

Planning Board
January 9th, 2012
6:30 pm
Civic Center
Minutes & General Account

Planning Board Members Present: Kerry Miller, Chair; Eddie Oakley, Vice-Chair; Art Wise, Dot Perdue and Sarah Glanville

Staff Present: Matthew Johnson, Martha Wolfe and Beth Koonce, Town Attorney

Visitors Present: Bob Duncan, Tracy Joslin, Rodney Joslin, Jody Efird, Bob Anderson, John Kavanaugh, Will Stewart, Kurt Collins, J. Regis Fete, John Capes, Charles Pearce, April Pritchett, Tom O'Connell, Paul Jones, Sara Jones, Charles Dowdy, George Ragsdale, George Carr, III, Mark Isaacson, John & Anne Petty, Kay Sexton, Mike Bullock, Lynn O'Connell, Shirley Carr, Lynn Montgomery, Wes Cashwell, Martin A. Senell, Carol Brooks of the Jamestown News, Donna Turner, Herschel Turner, Tommy Walls, Ginger Swaim, Barret Hagen, Jessica D. Brewer, Don Setliff, Cheryl Harvey, Keith Lackey

1. Call to Order – Chair Kerry Miller called the meeting to order.
2. Oath of Office to new members – The Chair asked the Town Clerk to administer the Oath of Office to the newly appointed members; Sarah Glanville and alternates John Capes and John Regis Fete. The Town Clerk swore in John Capes and J. Regis Fete. Sarah Glanville was affirmed.

(Insert Oaths & Affirmation)

Kerry Miller then asked the Planning Board to change the order of the Agenda items. Due to a Public Hearing, it was discussed to move this item of business next on the Agenda and to move items #3 & # 4 (Appointment of Chair & Vice-Chair) down on the Agenda. Planning Board Member Art Wise made a motion to move the Agenda items #3 & # 4 down on the Agenda to be transacted after the scheduled Public Hearing. Dot Perdue made a second to the motion. The motion passed by unanimous vote.

3. Approval of minutes from November 14, 2011 meeting - Eddie Oakley made a motion to approve the minutes as written. Art Wise made a second to the motion. The motion passed by unanimous vote.
4. Public Hearing for consideration of a rezoning request for property located at 202 R1 Ragsdale Road from MS (Main Street) to CZ-MS (Conditional Zoning-Main Street) Case #2011-03-Miller stated this is a Public Hearing to consider a rezoning request. He continued by stating that affordable housing is a component of the request. NC State law prohibits the Planning Board from making a land use decision based on that aspect, as it may be discriminatory. Miller outlined the meeting procedures as follows:

- The Planning Staff will make a presentation
- Followed by the Applicant
- Public comment period of the Public Hearing will be opened
- Chair will ask for those in favor of the request to please come forward. Please come to the podium, give your name & address for the record. Speakers are limited to 3 minutes per person. Please adhere to the time limits. Speaker minutes may not be defer to another speaker
- The same format is followed for those wishing to speak in opposition to the rezoning

The Planning Director presented the staff report to the Planning Board. Johnson stated the location of the subject property is 202 R1 Ragsdale Rd. The proposed rezoning is from MS (Main St) to CZ-MS (Conditional Zoning – Main Street). The parcels include approximately 2.2 acres +/- of vacant wooded land. The property is bordered to the North by SFR and Commercial properties. The property is boarded to the East by the Post Office, to the West by SFR properties and to the South by Multifamily Town Homes and Commercial properties.

The property is located in the Town’s Primary Growth area of the Town’s Land Development Comprehensive Plan. Meaning the parcel is serviced by Town of Jamestown water/sewer. The parcel is located in the Town Center of our Future Land Use map. Prior to adoption of the Town’s 2009 current LDO, the property was zoned B-1 commercial.

The applicant is requesting this rezoning to construct 47 one & two bedroom apartments of affordable living for seniors 55 years of age and older. The applicant held a neighborhood meeting on December 14, 2011. This meeting was well attended. The applicant presented their plans at the neighborhood meeting which consists of building 47 apartments; thirty-one -1 bedroom and sixteen 2 bedroom residential apartments. The building will be multifamily of Georgian architecture features.

