

CITY OF YPSILANTI
HISTORIC DISTRICT COMMISSION
MINUTES of July 17, 2007

CALL TO ORDER AND ROLL CALL

Jane Schmiedeke Chair 7:00 PM

Meeting Location: City Hall Meeting Room

Commissioners Present: Jane Schmiedeke, Hank Prebys, Ron Rupert, Brenda Rigdon, Joe Schultz, Ed Penet

Commissioners Absent: Christian Overland

Staff Present: Richard Murphy, Planner I
 Cristin Moody, HDC Assistant

APPROVAL OF AGENDA

Motion: Rupert (Second: Prebys) moves to approve the agenda as amended with of 324 Oak as an action item.

Approval: Unanimous. Action carried.

PUBLIC COMMENT ON AGENDA ITEMS - None

PUBLIC HEARING - None

OLD BUSINESS

309 N. Hamilton, Study Item

Applicant: Derrick Padgett, owner (Not Present)

Discussion: Applicant would like to amend a previous approval to include permanent removal of gutters on the back (west) side of the house. The previous approval included roof replacement and gutter removal is part of that process. Applicant would like to leave them off. Commissioners comment that reinstalling the gutters is not required, so an amendment to the approval is not necessary.

NEW BUSINESS

14 N. River, Action Item

Applicant: Lorenzo Betts and Muriel Birton, owners (Not Present)

Discussion: Application is for construction of a new porch on the north side of the house. The applicants had been approved for a porch, but have since changed the dimensions and configuration. Commissioners review illustration of the new proposed porch and discuss whether it complies with established porch requirements.

Motion: Penet (Second: Prebys) moves to approve the application for work at 14 N. River to include construction of a porch on the north side of the house based on the new drawings submitted with this application and otherwise matching the previous approval of October 3, 2006. The porch shall meet all requirements outlined in the Porch Fact Sheet, including top and bottom railing, steps attached to the porch and framed wood lattice. Railing shall be thirty-six inches (36") high and the entire porch shall be painted or stained with an opaque stain.

The following Secretary of the Interior Standards were used in making this decision:
#10 – New work shall be removable.

Approval: Unanimous. Action carried.

414 Maple, Action Item

Applicant: James Gorman, owner (Present)

Discussion: Application is for painting the exterior of the house and garage and installation of a new downspout. Paint colors are noted by Commissioners. Commissioner Prebys asks if the applicant will be doing any washing in preparation. The applicant states that he intends to prep the surface by scrubbing and washing as well as some scraping of the wood siding. Applicant asks if power washing areas of cinderblocks and aluminum siding would be acceptable. Commissioners state that power washing the cinderblocks would be permitted, but not the aluminum since it can cause damage if water is trapped behind the siding. Commissioner Rupert informs the applicant that gutter straps must be attached under the roofing material.

Motion: Prebys (Second: Penet) moves to approve the application for work at 414 Maple to include priming and painting the exterior of the house and garage using Behr colors 420F-4 "Sagey" for the body and Behr 380E-2 "Lightening White" for the trim. Accent colors shall include Behr S-H-170 "Red Brick," Behr 770F-6 "Evening Hush" for the shutters, and Behr 770F-4 "Gray Area" for the porch floor and steps. A new downspout shall be installed on the southwest corner of the house to match the existing downspouts. If gutter straps are used, they shall be installed underneath the roof shingles.

The following Secretary of the Interior Standards were used in making this decision:
#10 – New work shall be removable.

Approval: Unanimous. Action carried.

534 N. Huron, Action Item

Applicant: Tom Tamou, contractor (Present)
Ned Bajawa, owner (Present)

Discussion: Application is for installation of new signage, existing lighting fixtures and new metal baffles. Staff reviews history of the project. An application for lighting was previously approved for this property in 2003, but it was not acted upon before it expired. New lighting was installed on the building in January of 2007 without a new application and the installation did not comply with the 2003 approval. An application was submitted in February 2007 for the current installation, but was denied by the Commission. The current application includes signage, which was also part of the 2003 approval, the existing lighting fixtures reconfigured to remove one each from the Huron and Forest Street façades and installing two on the alley (east) side in the

gable. This application also includes the installation of metal baffles to the soffit to conceal the light fixtures from the streets.

