

**QUARTERLY PUBLIC HEARING
MEETING MINUTES
MONDAY, FEBRUARY 4, 2013
7:00 P.M.**

Boone Town Council: Mayor Loretta Clawson, Mayor Pro-Tem Jamie Leigh, Lynne Mason, Andy Ball, Rennie Brantz and Allan Scherlen

Boone Area Planning Commission: Chairperson Eric Woolridge, Vice-Chairperson Greg Simmons, Phoenix Buathier, Cameron Lippard, Jeff Templeton, Web Alexander, Susan McCracken and Robert Cherry

Planning Staff: Jane Shook-Planner, Christy Turner-Planner and Marlene Crosby-Board Secretary

Others: Greg Young-Town Manager and Sam Furguele-Town Attorney

Mayor Loretta Clawson opened the meeting at 7:03 p.m.

CASE 20120726 Watauga Medical Center, Zoning Map Amendment Petition for General Use District, request to rezone 140, 176 and 180 Mary Street (PIN: 2910706816000) from R-2 Two Family Residential to O/I Office Institutional.

Ms. Jane Shook, Planner presented this case as outlined in the meeting packet. Ms. Shook noted that representatives for Watauga Medical Center were present to answer questions on this case.

Mr. Maran Sigmon came to the podium and he referred to the map in the meeting packet saying that the parcels zoned R-2 are the only parcels contiguous and adjacent to the properties that Watauga Medical Center owns that are not zoned O/I. Mr. Sigmon said that the rezoning of this property would better serve the needs of the community and this is why they are asking that this property be rezoned at this time.

Planning Commission Member Buathier asked for Ms. Shook to explain the WS-IV-CA shown on the zoning map in the meeting packet. Ms. Shook explained that the WS-IV-CA was a water supply watershed.

Council Member Ball asked Mr. Sigmon to clarify what these properties are being used for at this time. Mr. Sigmon said that the two modular class rooms currently on the property are being used for the training of 1,400 employees in computer skills.

Planning Commission Member McCracken asked about the proposed medical district overlay. Ms. Shook said the overlay is still being developed.

Planning Commission Member Templeton asked about the modular classrooms being in compliance with the Unified Development Ordinance, specifically landscaping. He asked what would happen to the requirements for landscaping if this property is rezoned. Ms. Shook said that the property owner would have to meet the requirements to the best of their ability. Mr. Sigmon said that meeting the requirements of the landscaping would not be an issue, if this property was rezoned.

There were no other speakers for this case.

Mayor Clawson closed the public hearing for this case.

CASE 20130001 Town of Boone, UDO Text Amendment Request, Supplemental Standards for Multi-Family Uses.

Ms. Shook introduced Mr. Lynnwood Brown, Chair and Ms. Pam Williamson, Vice-Chair of the Affordable Housing Task Force.

Planning Commission Member Jeff Templeton asked to be recused from the Planning Commission for this case because his father Mr. Phil Templeton was a bidder on the old Watauga High School property. Member Templeton also noted that he had signed up to speak as a citizen.

Planning Commission Member McCracken made a motion to accept the recusal for Planning Commission Member Templeton for this case, seconded by Planning Commission Member Lippard.

Vote:

Aye – All

Nay – None

The vote was unanimous.

Mr. Brown came to the podium and gave a brief history of the Affordable Housing Task Force. Mr. Brown said that the task force was started in 2009 under a mandate to identify affordable housing targeting the workforce. Mr. Brown said this topic had been addressed by employers in the area in the past to find long-term housing for workers in the community. Mr. Brown said that employers noted it was difficult to keep employees at their companies because of the lack of workforce housing. The employees would have to move out into the county to find appropriate housing. Mr. Brown talked about the mandate and the goal given to the Task Force by Council to encourage the development of this type of housing in the Town. Mr. Brown said the Task Force has looked at zoning changes and options to try and create diverse housing stock. Mr. Brown said that the Task Force has framed the amendment to be as flexible as possible to offer developers a variety of ways to meet the intent to provide housing that is attractive. Mr. Brown said the goal of this amendment is to maintain balance. Mr. Brown said the goal is not to prevent student housing but to provide more assurance to have more of a family orientated housing mix in the Town of Boone. Mr. Brown said over the last couple of years, there has been no new development like is being outlined in this amendment. Mr. Brown noted the 1,000 bed apartment development on the outskirts of Town being evidence that there is not a balance in the market.