Johnson said there are several conditions placed on the rezoning request for the Planning Board to consider. Both the Planning Board and the Applicant must agree to any and all conditions of the rezoning. These conditions may change anytime prior to the Council vote. Johnson read the conditions as follows:

- I. Permitted uses on the property include all of those listed in the LDO including Multifamily Dwelling as permitted use.
- II. Numbers of dwelling units shall not exceed 48.
- III. Height of the building shall not exceed 50 ft. and/or 3 stories from the finished first floor elevations.
- IV. Stormwater device selected will be in accordance with State of NC standards and located with the intent to preserve as many trees on the site as possible. If structure will hold water of more than 2 ft. for more than 12 hours, the developer shall install a decorative style metal fence. (Black or gray in color)
- V. The building materials shall be primarily brick.
- VI. The building shall meet Energy Star Certification Standards at completion.

- VII. Applicant will work to establish Tree Conservation Areas (TCA) where appropriate to protect as much existing landscape as possible. Applicant shall re-establish landscaping at a greater rate than required by Town ordinances.
- VIII. Applicant agrees to extend brick sidewalk along the property frontages of Ragsdale Rd. and Gannaway St. up to Main St. pending that all appropriate easements/rights-of-way can be established or acquired and subject to the approval of Town of Jamestown.
- IX. Cut off style exterior lighting to blend with existing Town lighting; either Colonial or Acorn style.
- X. Parking will be primarily to the rear or side of the building.
- XI. Restricted to persons 55 years of age or older.

Johnson said additional conditions that have been discussed and are open to applicant and Planning Board consideration are:

- Brick sidewalk to extend along Ragsdale Rd. to the Food Lion property and connect with existing sidewalks at Jamestown Townhomes development pending easements/rights of way can be established and subject to approval by the Town of Jamestown.
- Solid waste collection would be private.

Johnson reviewed the policies and goals of the LDP which apply to the proposal. These policies and goals should be the criteria used by the Planning Board when considering this rezoning request:

Growth Management

Goals-

- Carefully manage growth making smart growth decisions that maintain and enhance Jamestown’s special community characteristics and heritage.
- Strategically locate new land development in the most appropriate places.
- Use existing infrastructure as efficiently as possible.
- Attract new businesses and jobs and a more diverse tax base.
- Preserve our natural, cultural and historic resources and open space as we grow.

Policies

1.1 Revitalize Downtown Jamestown to be the center of community life and to provide opportunities for development of new retail, office and community service uses.

1.2 Rejuvenate and beautify Main Street to create a more inviting and pedestrian-friendly atmosphere with a wider variety of services and retail uses.

1.6 Encourage the design of new activity centers to provide a wider mixture of uses to serve as pedestrian-friendly community destinations and gathering areas.

1.11 Continue to value, preserve and enhance existing residential uses and neighborhoods to maintain the unique small town character of Jamestown. Infill development is encouraged to efficiently use existing infrastructure, however, new building and the renovation of existing building should fit the scale, character and add value to existing neighborhoods.

1.12 Encourage new residential land uses and neighborhoods that strike a balance between quality and affordability and add to the livability and character of Jamestown by providing mixed-use, pedestrian-friendly neighborhoods that are well constructed to the community via

sidewalks and greenways & provide a mixture of appropriate uses and housing types in appropriate locations.

1.13 Encourage opportunities for adequate, affordable, attractive quality housing to be provided for residents through the renovation of existing older homes and the building of a balance mixture of housing types to match a range of lifestyles and income levels.

1.14 Encourage open space, parks & squares to be a part of every new neighborhood, and encourage these amenities to be well-connected by greenways, sidewalks, and bike lanes to be added to existing neighborhoods whenever appropriate and feasible.

1.15 Carefully balance individual property rights with the good of the whole community by expecting new development to use the best design features of our favorite existing areas and by providing adequate buffers between incompatible uses.

1.16 Encourage alternate types and patterns of development (mixed-use, cluster, planned unit development (PUD), traditional neighborhood development (TND), to reduce development costs, to reduce traffic, to increase convenience and a sense of community, to protect environmentally sensitive areas and to provide more parks & open space close to where people live and work.

1.17 Encourage everyone in our community to use these land development plan goals and policies as guidelines for smart growth decisions, to strategically locate land development in the most appropriate places, to use existing & future infrastructure investments efficiently, to reduce costly sub-urban sprawl, and to help maintain and enhance the community assets.