A sample of the baffle has been submitted and is examined by Commissioners. It is a heavy gauge aluminum that the applicants assert can be shaped in any way they need. The top edge has been bent at a ninety degree angle to provide a mounting strip and the bottom edge has been folded over and then bent in at about a thirty degree angle. Commissioner Schultz asks whether the material is thicker than standard aluminum siding. Commissioner Penet confirms that it is heavier and will not bend easily. Commissioners ask how the baffle will be affixed to the soffit. Applicant indicates that it will be attached with screws in a size strong enough to hold the baffle securely, and will be installed about three inches away from the light fixtures to allow room for servicing the fixtures. Commissioner Schultz questions whether screwing the baffle into the soffit will hold against wind load and other stresses and suggest using some sort of bracket. Applicant clarifies that the baffles will be screwed on to the rafter tails, not the soffit itself. Commissioner Rupert notes that there will still be stresses on the screws and suggests adding an additional strip of the metal to the outside of the mounting strip portion where the baffle will be screwed in, to provide greater stability and strength. Commissioners ask how the sections of baffles will be joined together. Applicant states he has not discussed this with the supplier, but will ask about some type of coupling device and may simply have a section bent at a ninety degree angle for the corners. Commissioner Rigdon states that no edges should be left exposed.

Commissioner Rigdon asks about the signage. Staff indicates that the signage was approved in the 2003 application on the condition that the size was reduced to comply with zoning regulations. The proposed signs will be on three sides of the building, the west, south and east side, be aluminum painted to match the color of the building and have vinyl lettering attached. Commissioner Prebys asks if the square footage of the signs complies with the zoning ordinance; staff confirms that it does.

Motion: Rigdon (Second: Rupert) moves to approve the application for work at 534 N. Huron to include installation of new signage consisting of aluminum panels painted ivory or cream to match the building color with vinyl lettering attached. The size and placement of signs shall be as indicated in the submitted images prepared by ArtOne Signs. Metal baffles shall be installed along the soffits where the fluorescent light fixtures have been installed to conceal fixtures from the street. The baffles shall be heavy gauge aluminum, bent to fit and painted to match the existing soffit color. Baffles shall be positioned within three inches of light fixtures to allow enough space for service of light fixtures and shall be installed with a second layer of the same heavy gauge aluminum where the screws are affixed through the baffles. Coupling devices shall be used at seams to eliminate sharp, unfinished edges. Corners shall be bent segments of the baffles or use coupling devices to join the two edges. Two (2) light fixtures shall be installed in the alley (east) side gable, with baffles; the fixtures shall match the existing fixtures on the west, north and south sides of the building. The total number of light fixtures shall be two (2) on the alley (east) side, two (2) on the Forest Street (north) side, and seven (7) on the Huron Street (west) side of the building. The seven fixtures on the Huron Street side shall be arranged in one grouping of three (3) and one grouping of four (4) over the respective signage. The light fixtures are existing fixtures that have already been installed, without approval, which are now approved with the subtraction of one fixture on the Huron Street (west) side and one fixture on the Forest Street (north) side and with the addition of the baffles. All work shall comply with the application materials submitted, including the images prepared by ArtOne Signs showing the new signage and lights, hand dated 7-17-07.

The following Secretary of the Interior Standards were used in making this decision:
#10 – New work shall be removable.

Approval: Unanimous. Action carried.

207-209 W. Michigan, Action Item

Applicant: Derek Block, owner (Not Present)

Discussion: Application is for painting of the building façade. Application materials note that paint chips and proposed locations of colors would be supplied at this meeting, but none have been received. Commissioners would also like to know how the new paint colors will coordinate with the existing awning colors.

Motion: Rigdon (Second: Schultz) moves to table the application for work at 207-209 W. Michigan pending further information including paint colors, locations and how the colors will relate to the existing awning colors.

Approval: Unanimous. Action carried.

114 N. River, Action Item

Applicant: Dave Vanderworp, NARI of Southeastern Michigan (Present)

Discussion: Application is for replacement of two windows on the southeast side of the building, not on the north as indicated on the application. The existing windows are vinyl inserts and they would be replaced with one-over-one wood windows from Pella. The replacements are full windows, so the existing frames will also be replaced with new wood framing. Applicant notes that the new windows are being donated by Pella. Commissioner Schmiedeke notes that additional work is proposed in the Building Permit Application, specifically "replacement or repair of existing ramp." Applicant states that this work is on the wheelchair ramp in the front (west side) of the building where some plywood on the surface is coming up and the owners would like to replace it. Commissioner Penet states that this is a repair.

