

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

BOARD OF SUPERVISORS

Franco D'Angelo-Chairman	Absent
Paul Fox-Vice Chair	Present
Jeanene Michener	Present
Nicholas Fountain	Present
Tammy Dagostino	Present

TOWNSHIP STAFF

Christopher Heleniak, Manager	Present
Barry Miller, Esq.	Present
Joseph Zadlo, AICP	Present
Tim Woodrow, PE	Present
Joseph Clement, Esq.	Present

7:30 PM

I. ANNOUNCEMENT OF EXECUTIVE SESSION

Mr. Fox announced that there was no executive session prior to the meeting.

II. PUBLIC COMMENT

- A. Kathy Lesage – Rittenhouse Lane – I would like to submit a public comment for the Wednesday, August 12th, Board of Supervisors meeting. This is a follow-up to my comment at the June 10th meeting urging the Board to join the mayors of 10 neighboring Montgomery County boroughs—Collegeville, Royersford, Lansdale, Pottstown, Hatboro, Jenkintown, Narberth, Conshohocken, West Conshohocken, and Ambler—in publicly denouncing Montgomery County Commissioner Joseph C. Gale’s false and slanderous statement claiming that supporters of the Black Lives Matter movement are “perpetrators of this urban domestic terror.” Since June, elected officials in at least 16 additional Montco communities have condemned Mr. Gale’s wrong and divisive rhetoric. Those elected representatives include the Boards of Supervisors in Cheltenham, Montgomery, Perkiomen, Plymouth, Springfield, Towamencin, Upper Dublin, Upper Gwynedd, Upper Merion, Whitmarsh, and Whitpain Townships; individual supervisors in Limerick, Lower Providence, and Lower Salford Townships; the West Norriton Commissioners; members of the Pottstown School Board; and both the Norristown Council and School Board. I once again urge the Skippack Supervisors to denounce Mr. Gale’s prejudicial and incorrect accusations. Skippack’s Black residents deserve assurance that their lives, safety, and contributions to our community are valued by their Township elected officials as well as by their non-Black neighbors. Black people who live in Skippack should hear that their lives matter just as much in our town as in surrounding communities and equally as much as the lives of Skippack residents who are not Black. Black lives matter. Thank you.
- B. S. David Curry – Hidden Forest Drive – Thank you for taking my comment. I live in the Hidden Forest Development off of Evansburg Road. We have been members of the Skippack community for more than 30 years. We have seen all the wonderful progress Skippack has made during this time and making it a

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

wonderful place to raise a family. Being that Hidden Forest was built in 1993, we are without some of the common amenities given to newer neighbors - mainly without public water and no natural gas line. Also, we are disconnected from downtown Skippack. My family and I try to utilize the Skippack Trail starting on Thompson Road to enjoy the scenic walk the trail brings. Most of my neighbors do as well. The main problem is that Thompson Road is about 200 yards from the entrance of Hidden Forest. In order to reach the trail, we need to walk on Evansburg road. This stretch of road is without sidewalk and is located on a blind hill. It is extremely dangerous. I am requesting the board to do a review on what it would take to connect Thompson Road to Hidden Forest Dr via sidewalk or trail. We have many new neighbors with young kids and it is just too dangerous to walk on Evansburg Road. By putting a sidewalk in which would only be about 200 yards, you are connecting another community - one that has been here for thirty years with families raising their kids in this field wonderful town of Skippack. Thank you for taking my request.