Community Appearance

Goal

Carefully preserve and enhance Jamestown's small town character and community appearance as it grows.

Policies

3.1 Value and preserve Jamestown's small town-feel

3.2 Create a downtown "village" feel along Main Street that enhances our community character and is used as a selling point to attract entrepreneurs and visitors to our community.

3.3 Maintain strong sense of place & community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.

3.4 Carefully consider the appearance and design of new building and site development to insure a good fit, and to maintain and improve the appearance of our community and to create a greater sense of harmony and compatibility among various uses throughout our community.

3.5 Beautify existing streetscapes, and encourage creation of new streetscapes that provide a pedestrian-friendly environment with adequate sidewalks and street trees and attractive landscaping signage and building facades.

Quality of Life

Goals

Carefully preserve Jamestown's natural, cultural and historic resources as we grow.

Policies

4.3 Maintain & improve air-quality by recruiting environmentally-friendly industry, and encourage pedestrian-friendly, mixed use land patterns, more sidewalks, bike lanes, and greenways, interconnected street patterns and open space development.

Kerry Miller then called on the applicant to give his presentation. Mark Isaacson, Attorney, 101 W. Friendly Avenue, Greensboro. Mr. Isaacson stated he is here on behalf of the applicant, Beacon Management. Mr. Isaacson provided the Planning Board with a hand out of his presentation. Mr. Isaacson stated that Beacon Management has been in the business of providing affordable housing for communities in North Carolina over 25 years. Mr. Carr, his wife and members of his team were present to answer questions.

Isaacson stated that certain criteria are needed when considering a project. This project meets those criteria. This property is an infill project, new development in or near downtown deserves special treatment. The design proposed takes advantage of the site, the property, the topography as well as the surrounding land uses.

Mr. Isaacson reviewed the application for rezoning packet supplied to the Board which included:

- A. Zoning Map – Property is adjoined by the Post Office, High Point Bank and residential – mix of uses in the area.
- B. Conditions – The Planning Director has already presented these conditions during his staff report. However, Isaacson said these conditions were drafted carefully. When drafting the conditions, the input from Town staff and citizens was considered. These conditions should assure the Town of a high quality development, with conditions limiting number of apartments units, limitation on height of the building and limitation on materials. Applicant has also agreed to tree conservation, the extension of sidewalks, the exterior lighting, the parking and restriction to senior citizens. Isaacson said Federal Law defines senior citizens as 55 years of age or older. However, the average age of Beacon Management communities in 70 - 75 years of age.
- C. Sketch Plan – The applicant and the engineer worked with the staff to design a site that takes into account several factors-
 - Configuration of the site
 - Topography of the site (sloping from back to front)
 - Adjoining properties and their land uses – (screened trash receptacle) access points designed to take advantage of the layout of the site extensive landscape planned. Stormwater area takes advantage of the topography of site and the way stormwater would flow. They have designed parking lot with 69 spaces.
 - Elevation renderings (front) – the plan incorporates a green roof design, Georgian architecture and style
 - Elevation renderings (rear) include:
 - Building amenities:
 - Tenant storage areas
 - Covered drive thru
 - Energy Star Certified
 - Community room
 - Green roof above porch
 - Day lounges

- Resident Computer Center

At each Beacon Management community there is an on-site manager & maintenance person.

D. Photographs of other Beacon Communities –

Include:

Churchview Farms and Seagar Place (located off Fleming Road) the photos showed the bio-cell at the Seagar project. He included these to show the stormwater device. The Bio-Cell which is constructed of rocks, grass and landscaping is designed to accommodate the flow of stormwater into this area. (Required by the Town Ordinance) The Town TRC Committee would have to make final approval on stormwater devices.

E. Packet included several letters of support for the project. Beacon Management has made a big effort toward public outreach.

There was a Town Meeting on December 14, 2011 and was well attended. Last Saturday at Perky's Coffee Shop held an information session. 20-25 people stopped by and saw the plans and asked questions. They have also met with several businesses in the area. Included are letters of support from JBA, Pennybyrn and 35 + letters from residents and property owners supporting the project.