Motion: Rigdon (Second: Prebys) moves to approve the application for work at 114 N. River to include the installation of two replacement windows on the southeast side of the building. The new windows shall be all wood Pella Architect Series full windows, painted white on the exterior, shall match original in size and fit into the original rough opening. The new trim shall match the original trim on adjacent windows. The damaged plywood on the existing wheelchair ramp to the west entrance shall be repaired as needed.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features.

Approval: Unanimous. Action carried.

410 E. Cross, Action Item

Applicant: Peter Wilson, owner (Present)

Discussion: Application is for painting of house and garage and replacement of damaged portions of asbestos cement siding. The applicant states that he has a supply of twenty or thirty asbestos 'tiles' in his garage for replacements. Commissioner Prebys asks about preparation for painting. Applicant plans to wash and

scrape before painting. Commissioner Prebys states that power washing will cause damage to the siding and so washing should be done only with a garden hose. Commissioner Penet comments that a satin finish paint is recommended.

Motion: Prebys (Second: Penet) moves to approve the application for work at 410 E. Cross to include repair of broken asbestos cement siding by replacing with identical 'tiles' and painting exterior of house using Benjamin Moore colors OC-68 "Distant Gray" for the body, HC-121 "Peale Green" for the trim and HC-64 "Townsend Harbor Brown" for an accent color.

The following Secretary of the Interior Standards were used in making this decision:
#10 – New work shall be removable.

Approval: Unanimous. Action carried.

402 S. Huron, Action Item

Applicant: Brynn and Paul Raupagh, owners (Present)

Discussion: Application includes replacement of two windows and installation of a window into an existing doorway. The kitchen window on the first floor, south side is currently a casement window. Applicants state that it is the only casement window in the house and at this time has no trim on the exterior since all siding had been removed from that wall and new sheathing installed. Applicants would like replacement with a wood casement window of the same size, using the original opening. Additionally, on the second story of the west side of the house where an addition has been removed, a door is now exposed. The applicants would like to replace the door with an all wood, double-hung window that would be the same width as the door and the same height as the window on the south wall of the same room, which will shorten the opening from what it is currently. The other window proposed for replacement is a window on the south side in the stair hall. In the past at some point, the window had been removed and a plate of glass put in its place. Applicants would like to install a double hung sash in the original frame, which is still intact. Additionally, the applicants propose installing window wells in the basement windows as well as putting replacement sashes in the two basement window frames that currently have no sashes. The applicant indicates that he will most likely make the replacement sashes himself, if possible, since they are fairly simple. The applicants ask about acceptable materials for the window wells; they will need to extend only about six inches below the grade. Commissioners explain that the material is not visible, once installed, so either corrugated steel or fiberglass window wells can be approved.

The application also proposes replacing the side porch steps (north side) and adding a railing. The steps are currently concrete with a simple pipe rail and would be replaced with wood and a railing that matches that on the front porch. The existing porch railing, however, is not appropriate for a stair rail, so the applicant proposes two-by-four top and bottom rails with two-by-two plain balusters. Commissioner Prebys states that pipe rails are approved by Commission and may be better in this case than trying to fabricate railings with no appropriate model. Applicants can install a wood railing if preferred, but if so, should provide a drawing of a proposed railing. Applicants ask if they can use solid panels on the sides of the steps instead of lattice. Commissioner Penet states that the panels would need to be framed like lattice. The proposed material for the treads and risers is cedar painted to match the house.

The applicants ask for advice regarding their basement entrance on the south side of the house. In the past, the steps had been covered with a concrete slab and now the

entrance resembles a pit. The applicants ask whether it would be preferable to reopen the access by adding steps and a new doorway, or completely cover it over. Commissioners note that the entry could be reopened if applicants prefer and a Bilco, or similar, door could be installed.