- C. Emily Buenzle – Collegetown Road – This comment is regarding the proposed Skippack trail expansion going up Landis Road. My husband, neighbors and I had the opportunity to meet with Paul and Nick yesterday afternoon at the proposed trail site and voice our concerns about the project. While Paul said he is willing to look at alternate routes, it seems as though this trail project will move forward in one way or another - and the path that will result in the proposed removal of 17 trees on our property alone, safety concerns for our goats and the seizure of farmland that has been in my family for three generations, will likely be the best and easiest option for this project. In total five properties will be affected by a project with no real public support estimated to cost \$250,000 to \$300,000 in tax money. Paul told us that “no one wants a trail on their property but everyone ends up using it once it is built,” but I completely disagree. My husband and I took on this property because we care about preservation of local farmland in an area that is already overdeveloped. The last thing we want is for nature to be destroyed and paved away, especially with our hard-earned tax dollars. We now have 145 signatures on the petition that Lucas mentioned.
- D. Lucas Mitsch – Collegetown Road – Thank you for taking the time to hear our concerns about the Landis Road trail project. I would much rather be supportive of a different project which I believe would be a better use of tax dollars at this difficult time. We genuinely appreciate the resources you oversee and the time it takes to do so. I appreciate Paul and Nick coming out to speak with us yesterday. Paul, I appreciate you delaying the vote for the bids on this project to be completed. I have two questions that I'd like to have answered at this time or whenever the information is available. We have many more, but I don't want to fill up all the meeting time. 1. Will anyone on the board/office holder benefit

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

financially from trail construction? 2. Are all board members voting on this issue and are any of them intending to abstain from voting? In under 24 hours we have garnered the support of over 115 people via online petition. They are asking the same questions that we have been from the very beginning. Others have reached out to me in support of the trail and I welcome their insights. My request for them is to observe how our directness is being disregarded. I don't want to see ANYONE in the same struggle that we are engaged. Honestly, I'm sorry that I have to waste more of everyone's time (including the board) tonight to reiterate our resolve that has been expressed thoroughly from the very beginning. I'm sure we'd all rather be spending time with our families or enjoying some of the public spaces that are already serving the community well. If repeated attempts to express our concern aren't met with positive action, then I fear for the rights of all property owners and would welcome their feedback and perspective in this and future situations that warrant involvement. Paul, you stated that "No one has woken up to a trail in front of their house" and I appreciate your attention to that. We can agree that no one would want that! That's why we were active from the very beginning in expressing our concern. You encouraged me to be a part of the solution and I've taken that to heart as I think everyone should! We will disagree that being part of the solution will NOT include compromise on our part. Please take this as an opportunity to show people that you ARE listening in every situation. Hold onto this money and use it elsewhere. Please don't disturb our family and property. I'm not looking forward to a massive construction project next to us and our neighbors. You shouldn't have to bear the responsibility of replanting all of the trees that will potentially be cut down and the cost of moving/replacing our fencing. All of this being said, I still have the hope (formerly a justified expectation) that you will execute your duties with the fullness of our grievances taken into account. I HOPE other citizens will be treated differently than we have in this instance. Thank you again for your time. I'll simply add that I'd much rather be supporting you than having to defend ourselves repeatedly, which we are prepared to continue.

- E. Cindi Veverka – Landis Road – Chris and Skippack Board of Supervisors, Thank you for your time and consideration in our request for more information and possible option for the Trail Expansion. As per our conversations, please find below a few comments and questions that we would appreciate your thoughts on.
1. Cassel Road is a shorter and safer option
 2. Trail is already half way down Cassel Road
 3. Cassel Road is a more direct route
 4. Why would you incur a cost that the builder should be including in the airport development? You say you will be getting reimbursed, but it truly does not make any sense to front the money and

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

hope for it to be "on top" of the negotiated price of the development. The developer should just add that to his/her cost. 5. Your initial plan has people crossing busy roads 4 times (Cassel, Landis and Collegette). 6. You stated that additional stop signs would be required, not for the purpose of managing traffic safety, but to manage the safety of the few pedestrians. Every car will have to stop at least two more times (than current) for pedestrians that will likely not be there. This causes more noise pollution and air pollution from cars needing to accelerate from a stop sign. However, stop signs won't "make" all people stop. It's a false sense of security. The roads are busy and unsafe for pedestrians. 7. Possibly premature, but you spoke about concrete in lieu of asphalt. Would it be designed as a sidewalk or freeform like asphalt? 8. Confirming that residents are not responsible for the upkeep of trail (snow removal, wet leaves, animal droppings, cracks spacings, etc) 9. As per conversation, the township will work with residents being affected to help with aesthetics of the property 10. When would you decide on the best option? How soon after that decision will you be requesting bids? When are you looking to award bids and begin construction? Thank you again for your time.

I have 40 Cassel Mill residents opting for the Cassel Road route. We are not against the trail expansion, we are concerned with your current route choice.

