

## Planning Commission Regular Meeting

Tuesday, April 7, 2026

Chairman Boesiger called the Blair Planning Commission to order at 7:00 P.M. Members present were Darrel Boesiger, Chris Boswell, Melanie Kaeding, Milt Heinrich, Jim Pounds, Travis Radnor, Ryan Schroeter, and Richard Zelensky. Joe Peleska: Absent. Others present were City Administrator Green, Assistant City Administrator Barrow, and City Attorney Talbott.

The Chairman publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Notice of the meeting was given in advance thereof by publication in the Enterprise or the Pilot -Tribune as shown by the affidavit of publication filed in the City Clerk's office. Notice of the meeting was simultaneously given to the Planning Commission members, and the agenda is filed in the City Clerk's office. Availability of the agenda was communicated in the advance notice and in the notice to the Planning Commission of this meeting. All proceedings shown hereafter were taken while the convened meeting was open to the attendance of the public.

Agenda Item #1 & 2 – Chairman Boesiger called the meeting to order at 7:00 p.m. followed by a roll call of members.

Agenda Item #3 – Motion by Ryan Schroeter, seconded by Melanie Kaeding, to approve the March 3, 2026, minutes as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Abstain, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 0, Absent: 1, Abstain: 1. Chairman Boesiger declared the motion carried.

Agenda Item #4 – Chairman Boesiger opens a public hearing to consider and possibly take action on a redevelopment plan entitled: "Redevelopment Plan for the SJAV Tenet Redevelopment Project." Community Development Director Beierman stated the redevelopment program, included in the package, goes to the planning commission first. Then, under state statute, a public hearing is required on the TIF proposal. During that hearing, they review and discuss the plan, especially whether it aligns with the community's comprehensive plan. Then, the commission does not approve it outright, they make a recommendation and forward it to the city council. The city council then takes final action (approval, modification, or denial). Beiermann identified the subject area for the proposed redevelopment program as the property located south of the YMCA and southeast of the intersection of Wilbur Street and 13th Street. It was noted that this area lies within the Blair core area. The area was designated as blighted and substandard, originally in 2002. It was further noted that this designation was reviewed and reaffirmed in 2020 to ensure the continued validity and integrity of the core area. Beiermann noted that the current proposal includes between five and nine apartment buildings, totaling approximately 22 apartment units each. The development is intended to provide a range of housing options, including affordable and equitable housing, with an emphasis on supporting the City's expanding workforce. Beiermann also noted that workforce housing Tax Increment

Financing (TIF) may be incorporated into the project. In addition to residential development, the plan includes designated commercial lots suitable for uses such as childcare facilities, small offices, and similar neighborhood-serving businesses. The proposed mix of residential and commercial uses is intended to complement, but remain distinct from, the more intensive commercial activity located along South 10th Street. Beiermann discussed the role of public-private partnerships in advancing the project, with coordination between the City and private-sector developers. It was further noted that the City has identified land within the area for a future pump station and is working collaboratively on necessary infrastructure improvements, including street development. Overall, the redevelopment is expected to support continued housing growth and encourage expanded commercial activity, particularly near the Highway 75 corridor and surrounding transportation routes. Commission member Pounds questioned the definition of workforce housing. Beiermann stated that the workforce housing is usually a cap on how high the apartments can be rented for or how much a house can sell for. City Administrator Green stated that for single-family homes, the estimated sale price threshold is approximately \$325,000. For apartment units, eligibility is based on construction cost per unit rather than sale price. It was stated that the current state guideline is approximately \$285,000 per unit, and projects constructed at or below this cost may qualify as workforce housing. Green also wanted to clarify that the proposed apartment units are intended to be market-rate housing and are not specifically designated as subsidized units. While individual residents may qualify for housing assistance programs, the development itself is not being marketed as income-restricted or subsidized housing. Andrew Toupin, 1733 Ingle Street, Grand Island, Nebraska, 68803. Another item would be the preliminary plat. I represent Rizer Construction. We are partnering with the current landowners to bring a multifamily and commercial development to the city of Blair. This project is located at the intersection of Highway 75 and Wilbur Street. In total, we are proposing 9-22-unit apartments, which will bring 198 units to the community along with a commercial development along the highway. Our first phase includes 5 apartments, so about 110 units. Rizer is a Nebraska-based development and construction company headquartered in Grand Island. We are a full-service developer, which means we handle everything from land acquisition, design, construction, long-term property management, and maintenance. We build and maintain our own multifamily developments. The reason we are excited about Blair is simple: there is a clear need for housing. Like many communities in Nebraska, Blair is growing. And there is an increasing demand for quality market-rate housing; the project helps this project meet that demand while also supporting local employers who need housing options to attract and retain workers. In addition to the residential component, the commercial lots along Highway 75 will create opportunities for new businesses, expand the tax base, and contribute to long-term economic growth in the area. Now, with a project of this size, there are significant upfront costs, especially related to infrastructure and site development. That is where tax increment financing becomes important. TIF allows us to offset those extraordinary costs and make the project financially feasible. Without it, the level of public improvements and the high construction costs required would make developments like this impossible to move forward. This project is about transforming an underutilized area and something into something that benefits this entire community. It provides housing, it supports economic growth, and it contributes to long-term growth here and there. We are excited about the opportunity to invest in this community. Jennifer Reyzlik, 141 E Baronage Drive, questioned whether Blair needs more apartments. Spoke against this project because there is a wide variety of locations and price ranges of apartments now. Mike Rooks, Gateway Development, address 11961 South 113th Avenue,