Motion: Rigdon (Second: Penet) moves to approve the application for work at 402 S. Huron to include replacement of the kitchen window with an all wood casement window; replacement of the plate glass in the stair hall window with an all wood, double hung window sash to fit into the existing frame; replacement of the south side, second story door with an all wood, double hung window, width to match existing door and height to match south window in same room. All windows shall be trimmed to match existing trim on the house. New wood sashes shall be installed in two basement windows currently without sashes, matching existing in size and configuration. Window wells shall be added to basement windows; material shall be either corrugated steel or fiberglass. The north side porch steps shall be replaced with materials and construction that complement the existing front porch. The materials shall be pressure treated wood and cedar painted to match the house. The stairs shall be enclosed with a framed solid panel instead of lattice and the railing shall be a metal pipe railing.

The following Secretary of the Interior Standards were used in making this decision: #5 – Preserve distinctive features.

Approval: Unanimous. Action carried.

300 N. Washington, Action Item

Applicant: Gerald Kruse, First Presbyterian Church (Present)
Jim Curran, First Presbyterian Church (Present)

Discussion: Application is for installation of handrails in the church garden along a set of existing brick steps on the east side of the building between Emmet Street and the main parking lot. The path and steps access the memorial garden and some elderly members are having difficulty navigating the steps without a railing. The proposed railings would be metal and painted black. Commissioners note that the ends of the handrails must extend beyond the posts a certain number of inches to meet code requirements.

Motion: Prebys (Second: Penet) moves to approve the application for work at 300 N. Washington to include the installation of two new handrails at the existing steps to the memorial garden. Handrails shall be steel, painted black. The ends, beyond the posts, shall comply with code requirements. The horizontal distance between rails will be determined by code according to the width of the steps.

The following Secretary of the Interior Standards were used in making this decision: #10 – New work shall be removable.

Approval: Unanimous. Action carried.

Discussion: The applicants also would like to modify a previous approval for a sign along Huron Street. The design of the signage has been altered to include a small panel below the main sign with the worship service time and pastor's name. Additionally, text has been added to the reverse of the sign that says, "Go in Peace."

Motion: Prebys (Second: Rupert) moves to approve the amendment to the application for 300 N. Washington previously approved on April 17, 2007

to include modifications to the signage including the addition of a small panel below the main sign and lettering on the reverse as illustrated in the drawing from Huron Sign Company dated May 4, 2007.

The following Secretary of the Interior Standards were used in making this decision:
#10 – New work shall be removable.

Approval: Unanimous. Action carried.

324 Oak, Action Item

Applicant: Bob Garnett, owner (Present)

Discussion: Applicant received administrative approval for reroofing in March and recently began the work. Applicant states that in the process, he encountered significant underlying damage and proceeded with work outside the scope of that approval. The applicant apologized for performing significant additional work without applying for required permits and states that he now understands that beginning work without permits is not permissible. Applicant explains that much of the work so far has been to stabilize the structure due to earlier changes to the interior, which caused major problems. Applicant also notes that the existing windows, which are original to the house, were never framed properly and were askew.

Commissioner Schmiedeke notes that the house had been sided with asbestos shingles, but recent photographs taken before applicant began work reveal small portions of original clapboard underneath. This leads her to believe that most or all of the original siding was present and has now in some locations been removed. Applicant confirms this. Commissioner Schmiedeke expresses concern that significant original material has been removed. Additionally, the exposure of the Hardiplank siding that has already been installed on the south wall does not match the exposure of the original clapboard. Commissioner Schultz asks how much of the existing siding has been removed at this point. The applicant states that the one story portion of the house (west side) has had all of the siding removed.

Commissioner Schmiedeke notes that the enclosed porch in the rear of the house has been removed and the roofline of the wing it adjoined has been changed from a shed roof to a gable roof. The applicant states that the porch was an addition with new construction, but did sit on a foundation matching the main foundation.

Commissioner Schmiedeke notes that the original windows on the front porch and on the west side of the house are all missing and asks about the condition of the removed windows. Those windows are currently in the dumpster. Applicant asks whether replacement windows are out of the question. Commissioner Rigdon notes that it is not out of the question, but the existing original windows are rare examples of the nineteenth century Greek Revival style windows and should be preserved if at all possible.

Commissioners discuss siding issues, including the current code requirement for sheathing and vapor barrier, which the original clapboard does not have. Commissioners agree that Hardiplank may be acceptable, but the exposure needs to match that of the original clapboards and the surface must be smooth rather than textured. The Hardiplank that has been installed has a wood grain texture on the surface.