- F. Bill and Donna Bondi – Landis Road – First, we would like to thank Skippack Township Board of Supervisors for their service to our community. We know it can be a thankless job that more often receives negative feedback than positive. I have been a property owner in Skippack for almost 30 years and have seen a lot of change over the years. Certainly there is a lot less farmland and many more homes and traffic, but there are also more parks and trails for recreation. We appreciate and commend the Skippack Township Board of Supervisors and others involved, for the creation of and enhancing of the parks and trail system. Creating open space and community access to it, enhances the quality of life for most residents. I know that making these enhancements is not easy, can be costly and sometimes comes with resistance from homeowners. We understand that the latest addition to the trail system has the objective of connecting the Cassel Mill Community to Palmer Park, the Skippack trail system and to the Evansburg Park Trail. I'm sure that the residents would welcome this access to the parks without having to walk or ride bikes with their families in the street. Given that objective, and to satisfy the need, the creation of a trail that is most direct and safe for the users should be the priority. The current proposed plan, going up Landis Road to Mount Airy, would take the residents of Cassel Mill a very indirect route to Palmer Park and would have multiple dangerous road crossings. While easy from the standpoint of construction, it is not the best solution for the user, and will likely not be used for its intended purpose. Residents of the area to be served by

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

this new trail, currently walk or ride their bikes straight up Cassel Road to the existing Cassel Road Trail. They do not choose walk up Landis Road to Mount Airy because it is ½ mile longer to get to the park using that route. While it may be more challenging constructing the trail on Cassel Road, due to topography and rights of way, the end result will be far superior, safer and will actually be used by the intended population. We have spoken to a lot of people and all agree that the Cassel Road Trail option is a far superior option. It will likely be a lower cost option also. I challenge the Skippack Township Board of Supervisors, The Township Manager, Chris Heleniak, and especially Tim Woodrow, our township engineer to ask themselves how they can make the Cassel Road Trail extension work, in place of the longer and more dangerous Landis Road Trail Extension. If the objective is to truly serve the residents and their access to the parks in Skippack, and not just be able to say “Skippack township added XX number of feet of trail for the year”, the great minds involved will figure out a way to do it in a safe and financially responsible way. The result will be well worth it, and the community will truly be properly served. Facts comparing Proposed Plan and preferred Alternative Plan (Cassel Road):

Condition	Proposed Plan Route A	Alternative Plan Route B
Number of Feet of New Construction From Intersection of Cassel Road and Landis Road	2,600 ft	1,400 ft
Number of Road Crossings for Pedestrians to Get to Existing Trail/Sidewalk	4	1
Walking Distance to Palmer Park From Intersection of Landis and Cassel Road	7,600 ft	4,500 ft
Number of Private Property Parcels on Which the Trail Would be Constructed	9	4
Number of Driveway Crossings of Newly Constructed Trail	6	3
Number of Property Owners Property Frontage Impacted By New Trail Extension	20	12

G. Vincent Peszek – Daniel Drive – Dear Skippack Board of Supervisors. As a current resident of Cassel Mill and active member of the HOA, I would like to inform the board of the overwhelming community support and enthusiasm received regarding the Landis Road Trail Extension. Myself along with the Skippack Township resident below support the project and ask the Board to approve the project. Thank you, Vince. (The letter was signed by 27 individuals).

H. Karen Lynch – Serenity Street – Attendance is very good using social media. I hope we will always have this option event when we are able to be in a room together again. Thank you for making this possible.

III. APPROVAL OF THE JULY 8, 2020 MINUTES

MOTION MADE BY MS. MICHENER TO APPROVE THE JULY 8, 2020 MINUTES.
MOTION SECONDED BY MR. FOUNTAIN. ALL IN FAVOR, MOTION CARRIED.

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
August 12, 2020

IV. CORRESPONDENCE

- A. Letter from Blue Comet Motorcycle Club Requesting Permission to Use the Club's Track and Property for Youth Mountain Biking League Events**
Mr. Fox directed Mr. Heleniak to reach out to the club to set up a meeting and to work with Township Staff to look into the legal aspect of it.