Mr. Brown said in terms of the timing of the amendment, the Task Force decided to bring forth this analysis first as opposed to some of the other options they have outlined because they felt that this helped clarify the type of housing that is being targeted and promoted and this could help clarify zoning changes and other mechanisms that might come later. Mr. Brown said there is a housing study that is underway that will support the need for this type of housing. Mr. Brown said because of the public hearing process, they needed to get this amendment on the table for review to move the process ahead.

Mr. Brown noted the decisions made right now have long-range impacts on the range of housing and the viability and availability of work force housing and family housing.

Mr. Brown encouraged the public to attend the Affordable Housing Task Force meetings to share ideas on development in the community. The Task Force has met with developers to discuss their viewpoints on housing in our community.

Ms. Williamson came to the podium and presented information from a five-page document that she had written (permanently attached). Ms. Williamson also submitted a Watauga Democrat newspaper article dated December 18, 2009, a High Country Press report called “Can’t Make the Rent”, dated May 12, 2011 and an Affordable Housing in Watauga County: A Research Report, dated May 2011 (permanently attached).

Ms. Williamson noted that Watauga County does have housing pressures that other counties do not because there are a large number of retirees, students, and working people with various kinds of wages.

Mayor Clawson opened the floor for questions from Council and the Planning Commission members.

Council Member Ball said that the wanted to thank Mr. Brown and Ms. Williamson for leading the Affordable Housing Task Force and he wanted to thank the whole Task Force for their work on this effort for the past few years.

Council Member Ball asked Ms. Williamson what the stakeholders said about the rationale for the bedroom and bathroom ratio under the proposed standards. Ms. Williamson said the Task Force found that people do not need or want a bathroom for every bedroom.

Ms. Williamson talked the discussion that the task force had to make affordable housing more appealing which was to make it more suitable for senior and retiree living rather than student housing. She said that the Task Force is encouraging a diversity of housing like townhouses, lofts, apartments or duplexes and to set them up in a family oriented way.

Planning Commission Member Buathier asked if the proposed amendment goes for housing built from now moving forward. Ms. Williamson said it is for multi-family housing complexes.

Ms. Williamson talked about the high density cookie cutter 890 bedroom apartments being built in the near future on Popular Grove Rd and how this is the type of housing that is being currently built. Ms. Williamson said that the Task Force encouraged a variety of types of housing with higher density.

Planning Commission Member McCracken said she wanted to hear more about the research that was done by the Task Force. She wanted to know the best practices in terms of planning that the Task Force found from other communities and how the Task Force came to the conclusion about bedroom and bathroom rationale. She asked which communities have done this well and she wanted to know more about the financial incentives for affordable housing that were discussed by the Task Force. Mr. Brown said that the Task Force discovered that seniors prefer a master bedroom and students prefer a loft style or efficiency style apartment and they need storage. Mr. Brown said that not a lot of this type of housing is built for the students. Mr. Brown said when the Task Force was doing their research they had a difficult time finding the exact market the Town of Boone is facing with the very high demand for student housing in a limited area. The Task Force did look at a variety of areas that are providing affordable housing and they used the same design pattern over and over.

Ms. Williamson said that the Task Force has looked at towns in North Carolina and South Carolina for their research. She said that the Affordable Housing Task Force meeting minutes contain the information of who was contacted and what they said to the Task Force regarding how affordable housing is being handled in their areas.

Ms. Williamson said the Task Force has discussed financial incentives for affordable housing. Ms. Williamson said the developers told the Task Force that they did not see enough profit being generated regardless of the incentives. She noted that this is what had happened since she has been on the Task Force and the Task Force has been in place for a longer period of time.

Council Member Scherlen asked if the new standards provide any incentives to renovate existing student housing. Ms. Williamson said there is some information about renovation and the task force does need to go back and revisit it. Council Member Scherlen referred to page one of the staff report of the proposed text under Section 175, Article 2 [a][3]. Mr. Furguele talked about the cost of renovation at fifty percent triggering the proposed requirements. Town Council Member Scherlen said it might not be an incentive to renovate, if they feel they are going to lose the incentive; and the dilapidated buildings that need renovations will stay in a state of disrepair. Mr. Brown added that renovation is different than actual redevelopment. Mr. Brown said this proposed amendment does provide clear standards for the type of housing the Task Force wants to see in our community. This proposed amendment sets a clear base line to be able to look at zoning opportunities and redevelopment and where you can provide incentives and without the standards it would be hard to do. Mr. Furguele said the 50 percent standard is anticipated to change. The staff will have information on this topic back to the Town Council in three or four months.