Commissioner Prebys comments that an attempt must be made to salvage the windows. Commissioner Schultz notes that windows and doors are an essential part of

preservation and an expectation would be to repair the windows, replacing only the unsalvageable parts with identical parts. The applicant asks whether all windows should be replaced if some can be repaired, but others not. Commissioner Prebys states that in that case, the repaired original windows would be used on the visible façades that can be seen from the street and replacement windows of the same size and configuration would go on the non-visible façades. Commissioner Rigdon also notes that replacement windows, if they are not true divided lites, must have permanently affixed muntins on the exterior of the window that match the existing configuration, in this case six-over-six.

Commissioners discuss the front doors, which have both been removed. Applicant inquires whether it is necessary to replace the side, or casket, door. Commissioner Prebys states that it will need to be replaced as it is characteristic of the architectural style. Commissioner Schultz suggests attempting to repair the existing door, but if a replacement is used, it must be wood. Commissioner Prebys notes that the front porch post has been replaced with a new one that is inappropriate both in style and in size. Commissioners point out that both the gable returns, which have been removed, and the porch post must be restored to their original appearance and proportions.

A chimney on the rear end of the single story wing has been removed as well. Commissioners note that it was probably not original and need not be replaced.

Applicant offers proposed paint colors for the house, although painting is not included in this application. Commissioners indicate that they would be approved, but explain that for this Greek Revival house, the window sashes should be painted a dark color.

Applicant asks about construction of a back porch as a study item for a future application. The Commissioners provide information on the requirements of a newly built porch, including using square, not turned, posts and balusters as well as tongue and groove vertical grain fir decking. Staff will provide applicant with a copy of the Porch Fact Sheet.

Applicant states that he is in town for three more weeks and hopes to complete work in that time. The next scheduled meeting of the HDC is not for three weeks, so Commissioners discuss the possibility of a conditional approval to be followed by a site visit to examine the condition of removed materials and evaluate salvage potential. Commissioner Rupert is available to visit the property the following day.

Motion: Rigdon (Second: Prebys) moves to approve the application for work at 324 Oak to include:

- Removal of existing cement-fiber siding and wood clapboard siding and replacement with Hardi board lap siding. New siding will be installed at same exposure (vertical spacing) as original and smooth side out.
- Replacement of fascia and gable returns and other trim wood that has rotted beyond repair in the same proportions and profile as original.
- Front door may be replaced with either a vertical panel door similar to Fingerle model #FLC-114 or a door matching the removed original door. Casket door to front porch will also be replaced.
- The potential for repair or replacement of original windows will be investigated by Commission Rupert and staff on July 18, 2007. The site visit will include inspection of removed and remaining original windows, which are typically 6-over-6 double-hung windows with thin muntins. If site visit determines that original windows cannot be repaired, windows may be replaced with wood windows to match the originals with 6-over-6 permanently affixed exterior muntins.

- The extension of the roofline on the rear addition, the proposed rear porch, the front porch post replacement, painting, and any exterior lighting fixtures will be the subject of a future application, and are not approved at this time.

In the Commission's decision, the following Secretary of the Interior's Standards were cited: #5 – Preserve distinctive features; #6 – Repair, don't replace. Replacements shall match original; and #9 – Contemporary designs shall be compatible and shall not destroy significant original material.

Approval: Unanimous. Action carried.

ADDENDUM: Staff notes from July 18 site visit:

During the site visit by Commissioner Rupert and staff on July 18, the following findings were made:

- Four original windows have been removed and are not repairable: one on the front porch, and three on the west side of the single-story portion of the house. These windows shall be replaced as specified with wood double-hung windows, six-over-six configuration with thin muntins, to match the originals. Replacement windows shall be aluminum clad with dark green sashes.
- One original window has been removed from the rear of the second story; this window is intact and shall be reinstalled. Applicant may frost glass or mount black-painted plywood behind window to close off the window opening from the interior.
- All remaining original windows shall be repaired. Glass panes from the removed and non-repairable original windows shall be used in this process.
- An original four-panel door was recovered, and shall be reinstalled as the casket door from the front porch. A new front door shall be installed; this door will be wood and match the recovered door in configuration, but will be thirty-six inches wide.
- An original frieze board was discovered at the upper edge of the siding. This frieze board will be replicated exactly in the new siding.