Isaacson stated the Town's plan calls for this type of increased residential density in and around downtown. This type downtown development allows the best use of existing Town infrastructure. The Town made an investment in infrastructure; streets, sidewalks, stores, retail and service related businesses in the downtown area. This project takes advantage of that infrastructure. Infill development is more efficient with low impact on Town resources. No families will occupy the units, no schools impacted; no school buses will stop at the property everyday and low traffic count. This proposed use has a dramatic decrease in traffic impact than typically seen in other residential developments and in what is already permitted on this property for commercial development. This proposal will result in a high impact on the Town's tax revenues. The budget for this development is estimated at 6.7 million dollars; low impact on Town's resources and high positive impact on Town's revenues.

Beacon Management feels this project will be a good example of the Town's high standards and will continue the progress that has happened thus far under good stewardship of the Town. If approved, this development will provide good quality housing and reasonable rates for our senior citizens. This project meets all the goals & policies of the Town's LDP. We submit this for your consideration and hopefully your approval.

Kerry Miller opened the Public Comment Portion of the Public Hearing. Miller first called for all those in favor of the rezoning request to please come forward, give your name and address. George Ragsdale - 404 E. Main Street, spoke in favor of the rezoning request citing:

- 7 million dollar investment in our Town

- Walkability of downtown – residents of this development walk to shops, library and Town Hall
- Sees no negative impact on Town (no trash pickup and infrastructure is already in place)
- Revenue on water/sewer side
- \$22, 000 – \$23,000 tax revenue to Town at current tax rate
- Current zoning is business – impact of a retail or commercial use would be higher than this use
- Beautiful design
- More people to shop in our business downtown
- Good job preserving green spaces around the property

George Carr – Beacon Management – Thanked those that came to look at our communities. Thanked Lynn Montgomery and others that made suggestions about the project. He is open to making improvements. He stated Pennybryn gave than a nice endorsement and might sponsor some programs in partnership with Pennybyrn. He wanted to point out that the photos of the projects were taken recently. This is a bad time of year for photos. He would like for people to see the communities in the spring with the lush landscaping. He stated several of his team is here to answer questions; Architect, Charles Pearce; Engineer, Barret Hagan; and Contractor, John Kavanaugh. There was no one else to speak in favor of the project.

Miller asked for all those opposed to please come forward, state your name & address.

Kurt Collins – 113 Gannaway St. Spoke against the proposed rezoning citing:

- He feels the project does not fit on this location
- Felt odd that same type project was approved further up the street in the Pennybyrn area on twice the amount of land, but was not built
- It seemed odd wanting to build same project on half the amount of land

Collins continued by citing the Land Development Plan, this plan resulted from a lot of ideas from the citizens of Jamestown. He referenced citizens’ ideas that were not mentioned:

- Stop haphazard development
- Stop multifamily uses that don’t fit Town character
- Stop traffic congestion and speeding. He said people now speed down Ragsdale Rd. Also, traffic concern with the recreational activities at the school, Post Office and street parking from Southern Roots. This project could make it even worse.
- Citizens wanted to continue to support and preserve open space and recreation
- One thing specifically addressed was multifamily housing issues. The quantity of multi-family housing is too high. Example the big apartment complex – Jamestown Village Apartments. According to Emerson Property Group they do accept Section 8 housing. This proposed project will have to accept Section 8 as well. While it may not be legal to consider this for the rezoning decision, it is a fact.
- Multi-family housing is associated with noise, crime & traffic. Mr. Collins said he pulled crime statistics from other elderly properties that Beacon Management owns in the

Greensboro area. In the past year, crimes on the premises of those locations include larceny, robbery, etc. Mr. Collins gave the crime report to the Planning Board to review.

Charles Dowdy, 214 Misty Waters Lane – Spoke against the proposed rezoning. He stated he has lived in Jamestown for 55 years. He stated in the past land owners and developers have made a good living in Jamestown. The golf course draws people to Jamestown. Jamestown is a good location with low population, low taxes, short commute, low crime rate, neat and clean. Jamestown is a bedroom community for the larger cities. Jamestown Village apartments were built in early 1960's. They have had problems constantly with drugs, alcohol and domestic incidences. Dowdy said in 2006 – 2007 Blue Ridge Developers wanted to build a 3 story rental condominiums project. The citizens of Forestdale Subdivision objected. The Planning Board and Town Council voted no. The developer then built Lennox Condominiums marketed for sale. Now in 2012 we have a developer that wants to build a 3 story complex with 47 units. Mr. Dowdy posed the following questions:

- Will there be a manager 24 hrs, 7 days a week
- Will trees be clear cut and taken off of the property
- Will they have a bio-retention pond
- Will they have extra parking
- Rentals will have residents on 3 sides
- Most of Beacon Management properties are subsidized by the State and Federal governments
- Permitting these rentals will open the flood gates to open development of 3 story rentals. (South side Main Street between Lennox Condos & the Frazier house, both sides of Oakdale Rd., Harvey Rd.
- He asked for informational purposes, questions on construction of floors, pets, and type of brick.
- He ended by stating this needs to be a benchmark building

No one else spoke.