Ms. Williamson talked about the student housing apartments that are in currently in disrepair and noted that the Task Force is encouraging infill. Planning Commission Member Buathier asked about the parking spaces for working families. Ms. Williamson said that parking is not just for

working families, they are looking at a variety of workforce. Ms. Williamson said that the ordinance does not limit the number of bedrooms; it does talk about the number of bathrooms per bedroom. Ms. Williamson said the task force research findings found that the apartments that have four bedrooms did not need four cars. Ms. Williamson noted the Task Force took into consideration a walkable and bike able community. She said the Task Force is hoping to reduce the need for parking spaces.

Planning Commission Vice-Chairperson Simmons referred to page three of the staff report, UDO Section 175 Supplementary Standard for Multi-Family Housing Development [e][1][a-d]. He said this text leads him to believe that there is a max of four bedrooms. Ms. Williamson said it was her understanding this section what to demonstrate the number of bathrooms per bedroom. Ms. Williamson agrees that this language needs tweaking for this section.

Planning Commission Chairperson Woolridge asked Ms. Williamson about the implementation technique that the task force used regarding Section 174 [e][1][a-d] and he wanted to know where the Task Force got the information. She said this is the reason the town is looking at more mixed-use development. Ms. Williamson said that that the feedback from the stakeholders did include the desire for mixed-use types of housing within large developments. Planning Commission Chairperson Woolridge said that the proposed text is talking about strictly the number of bedrooms. Ms. Williamson said she could not speak on behalf of the task force on this topic. She said if anyone believes that there needs to be a change to this proposed text, they may do so. Ms. Williamson said it is the intent of the task force to encourage a variety of housing types within a large development. Ms. Williamson said that the task force is discouraging cookie cutter and mega high density developments.

Discussion ensued on the B-1 zoning district and mixed-use projects. Planning Commission Chairperson Woolridge talked about the proposed text involving the R-3 zoning district and if this is best way to move forward even though the stakeholders have suggested it. Ms. Williamson noted that the R-3 zoning district is just about gone and there are very few in-fill properties. She said do we as a town believe that there is a lack of workforce housing and if so what do we do about it. She said the town is at a crisis point on this topic. She believes that new language can be proposed that most developers can understand.

Planning Commission Vice-Chairperson Simmons referred to page one of the staff report regarding the proposed text UDO Section 175 [b]. He asked for clarification on this proposed text. Ms. Williamson said if a developer is building a mixed-use building this did not apply. He asked would this project be exclusively to residential projects with no commercial components. at all. Ms. Williamson answered yes to Planning Commission Vice-Chairperson Simmons question. Mr. Furguele said it applies to single-use apartments and not to mixed-use apartments.

Planning Commission Member Lippard said that he is a task force member and they did a lot of research in several counties of North Carolina to see how they handle workforce housing. He noted that working with affordable housing is difficult. He said the Task Force was challenged with finding something to fit in the Town of Boone. He said the information in the proposed text came from all the interviews and studies that were done since 2009.

Planning Commission Member McCracken asked about the revisions to the UDO regarding site specific development plans and would this apply to this type of development. Mr. Furguele said it applies to construction going on right now. Mr. Furguele explained about the conditional district zoning process that he believed that Planning Commission Member McCracken was referring to in her question. Mr. Furguele said that in the R-3 zoning district a developer must meet all the requirements of a site specific plan.

Mayor Clawson said it was time to start the public comment part of the meeting. She said that each speaker would be timed for approximately three minutes. She called the first speaker to the podium. Mayor Clawson suggested everyone to take note of their questions and ask them at the end after everyone has spoken.