Papillion, Nebraska. Rooks stated local housing needs based on a 2021 housing study, which identified a shortage of over 500 housing units. Since that time, 45 to 50 new homes have been built, with some losses due to tornado damage. Even when including recently completed and proposed apartments, the community remains below projected housing needs. Mr. Rooks noted that recent workforce growth, including the expansion of the Dollar General distribution center, has increased demand for housing. Numerous employees currently live outside the community due to limited local options. Mr. Rooks emphasized the need for a variety of housing types, including apartments, duplexes, senior housing, and single-family homes. Apartments were identified as an important and more affordable option to help attract and retain residents, with the potential for individuals to transition into other housing types over time. Gateway Development strongly supports these apartments. Cathy Clough, 1280 S Hwy 75, spoke against this project due to the unknown occupants of the apartment complex with her young family. Also, she would like the developer to construct a privacy fence on the property line dividing her property and the apartment complex. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to adopt Resolution No. 2026-1 as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #5 – Chairman Boesiger opens a public hearing to consider an amendment to the City of Blair Zoning Regulations, Article 11, Section 1106 Structures To Have Access, adding the option of a “recorded easement meeting the City’s subdivision standards” to the existing access options. Community Development Director Beiermann stated that the next couple of items are to make changes to the language of the subdivision and city zoning regulations. Beiermann reviewed a proposed amendment to allow lots to obtain required access via a recorded easement meeting city subdivision standard. Current regulations require adjacency to a public or approved private street, which can restrict residential development on otherwise buildable parcels, excluding agricultural uses. The amendment would permit recorded easements as an acceptable form of access, provided they meet established design and legal standards. Beiermann stated this would create a clearer and more consistent process for establishing access and allow consideration of building permits for residential structures where adequate access is secured. Beiermann discussed gaps in current subdivision regulations requiring lots to be adjacent to a public or approved private street. Examples include an agricultural parcel where a barn could be permitted without access, but a residence could not, and a condominium scenario where future subdivision could create landlocked lots. Similar concerns were noted for proposed developments with private streets, where some lots may lack direct street frontage. Beiermann stated that allowing access through recorded easements would provide a clearer, more consistent method to ensure legal access for residential and other structures within the city and the two-mile ETJ. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Travis Radnor to recommend approval of the City of Blair Zoning Regulations, Article 11, Section 1106 as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #6 – Chairman Boesiger opens a public hearing to consider an Amendment to the City of Blair Subdivision Regulations, Article 5, Section 502 Streets; Section 502.11: Private Streets and Reserve Strips: Adding “unauthorized” to “There shall be no private streets platted within a subdivision.” And Section 505.03: Access To Lots: Adding private streets or a recorded easement to the existing access options. Community Development Director Beiermann reviewed a proposed amendment to Section 502 to clarify regulations regarding private streets, building on the previous agenda item. It was noted that the current language is inconsistent, with some sections allowing private streets while others imply they are prohibited. The amendment would explicitly recognize "approved private streets" and revise existing language to prohibit only unauthorized private streets. Staff explained that this change aligns the subdivision regulations with zoning provisions and clarifies that private streets are permitted when developed in accordance with City standards. Beiermann stated that the proposed amendments clarify access requirements and reconcile inconsistencies between subdivision and zoning regulations. The revisions would modify existing language to prohibit only unauthorized private streets, thereby allowing private streets when developed in accordance with City standards. The amendments also recognize access via an approved private street or a recorded easement meeting subdivision requirement, including a minimum 30-foot-wide connection to a public street. These changes are intended to provide clear, consistent standards for legal access. City Administrator Green stated that the proposed amendments to the subdivision regulations were to clarify access requirements and align them with the zoning regulations. Staff emphasized that there are two distinct sections of the City code: zoning regulations govern land use and building eligibility, including the requirement that structures have legal access, while subdivision regulations address the design and layout of lots and streets. Green stated the intent is to ensure both sections of the code are consistent and clearly allow for public streets, approved private streets, or compliant easements as valid forms of access. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Jim Pounds to recommend approval of the Amendment to the City of Blair Subdivision Regulations, Article 5, Section 502 and Section 505.03, as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #7 – Chairman Boesiger opens a public hearing to consider an Ordinance adopting an updated Future Land-Use Map for Tax Lot 267 being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4); Tax Lot 179; Tax Lot 160; Tax Lot 163 in the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), City of Blair; Tax Lot 230, City of Blair; Tax Lot 185; and Tax Lot 281, City of Blair; all in Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (the area southeast of 13th and Wilbur Streets and northwest of 10th Street and U.S. Highway 75), changing the Future Land-Use Map designation from Residential to Commercial. Community Development Director Beiermann stated the distinction between future land use and current zoning. Future land use is part of the Comprehensive Plan and provides long-term guidance, while current zoning regulates present-day development and permitted uses. Existing zoning designations (e.g., residential medium density) remain in effect unless a rezoning is requested and approved through the Planning Commission and City Council. Future land use designations help property owners understand potential long-term development options without changing current regulations. The