V. ADMINISTRATIVE ACTIONS

A. Treasurer's Report as of July 31, 2020

MOTION MADE BY MR. FOUNTAIN TO APPROVE THE TREASURER'S REPORT.
MOTION SECONDED BY MS. MICHENER. ALL IN FAVOR, MOTION CARRIED.

- B. Interim Bills Paid on July 25, 2020**
General Fund = \$43,472.88
Sewer Fund = \$ 4,391.44
Parks/Open Space = \$ 5,503.66

MOTION MADE BY MS. MICHENER TO APPROVE THE INTERIM BILLS PAID ON JULY 25, 2020. MOTION SECONDED BY MR. FOUNTAIN. ALL IN FAVOR, MOTION CARRIED.

- Bills for Payment on August 12, 2020**
General Fund = \$28,125.52
Sewer Fund = \$97,451.82
Parks/Open Space = \$ 4,048.70

MOTION MADE BY MS. MICHENER TO APPROVE THE BILLS FOR PAYMENT ON AUGUST 12, 2020. MOTION SECONDED BY MR. FOUNTAIN. ALL IN FAVOR, MOTION CARRIED.

VI. REPORTS

A. Engineer

1. Authorization to Award Fort Bevon Sewer Video Bid

MOTION MADE BY MR. FOX TO AWARD THE FORT BEVON SEWER VIDEO BID TO PIPE SERVICES, INC. IN THE AMOUNT OF \$27,950.00. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CARRIED.

Mr. Fox directed Mr. Heleniak to send a letter to the residents in the Fort Bevon neighborhood updating them on the sewer video project, as well as an update from PECO regarding the power issues in the neighborhood.

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

2. Authorization to Award Garges Road/Edmonson Open Space Trail Bid

MOTION MADE BY MR. FOX TO AWARD THE GARGES ROAD/EDMONSON OPEN SPACE TRAIL BID TO CONSTRUCTION MASTER SERVICES, LLC IN AN AMOUNT NOT TO EXCEED \$223,836.10. MOTION SECONDED BY MR. FOUNTAIN, ALL IN FAVOR, MOTION CARRIED.

3. Landis Road Trail Project

Mr. Fox stated that he, Mr. Fountain and Mr. Heleniak met with a few of the residents on Landis Road to discuss the proposed trail project and to look at different options and thanked them for meeting. He further stated that the Township does not take these things lightly and that it is not about meeting quotas and that he does not get anything from doing this and he does not receive any benefit from the construction of the trail. He stated this is about the master plan for the community and making pedestrian connections that will benefit the community for many years. He further stated that he made 2 commitments: 1. To fully vet out why the Cassel Road option doesn't make more sense than the Landis Road option and 2. The Township will collaborate with the neighbors as to the specifics of the project.

Mr. Woodrow shared a plan created in 2018 in collaboration with the Park Board that described goals for trail improvements. He stated we were able to complete the Conway property trail, Collegeville Road pedestrian bridge and Mt. Airy Road trail completed last year. He further stated that one of the goals was to connect the Cassel Mill development to the park and the trail system and that it was anticipated that that time that going straight down Cassel Road would be the most efficient path, however after taking a closer look, the topography, amount of right-of-way and the proximity of properties to the road made it a more challenging path. That is when he started to look at the Landis Road path and found it to be a flatter path and to have more right-of-way to construct the trail. Mr. Woodrow further discussed the reasons the Landis Road path was the less challenging path for the trail and why it was the option he focused on.

Mr. Fox directed Mr. Woodrow to look at the Cassel Road path from the viewpoint of where we have right-of-way and what we would need in terms of agreement from the residents along Cassel Road. He further stated that in the event the Landis Road option is the best path, the residents of Landis Road should consider what they want to see in the trail.

Cindi Veverka (Landis Road) – She stated that Cassel Road has 2 sides and that they would like the ability to approach them based on the information they were given during their meeting with Mr. Fox and Mr. Fountain. She questioned whether the wooded area along Cassel Road is private property. There was a discussion regarding the Cassel Road option and the options for the trail construction.

Lisa Scenna (Rosewood Circle) – Asked why it is a trail and not a sidewalk and why this is needed. There was a discussion regarding the different options for the materials for construction and the goals for pedestrian connectivity in the Township.