Miller called on the applicant for rebuttal period. George Carr said he was shocked at the allegations of criminal activity at our property. He does not feel that is factual. He stated there is another Beacon Property Co. that is out of New Jersey. They operate in Greensboro and he just wondered if they were mistaken for that company. Carr said two of his property managers were present. He asked them if there was criminal activity at these properties. They were not aware of any. The senior communities are very safe.

Mark Isaacson stated he would ask that the Board keep in mind that the property is currently zoned commercial use with no conditions. There are no restrictions on what can go there other than what is in the ordinance. We submit that this property meets all of the goals & policies set out in the LDP. He feels this project counters haphazard development. Higher intensity retail would not preserve the open space.

Miller asked the Planning Board for discussion and questions. Art Wise asked if there were any plans for outside amenities i.e. Gazebo, will there be an elevator, handicapped accessible, and

on-site security. Charles Pearce, architect – responded that we do have areas designated for outside benches, sitting areas, and walking areas. The project does have one elevator. A units have showers designed for people that may have trouble getting around. B units are regular apartments but tub & showers have grab bars – All units can be converted to an A unit if needed for persons with wheelchairs. Bathrooms have 5’ turning radius for wheelchairs. These units exceed the minimum square footage required by the State.

George Carr responded that if this Board wishes a gazebo for the project, they will include one. Security is basically monitored on site. We are contemplating a keyless entry. Front door in all cases will be locked with high quality locking devices at front door. Units are fully sprinkled. Johnson stated the building height is serviceably by our Fire Dept.

Eddie Oakley thanked Beacon Management for showing us their properties. The properties we visited were first class. He was impressed by the quality. However, he is concerned about this project. What he saw today was all on one level. That is the plan he would like to see in Jamestown. He feels a 3 story brick façade building placed on Gannaway in front of some high quality high end Townhomes would not be aesthetically acceptable. The Town Home residents will be looking at a big brick wall.

Beacon Management said the main level is 12’ from back of the sidewalk. The sidewalk is 5’ wide. The building will be 50’ high then the roof line is 10 – 12 ‘above that. Oakley is concerned the building is far too big in height for the area and for the citizens on Ragsdale Rd. and Gannaway St.

The visualization from Gannaway St. is the rear building view. The front of the building will be facing the parking lot and Perry Rd. I don’t see it adding visual value to Gannaway. If I lived in the Townhomes I would be upset. I have been one of the leaders in Jamestown to go against apartments.

Traffic is horrendous and adding approximately 60 more cars a day will impact the traffic. He stated the Post Office has 1100 postal boxes. Part of the people check their boxes daily and part check it weekly and an additional 350 – 450 people per day go in and out of the Post Office as counter customers. There are 12 delivery trucks that go in and out twice a day, and 8 truck deliveries are made each day. 12 employee vehicles park a day. Parking is a horrendous problem now. Oakley feels before we approve this, we need a traffic study. He is disappointed we have not done anything about parking. Parking for patrons that own businesses, other than the Post office, is horrendous. He cannot embrace this without some major study. The parking issues and traffic continues to escalate. We need a study before we approve anything else.

Sarah Glanville asked Johnson what could potentially go on the site now. He said a number of retail uses. Main Street district is probably the most intense district outside of industrial. There could be a retail use which would impact traffic and parking more.

Dot Perdue thanked Carr for the visit of his properties today. She is sympathetic with some of Oakley’s comments. But she thinks this would be an asset and with the way the economy is we will find more people in need of this type housing. She thinks the building is a little big for the

parcel. She would like to see the building turned around. George Carr is spending over \$140,000.00 per dwelling unit to construct. These units will be good quality and detail in the project. Perdue said it will be a beautiful building. She felt it would be nice if he could add a gazebo.

