Hardaway moved to approve the minutes. Trustee Monaghan seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Patricia O'Rourke-Abstain
Trustee Ronny Hardaway- Aye	Trustee Gerry Monaghan-Aye

Jodi asked if the Board would like to have Resolution #6302 approving Change Order #1 for the Bush Lane Project reflect the actual amount rather than a not to exceed number. The Board agreed that now that we know what the quantities are we should have the exact dollar amount listed.

Resolution #6312- To Approve the Minutes from August 11th Which Will Include Changing the Not To Exceed Amount in Resolution #6302 to be

the Exact Amount of the 2016 Bush Lane Water System Improvement Project Change Order #1 of \$51,624.30.

Trustee O'Rourke moved to approve this resolution. Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Ronny Hardaway- Aye
Trustee Patricia O'Rourke-Aye	Trustee Gerry Monaghan-Abstain

Motion- To Approve Minutes from August 15th

Trustee Monaghan moved to approve the minutes. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye	Trustee Patricia O'Rourke-Aye
Trustee Ronny Hardaway- Aye	Trustee Gerry Monaghan-Aye

Mayor Hartill entertained a motion to approve the vouchers.

Resolution #6313- Abstract of Audited Vouchers

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the General Fund, in the amount of \$891,996.01 , is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the Sewer Fund, in the amount of \$3,288.00, is hereby approved for payment, and

Be it RESOLVED, that Abstract of Audited Vouchers No. 4 for the Water Fund, in the amount of \$28,507.19, is hereby approved for payment.

Trustee Monaghan moved that the foregoing Abstract of Audited Vouchers resolutions be adopted and Trustee Hardaway seconded the motion. A vote was taken:

Mayor Donald Hartill –Aye	Trustee Gerry Monaghan–Aye
Trustee Ronny Hardaway-Aye	Trustee Patricia O'Rourke-Aye

Mayor's Comments

Hartill feels that this is starting a process that will be an interesting one. Proposed Local Law 3 will be presented to Tompkins County Planning for a 239 Review and a request will be made to have comments back by the October 17th meeting. Dubow stated that if the Board approves, a SEQR Review will also need to be completed before a law can be passed. In addition, another SEQR would have to be done if a subsequent proposal comes

to the Planning Board in the future. Hartill stated that at this time the Board needs to listen to all sides about the zoning change and not about a particular proposed project.

There is a current discussion about sewers between the Village of Cayuga Heights, Town of Lansing and Village of Lansing on how to divide up the remaining units. Tomei and Moseley will work on figuring out our sewer needs for the next decade. We need to install more mains and do some repair work behind Triphammer Mall. We have a significant Sewer Capital Reserve that we need to have a plan for in the future.

General Discussion

O'Rourke stated that she just returned from NYCOM where she learned a lot more about local laws and suggests that we should have Village emails for Trustees. It was also highly suggested last year. O'Rourke wants everyone to think about it again. Eventually, we will have to have them. FOIL is one reason that it would be nice to have Village email accounts. If there was a FOIL request we wouldn't have to go to private servers. We go to training schools to find out what you are supposed to be doing. Hartill stated that a complication is that the Attorney for the Village is separate. Monaghan stated that he himself already has 3 other emails so multiple e-mail accounts are somewhat customary. The Board will think about it and discuss at another time.

Monaghan stated that the Council of Governments will be discussing Airbnb at their next meeting, which Monaghan will attend. He would like the Village to discuss Airbnb also. There is an Airbnb in his neighborhood. He doesn't know how we can regulate this. Moseley stated that we have a definition of a tourist home. Home occupation and special approval is needed. They can do this but most go through the home occupation permit process.

Hardaway stated that the Greenway Committee is contacting and evaluating equipment for playground. He hopes to have information for the Thursday meeting.

Dawson asked when the old playground will come down. Hartill stated that it won't come down until we have a replacement. There has been a look at safety issues and they have been addressed. A sign has been installed for safety issues and recommends that individuals go across the street to the other playground.

Hartill stated that Northwood Road is now an official Village road. There are some drainage pipes to replace. We will work out a plan where the traffic will flow. He hopes to do preliminary work to extend to Woodthrush Hollow this construction season. Next year a sidewalk will be installed. We can now also legally do improvements to the park. Monaghan asked what happens if the Northwood Apartments sign located in the boulevard goes to disrepair. Hartill doesn't think they will let that happen but if it does we can fix it and send them the bill.

Motion- To Adjourn

Trustee Hardaway moved to adjourn. Trustee O'Rourke seconded the motion. A vote was taken:

Mayor Donald Hartill-Aye
Trustee Ronny Hardaway- Aye

Trustee Gerry Monaghan-Aye
Trustee Patricia O'Rourke-Aye

The meeting was adjourned at 9:28pm.

Jodi Dake
Clerk/