The new walls and eastward extension of the roofline on the rear of the first story portion of the building have not yet been approved. As discussed, applicant may complete the roofing on this portion of the building in order to weatherize the structure, with the understanding that this portion of the building must still undergo HDC review. The new siding already installed on this portion of the building does not match the exposure or finish specified, and the new doors installed are inappropriate. As discussed, however, staff recommends not taking action to replace those doors or siding until this portion of the building has been approved by the HDC.

To assist in replicating details, applicant has been provided with copies of file photos showing the front porch post and gable returns as well as a copy of the photo taken July 18, 2007 showing the exposed portion of the frieze board for reference.

STUDY ITEMS – None

OTHER BUSINESS

Administrative Approvals – None

Property Monitoring

- **6 S. Washington** – New owner of Elbow Room has applied for C/O and liquor license transfer. Staff has requested repairs to protect building integrity, including replacement of missing window panes and bricks; Building Department may find additional exterior work needed that requires HDC application. Additionally, sills under upper story windows replaced incorrectly in 2002 have not yet been corrected.
- **8 W. Michigan** – Unapproved signs applied to front windows; staff sent owner and business letter asking for application.
- **100 E. Cross** – Auto Museum required to submit a site plan for parking lot; must come before HDC before any work is done, including site clearing. Museum told staff that site plan was not yet finished; engineer was still determining locations of existing storm sewer lines under the site.
- **107 E. Cross** – SHPO hearing scheduled for Monday; owner is appealing HDC not considering not replacing porch previously removed from east side of house. Application was never brought to HDC because City is awaiting decision from court on work already applied for.
- **208 E. Cross** – Previously installed replacement windows did not have required permanent external grills, only interior. Owner has since made progress on other approved work, but windows do not appear to have been changed yet.
- **216-218 W. Michigan** – Facade painted, but applicant decided not to apply accent and trim colors in all areas originally proposed. Applicant wants to keep façade as painted, barring objection from the Commission. (amend?)
- **218 Ferris** – Staff was previously told by Building Department that a citation had been issued for steps; on further investigation, citation was apparently not issued. Staff has provided Building Department with fresh request.
- **309 Maple** – Aluminum fascia/soffit not yet removed. Staff sent owner letter asking for timeline.
- **410 N. Hamilton** – Front steps not completed; no work done since December application to complete with risers, skirting, painting. Staff sent owner letter asking for timeline, received voice mail stating that work would be completed by end of July.
- **416 N. Huron** – Replacement carriage barn nearing completion.
- **1266 Huron River Dr.** – Permits issued for work approved by HDC; Council hearing ordinance at tonight's meeting to allow City to sell the property.

Alternative Energy Fact Sheet

Discussion: Commissioners discuss Fact Sheet in its current form. Commissioner Schmiedeke suggests removing mention of space limitations for windmills since the Ypsilanti Historic District has no areas large enough for such installations. Commissioner Rigdon suggests removing items already covered under the Historic District Ordinance, as well as items which the HDC has no authority to enforce. Commissioner Schultz questions whether a Fact Sheet is the best format, since it is a bit different from the other Fact Sheets. Commissioner Schmiedeke reinforces the purpose of the Fact Sheet, which is to establish a set of guidelines. It is generally agreed that the Secretary of the Interior Standards for Rehabilitation contains all necessary criteria for handling any applications relating to alternative energy, but the Fact Sheet needs to

simply interpret the Standards into practical guidelines for property owners. Commissioner Schultz suggests clarified language using this approach and, at Commissioner Schmiedeke's request, agrees to put his comments in writing. Commissioner Penet points out that there is new technology available and it should be addressed for the sake of potential applicants. Commissioner Prebys reiterates his point that the HDC need worry only about preservation, not how to apply new technology. Commissioners generally agreed that the primary consideration for this board is not providing information on technology, but establishing guidelines for evaluating the impact of such technology on resources in the Historic District.

AUDIENCE PARTICIPATION ON NON-AGENDA ITEMS – None

HOUSEKEEPING BUSINESS

Approval of the minutes from the July 3, 2007 meeting.

Motion: Prebys (Second: Rigdon) moves to approve the minutes of July 3, 2007 as presented.

Approval: Unanimous. Motion carries.

ADJOURNMENT

Motion: Penet (Second: Rigdon) moves to adjourn the meeting.

Approval: Unanimous. Motion Carries.

MEETING ADJOURNED AT 10:00 PM