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
August 12, 2020

Emily Buenzle (Collegetown Road) – She stated she appreciated Mr. Woodrow’s insights and hoped they be used for a different project and asked that the Board reconsider this project.

Donna and Bill Bondi (Landis Road) – Stated the Cassel Road path was walked, but was not investigated from an engineering standpoint. He further stated that the Landis Road option is the easier, but not better option and that he appreciates Paul’s offer to further investigate the Cassel Road option. Questioned why the lack of safety and impact on traffic flow was being disregarded with respect to the Landis Road option. Further stated that people walk and ride on Cassel Road all the time and to make that road safer. There was a discussion regarding Mr. Woodrow’s task to explore Cassel Road and why safety and traffic impacts were not be disregarded.

Tanya Kateusz (Landis Road) – Stated that from a safety standpoint with cars, Landis Road is more dangerous for pedestrians.

Chris McDevitt (Jona Circle) – Stated he would love to see sidewalk on both Landis Road and Cassel Road.

Ken Buonocore (Rosewood Circle) – Questioned what the trail/sidewalk would connect to on Landis. Further stated he was hoping a trail would connect 113 to the trail near the power lines. There was a discussion regarding the proposed connection of Cassel Mill development to the existing trail on Mt. Airy Road and that there will be an indirect connection from 113 to the power line trail via Mt. Airy Road.

- 4. Authorization to Seek Bids for Lenape Park Pavilion Site Work**
Mr. Woodrow gave the Board an overview of the proposed purchase and installation of a pavilion at Lenape Park. The pavilion and installation would be purchased under the COSTARS program, but we would need to have the site prepared for the installation. The bids would be for the site prep work.

MOTION MADE BY MR. FOX TO AUTHORIZE MR. WOODROW TO SEEK BIDS FOR THE LENAPE PARK PAVILION SITE WORK. MOTION SECONDED BY MR. FOUNTAIN, ALL IN FAVOR, MOTION CARRIED.

- 5. Stonegate Reserve – Taggart Subdivision – Escrow Release #4**
Lisa Scenna – Rosewood Circle – Can you tell me again why we opened up our cul-de-sac if not one construction vehicle is using our road?

Mr. Fox stated that the Township made allowances because the residents did not want construction vehicles down their street. Mr. Woodrow stated that it was an obligation of the plan approval that no construction traffic was to use Rosewood Circle. He stated a sanitary sewer connection was

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS
August 12, 2020

made, so the end of the existing cul-de-sac was open for a day or two while they made that connection, but then it was reclosed and all construction traffic is entering off Mill Road.

MOTION MADE BY MR. FOUNTAIN TO APPROVE STONEGATE RESERVE—TAGGART SUBDIVISION—ESCROW RELEASE #4 IN THE AMOUNT OF \$178,496.32. MOTION SECONDED BY MS. MICHENER. ALL IN FAVOR, MOTION CARRIED.

- 6. Authorization to Seek Bids for Route 113 Sewer Interceptor Relining**
Mr. Woodrow gave an update on the sewer main repair work being done on Route 113 between Mill Road and Landis Road. He stated Blooming Glen is working on an emergency contract to repair the damaged sewer main. Mr. Woodrow stated in light of the damaged section of the main, it would be good to video and reline the remaining portion of the main from Mill Road to the Route 29 interceptor. Mr. Fox and Mr. Fountain questioned the pumping of sewage occurring. Mr. Woodrow stated we were pumping sewage from the Evansburg Road pump station and shuttling it to a manhole in French Park. Mr. Woodrow stated the hope is the emergency repair work is completed by Friday afternoon and another contractor better suited for the complete replacement to start Monday.

Donna Bondi – What is the daily cost and is it causing the Township to exceed its budget for this category.

Mr. Heleniak stated he does not have the precise daily cost at this time as he is waiting for information from a couple of the contractors, but that there is quite a bit of money in the yearly budget for repairs, so this is not causing the township to exceed its budget.

MOTION MADE BY MR. FOUNTAIN TO AUTHORIZE SEEKING BIDS FOR THE ROUTE 113 SEWER INTERCEPTOR RELINING. MOTION SECONDED BY MS. MICHENER. ALL IN FAVOR, MOTION CARRIED.