The first speaker was Mr. Nathan Miller, Chairperson of the County Commissioners. He was present at this meeting on behalf of the County Commissioners of Watauga County and not as a citizen of the County. Mr. Miller noted that the lack of affordable housing is an issue for the Town and the County. Mr. Miller said it was so much of an issue that the Watauga Community

Housing Trust, a 501 C3 nonprofit was formed. Mr. Miller said the County can provide the following options for financial incentives for affordable housing. He talked about more density, road right of way and waiving of development review fees. Mr. Miller said while the intent of the proposed changes will provide for family orientated design and layout as well as encourage a broad range of housing choices, the proposed change may have an unintentional consequence of increasing costs. Mr. Miller said that developers are not going to build here from what has been presented because it is not profitable enough. Mr. Miller said we will be stuck with the market we have now which is less supply and more demand and the housing costs will go up. Mr. Miller said the proposed housing is more expensive to build because of the larger master suite bedrooms, storage and garages. Mr. Miller said the lower housing density could cause an increase in sales and rental costs. Mr. Miller said the Town cannot create a market by regulation which is what this proposed change would try to accomplish. Mr. Miller went over other options such as a waiver of meter and installation fees, a waiver of citywide impact fees, relaxed parking standards, have a utilities assistance program for low income residents and to establish an affordable housing fund. Mr. Miller said the County does not support this proposed change and feel it should not be adopted because it would terminate the offer of \$19 million dollars that was made on the old Watauga High School property. Mr. Miller also said the County does not support this proposed change because it would limit future offers and their amounts on this property.

The second speaker was Mr. Dan Myer from the Boone Chamber of Commerce. Mr. Myer said that this area is in dire need for affordable housing. Mr. Myer said that early on a group took a trip to Davidson, North Carolina to see a workforce housing project being done there. Mr. Myers drew to the attention of everyone that their affordable housing project was not in the middle of student housing. Mr. Myer said we need student housing and affordable housing. Mr. Myer said that he does not think they have to be mutually exclusive. Mr. Myers said we can have places for affordable housing and places for student housing. Mr. Myers said he serves on the Economic Development Commission and he thinks it would be great to see some partnerships with the County to allow infrastructure to extend into the county so these kinds of properties could be built in a less expensive way. Mr. Myer said that he is concerned that we are focusing on one versus the other as opposed to both of them. Mr. Myers talked about the possibility of redeveloping properties and using them for affordable housing.

The third speaker was Mr. Neil Hartley a retired building inspector from Watauga County. Mr. Hartley supports affordable housing. Mr. Hartley noted the North Carolina building codes and it has not been a friend to affordable housing. Mr. Hartley said the largest problem is the cost of property. Mr. Hartley said no one will build affordable housing units, if they cannot make a profit. Mr. Hartley said as long as people with money come to our area and buy property, you will not find any key properties in Watauga County. Mr. Hartley said that he feels like affordable housing will be found in other counties and states.

The fourth speaker was Ms. Angela Day a student from Appalachian State University. Ms. Day lives in an apartment off-campus. Ms. Day said it is very hard for her to find affordable housing as a student who does not work a full time job. Ms. Day said it is difficult to pay for her college costs by herself and then add the high cost of rent at the same time. Ms. Day said that the large complexes rent is out of reach for a student.

The fifth speaker was Ms. Kimberly Marland a resident and an architect in the Town of Boone. She noted she was previously a construction leader for Habitat for Humanity. Ms. Marland said that she is excited that affordable housing has come up and she knows it has been worked on for a long time. Ms. Marland said she is not sure that the Town of Boone should limit all multi-family to this definition for many reasons. Ms. Marland said that a variety of housing is needed in the Town. Ms. Marland said that people live where their needs are met. Ms. Marland said the definition of the townhouses is not clear and the density and setbacks could be improved. Ms. Marland noted she was unsure about the requirement establishing a POA for all multi-family housing.

The sixth speaker was Mr. Allen Moseley an attorney at Deal, Moseley and Smith. Mr. Moseley said he is representing Templeton Properties in connection with the old Watauga High School property. Mr. Moseley said that other bidders on this property had multi-family housing component. Mr. Moseley said that economics will dictate what people want to do with properties. Mr. Moseley said every bidder was interested in using a portion of the property for

student housing. Mr. Moseley noted that the property lends itself to commercial use towards the road and residential use toward the back of the property. Mr. Moseley talked about the characteristics of this property. Mr. Moseley said that he would suggest that the adoption of this ordinance would effectively terminate this contract and it would lose the interest of other bidders. Mr. Moseley said it could lower the price point on this property by as much as \$10 million dollars, he said this was based off of what other people have stated and not by his speculation. Mr. Moseley said that he wanted to suggest that the following proposed text be added to UDO Section 175 [b] “or within a conditional zoning district pursuant to and in accordance with Section 154”. Mr. Moseley said that if this proposed text is added, it would present an opportunity for the applicant to volunteer to the town that they want to participate in affordable housing.