Miller asked if the Board was comfortable with the conditions presented. Oakley said the A/C unit location has been discussed to have it located out of sight in the attic. The architect said the project is in the early stages. They are working to design the location of the A/C units.

Oakley is concerned about traffic and parking. Johnson said the project itself has more than the required parking. Oakley stated he did not want anymore apartments in Jamestown. Johnson said that elderly housing has extremely low traffic compared to retail uses. Isaccson said with the age restricted facility more of the residents will be walking to various places downtown.

Sarah Glanville asked in regard to fire and ambulance service, do we have resources available. Johnson said we have adequate services in Town.

Miller said he saw where the applicant agreed to install brick sidewalks from their facility down Ragsdale Rd. to the Food Lion. Johnson said that this is a consideration. We have not been informed if the applicant is agreeable to this condition. Johnson said the applicant also agreed to install sidewalk areas from the Post Office on Gannaway up to Main Street existing sidewalks. This is a great gesture of good will from the applicant.

Miller called for a motion. Art Wise made a motion to recommend approval of the rezoning request as presented for the parcel located at 202 R1 Ragsdale Rd. from Main Street to Conditional - Zoning Main Street with the addition of the 13 conditions presented. Dot Perdue made a second to the motion. On a roll call vote:

Art Wise voted aye
Eddie Oakley voted nay
Sarah Glanville voted aye
Dot Perdue voted aye

The motion passed by unanimous vote.

Miller called for a brief 5 minute recess. Miller called the meeting back to order at 8:05 pm.

5. Appointment of Chair – Miller addressed the Board, according to the Rules of Procedures the Chair & Vice Chair of the Planning Board serve a maximum of 2 year terms. The opportunity is present if someone would like to serve as Chair. Eddie Oakley asked if Kerry Miller would serve as Chair for another term. Miller encouraged others to serve as Chair. If no one is interested, he would be glad to serve another year.

Eddie Oakley made a motion to amend rule #4 Election of the Chair to read: The Chair shall be elected annually for a term of one year and shall be eligible to be elected to serve not more

than five (5) consecutive terms. Art Wise made a second to the motion. The motion passed by unanimous vote.

Art Wise moved that Kerry Miller be appointed as Chair of the Planning Board. Oakley made a second to the motion. The motion passed by unanimous vote.

6. Appointment of Vice Chair – The Town Clerk stated the amendment of the Rules of Procedure adopted for the election of the Chair apply to the Vice Chair as well since they are elected in the same manner. Miller asked for any nominations for Vice Chair. Dot Perdue nominated Eddie Oakley to serve as Vice-Chair. Art Wise made a second to the motion. The motion passed unanimously.
7. Discussion of future training – Matthew Johnson said recently we have talked about reviewing the Comprehensive Plan which is now 5 years old. The Planning Board packets included Module 1 – “Working Together” Section from the Citizen Planner. This module covers basic information of a Planning Board and its members. Johnson would like for the Board members to read this and we will review it at the next meeting. He has several of these modules he would like the Board to discuss over the next few meetings. After which, we may begin reviewing the Comprehensive Plan.

Miller would like to have the Comprehensive Plan to reflect a consensus citizen’s vision for Jamestown’s future. Oakley felt apartments; traffic and parking need to be discussed.

The Planning Board discussed the changes that have occurred over the last 5 years. John Capes said he has been here 8 years and loves it here. He feels now is the time to re-focus and decide what we really want for this Town. Getting the whole community involved. Art Wise agreed we do need to address parking. Oakley said he had pictures from last Saturday night of the parking on Gannaway, the Post Office parking lot and Southern Roots. There was not a parking space in site. Parking issues should be the number one issue.

8. Public Comment Period - Charles Dowdy, 214 Misty Waters Lane, stated we need to have a focus group program to get people together and discuss issues. Dowdy said NCDOT does not have the funds to construct the By-Pass Phase from Vickery Chapel Rd. to Hwy. 311. He said what will kill the business in Jamestown is the addition of the shopping centers on High Point Rd.

Dowdy asked about a PA system for the Civic Center and the Council Chambers.

There being no further business, Art Wise made a motion to adjourn. Eddie Oakley made a second to the motion. The motion passed by unanimous vote. The meeting ended at 8:40 pm.