B. Solicitor

- 1. 4048 Creamery Road Sewer Connection Easement**

Mr. Clement informed the Board about the property owner's request for an easement to run a private sanitary sewer lateral on Township property to connect to our public sewer system. He further stated the line would stay a private line until another property wanted to connect to it and that the property owner would be responsible for maintaining the line until that time.

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

MOTION MADE BY MR. FOUNTAIN TO APPROVE THE EASEMENT FOR THE SANITARY SEWER EASEMENT FOR 4048 CREAMERY ROAD. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CALLED.

2. Special Event Permit – Imprint Brewing Beer Garden – 4335 Skippack Pike

Mr. Clement presented the special event permit for the beer garden at 4335 Skippack Pike and the details regarding its operation.

MOTION MADE BY MR. FOX TO APPROVE THE SPECIAL EVENT PERMIT – IMPRINT BREWING BEER GARDEN – 4335 SKIPPACK PIKE. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CARRIED.

C. Planner

D. Manager

1. 2021 Pension Plan Financial Requirement and Minimum Municipal Obligation

Mr. Heleniak presented the 2021 Pension Plan Financial Requirement and Minimum Municipal Obligation to the Board.

2. Special Event Permit – Winetober Fest – October 10, 2020

Mr. Heleniak presented the special event permit application for the Winetober Fest and there was a discussion regarding the event details and the precautions being put in place for the event.

MOTION MADE BY MR. FOX TO APPROVE SPECIAL EVENT PERMIT – WINETOBER FEST – OCTOBER 10, 2020. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CARRIED.

3. Hudnut Road Bridge Guiderail Replacement Project – Payment Request #1

Mr. Heleniak stated that the project is complete and the Township's bridge engineer has signed off on the payment request.

MOTION MADE BY MR. FOUNTAIN TO APPROVE THE HUDNUT ROAD BRIDGE GUIDERAIL REPLACEMENT PROJECT – PAYMENT REQUEST #1 IN THE AMOUNT OF \$68,356.79 TO CRILON CORPORATION. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CARRIED.

SKIPPACK TOWNSHIP BOARD OF SUPERVISORS

August 12, 2020

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. Michaeleen Pacholski & Dale Tyczka – Lot Line Change – 456/474 Hildebeitel Road

Mr. Clement gave the Board a quick overview of the project and the requested SALDO waivers. Ms. Pacholski and Mr. Tyczka made a short presentation regarding their proposed minor subdivision.

MOTION MADE BY MR. FOX TO APPROVE RESOLUTION 2020-20 GRANTING MINOR SUBDIVISION APPROVAL FOR 474 AND 456 HILDEBEITEL ROAD. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CARRIED.

B. FDS PA Skippack, LLC – Preliminary/Final Land Development Presentation – State Police Barracks & Training Facilities – Cressman Road

Rolph Graf of Graf Engineering, Sandy Koza of McMahon Engineering and Claiborne Williams from FD Stonewater made a presentation of the proposed new State Police barracks and training facilities. There was a discussion between the applicant and the Board regarding the proposed land development.

MOTION MADE BY MS. MICHENER TO AUTHORIZE MR. CLEMENT TO DRAFT AN APPROVAL RESOLUTION FOR THE BOARD'S CONSIDERATION

C. MKS Property Management, Inc. – Land Development Presentation – 2039 Lucon Road

George Ozorowski, Esquire, Scott Camburn of Urwiler Walter Engineering and Matt Sibley of MKS Property Management, Inc. gave a short presentation regarding the proposed development of 2039 Lucon Road as the new headquarters for Mr. Sibley's landscape contracting business.

MOTION MADE BY MS. FOUNTAIN TO AUTHORIZE MR. CLEMENT TO DRAFT AN APPROVAL RESOLUTION FOR THE BOARD'S CONSIDERATION AT THEIR NEXT MEETING. MOTION SECONDED BY MS. MICHENER, ALL IN FAVOR, MOTION CARRIED.

IX. ADJOURNMENT

The meeting was adjourned at 9:25 P.M.