The seventh speaker was Mr. Jim West an architect in the Town of Blowing Rock. Mr. West submitted two hand outs which included a one-page document called “Additional Work Force Housing Assistance Methods” and a seven-page document called “Smartcode Module” (permanently attached). Mr. West said that the proposed text amendment would increase any multi-family or student housing project. Mr. West asked that these documents be distributed to each task force committee member.

The eighth speaker was Ms. Pam Williamson speaking as a citizen of the Town. Ms. Williamson said that she is speaking as a tax payer and a resident of the Town. Ms. Williamson gave her opinion on several topics that included the annual growth of students at the university, the amount of income that would be received from the apartments per bedroom from the larger apartment buildings, the Town of Boone water project and the involvement of state legislation of the town’s water supply. Ms. Williamson talked about the adoption of the proposed text terminating the old Watauga High School project which would include student housing, mixed-use and commercial uses.

The ninth speaker was Mr. Jeff Templeton a local business owner and a Planning Commission member. Mr. Templeton said that he recused himself from this case because he is the son of Mr. Phil Templeton that is interested in the purchase of the old Watauga High School property. Mr. Templeton said that he owns one rental house and he clearly is not a mega builder. Mr. Templeton said that he could not find provisions in the proposed text that would promote affordable housing. Mr. Templeton said on the contrary, if the proposed text is adopted, it would be an impediment to the development of affordable housing. Mr. Templeton said there are three basic ways to create affordable housing. The three things are public and private partnerships, incentives to developers including affordable units in their projects and government funded developments such as the Clawson Project. Mr. Templeton said the Town of Boone has an adversarial relationship with developers and they are not likely to pursue the public and private options. Mr. Templeton noted that a member of the Planning Commission made a statement on March 12, 2012, saying “we get the things we incentivize.” Mr. Templeton said this proposed amendment does nothing to incentivize affordable housing. Mr. Templeton said the proposed elements such as mixed-unit configuration, required garages or carports, onsite management, height restrictions and required bedroom dimensions only add to the construction cost of any new multi-family development. This would also add to the rental costs and ownership of this type of project. Mr. Templeton referred to a comment made by Ms. Williamson about producing and selling this type of project. Mr. Templeton said who is going to produce it. Mr. Templeton said it makes no sense to build under these proposed requirements. Mr. Templeton talked to Mr. Jim Smith from United Developers in Fayetteville, North Carolina about the proposed requirements. Mr. Smith said that the proposed elements listed above would only add to the all ready high land costs in the Boone area and could potentially cause the Town of Boone to lose out on the tax credits necessary for developing affordable housing. Mr. Templeton said that his conclusion is that the proposed amendment is to prohibit student housing in the town limits and the extra territorial jurisdiction. Mr. Templeton added that the proposed text on page three of the staff report in UDO Section 175 [1][4] occupancy of each unit shall be limited to two unrelated persons has nothing to do with affordability. Mr. Templeton said that the limiting of parking spaces is not an affordability issue; he said it tells him it is anti-student.

Mayor Clawson asked if there were any questions from the Affordable Housing Task Force members. There were no questions at this time.

Mayor Clawson asked if there were other people that would like to speak on this case. Mr. Nathan Miller said that he would like to finish his comment. Mayor Clawson asked the Town Council members to allow Mr. Miller to finish his comments. It was the consensus of the Town Council members to allow Mr. Miller to finish his comments.

Mr. Nathan Miller came to the podium again to finish his thoughts from earlier in the meeting. Mr. Miller talked about the old Watauga High School being suitable for a variety of types of development and the passing of this amendment terminating the deal. Mr. Miller said that this proposed amendment would be more acceptable to the county, if the word “building” was changed to “project”, he referred to UDO Section 175 [b]. Mr. Miller said that would mean that any mixed use project would be exempt. Ms. Miller said there are many options that should be considered before the proposed amendment should be adopted. Mr. Miller said that in addition more students are coming to Boone and the population of the UNC system is growing. Mr. Miller said he disagrees with Ms. Williamson count of university students. Mr. Miller said per his county sources the number of university students will have grown to 20,000 by 2016, He doesn’t know if this is correct but this is what he has heard from county sources. Ms. Williamson said where will the students live. Ms. Williamson said if there is no housing, then, the university will be forced to build more dormitories. Mr. Williamson said that we have no control over the look of university dormitories and where they choose to build their dormitories. Mr. Williamson added if the university purchases town property, the property goes off the town’s tax rolls.

Ms. Williamson came back to the podium to say that she had submitted to the board clerk the newspaper article that predicts the universities growth.

Mr. Frank Ford from Mega Builders from Greensboro came to the podium. Mr. Ford talked about the Mountaineer Village project to add two buildings and he said that the Town Council was very receptive to this project because it is a great in-fill project. Mr. Ford said if this amendment is passed infill will no longer happen in the Town of Boone. Mr. Ford said if this amendment is passed, it would be projects like the Clawson Project and other similar projects in serious jeopardy. Mr. Ford said with the changes in this amendment regarding bedroom to bathroom ratios, parking spaces and 50 percent livability, it would outlaw all multi-family housing in the Town of Boone for the foreseeable future.

Mr. Tim Hagaman a realtor in the Town of Boone came to the podium. Mr. Hagaman said that anytime you are dealing with density and value per unit, it will make the land costs go up. Mr. Hagaman said that the proposed amendment needs more work. Mr. Hagaman said he does not support this amendment at this time because he thinks we do not know what it all means.

Planning Commission Member McCracken talked about the Clawson Project and how will this proposed amendment, if adopted affect this project since the project would not be started for three years. She said that the Planning Commission was unanimously in favor of this project being approved. Ms. Shook said this project was vested under the current standards. Planning Commission Member McCracken asked what would happen to the project, if the developer came back to the town with changes to the project. Mr. Furgieule said that it would depend on the scope of the changes. Mr. Furgieule said that some changes can be made at staff level through conditional district zoning process. Mr. Furgieule said that the administrator has to make the call on this type of situation to see if the changes are of enough magnitude that the project would have to come back to the governing body. Mr. Furgieule explained the conditional district zoning process. He said the conditional district zoning process would be seen as a negotiation process. Mr. Furgieule said if the Town posed conditions that the applicant could not meet, then the Town could not impose these conditions.

Mayor Clawson closed the public hearing for this case.

Mayor Clawson asked a Planning Commission member to make a motion to bring Planning Commission Member Templeton back to the joint meeting. Planning Commission Member Lippard made a motion to bring him back, seconded by Planning Commission Member Buathier.

Vote:

Aye – All

Nay – None

The vote was unanimous.

CASE 20130023 Town of Boone, UDO Text Amendment Request, Tree Board member qualifications.

Ms. Shook presented this case as outlined in the meeting packet. Ms. Shook noted that the Tree Board has been challenged with reaching a quorum for their meetings. Ms. Shook said this text change would allow the Town Council to appoint people that are interested in serving on this board.

Vice-Chairperson Simmons confirmed that a quorum is three for the Tree Board. Planning Commission McCracken asked if the Tree Board has to be a standalone board. She asked if the Tree Board could be a sub-set of another board. Mayor Clawson said it is a requirement for the Town of Boone to have a Tree Board to have an Arbor Day and to be part of the Tree City USA Award.

Ms. Shook explained that the Tree Board used to be a sub-set of the Community Appearance Commission. Ms. Shook said the CAC members had to be members of the Tree Board and for this reason, it did not work out. The Town Council separated the Tree Board and the CAC at that time.

Planning Commission Member Buathier wanted to know what the Tree Board does in the Town of Boone. Ms. Shook said the Tree Board reviews town's policies regarding urban development using the Master Forestry Plan as a guide and other related topics.

Town Council Member Ball asked about the timing of fulfilling this text amendment change, if it is adopted. Mr. Furgiuele referred to Article III, Section 36, [a] [2] a. Ninety (90) days shall be considered a "protracted period of time" for purposes of this section. Mr. Furgiuele said it would depend on the 90 days from the advertising of the open positions and some of the positions have been advertised for more than 90 days. Mr. Furgiuele said the current language already has the qualifications to the extent that you can find qualified people. Mr. Furgiuele noted this amendment is more of a clarification.

There were no speakers for this case.

Mayor Clawson closed the public hearing for this case.

ADJOURNMENT

Mayor Clawson adjourned the quarterly public hearing at 8:59 p.m.

Loretta Clawson, Mayor

Marlene Crosby, Board Secretary