intent is to provide clarity and predictability for property owners regarding both current use and probable future development of their land. Beiermann proposed an amendment to the Future Land Use Map along Highway 75 to support potential rezoning for increased apartment and commercial development in the area. It was noted that properties south of the proposed change, down to the corner of Wilbur, will remain designated as residential medium density (RM). Existing zoning in these areas will not be affected, and current uses will remain unchanged unless a property owner requests and receives approval for a rezoning through the Planning Commission and City Council. The amendment is intended to guide future development while maintaining existing zoning stability for current residential properties. Pam Hanson, 1410 S Hwy 75, spoke against the item, feeling they would be squeezed out at some time. Wendy Rand, 1145 Maple Drive, questioned whether a house would still be able to be built if the change is approved. City Administrator Green stated that an undeveloped parcel is currently under consideration for rezoning by the property owner, who is expected to submit a request next month. It was explained that the current Future Land Use Map designates the area as residential, which does not support a commercial rezoning at this time. As a result, staff recommended presenting a broader amendment to the Planning Commission and City Council to consider updating the Future Land Use designation. This approach accounts for surrounding development trends, as adjacent properties are transitioning to commercial uses, and provides flexibility for potential future requests from current or future property owners. Mayor Mindy Rump, 1663 Washington Street, suggested the possibility that the planning commission could exclude all those lots out of this recommendation for the future land map and just have the larger lot to the north. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Ryan Schroeter, second by Travis Radnor to recommend approval of the Ordinance adopting an updated Future Land-Use Map, with only Tax Lot 267, changing the Future Land-Use Map designation from Residential to Commercial. Commission members voted as follows: Darrel Boesiger: Nay, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 7, Nay: 1, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #8 – Chairman Boesiger opens a public hearing to consider a Preliminary Plat Application submitted by AV Tenent, LLC, 1701 County Road 6, Yutan, Nebraska; Andrew Toupin, agent, for the SJAV Subdivision on Tax Lot 267, being all of Tax Lot 248 and part of Tax Lot 249 in part of the Northwest Quarter (NW1/4) of Section 13, Township 18 North, Range 11 East of the 6th P.M., Washington County, Nebraska (13th & Wilbur Streets). Community Development Director Beiermann stated the zoning district is currently RM - Multi-family Residential High Density. The Future Land-Use Map designates Residential use. There will be a future request for a zoning change when the Final Plat is presented. Plans for the property include three (3) commercial lots and nine (9), 22-unit apartments built in two phases. The first phase will include five (5). Beiermann stated there is ongoing coordination with the Nebraska Department of Transportation (NDOT) regarding roadway access and the potential need for an additional turn lane to accommodate future development. The proposed site plan includes the extension of 12th Street to align with the existing street grid, as well as a secondary access point to the development. Sidewalks are planned throughout the perimeter. A pedestrian crossing is proposed across Wilbur Street, including ADA-compliant truncated domes, to provide access to the YMCA and the adjacent trail system. Staff noted that a flashing crosswalk signal is not currently planned for this crossing. Beiermann stated the development includes several perimeter

retention ponds designed to manage stormwater runoff. These facilities will temporarily store runoff from streets and residential areas and release it into the adjacent creek at controlled rates. The system is designed so that post-development discharge will not exceed existing pre-development runoff conditions. Drainage infrastructure, including ditches and pond sizing, has been engineered to accommodate storm events up to the 10-year event, with additional considerations for larger storm scenarios where applicable. The overall intent is to retain stormwater onsite and ensure no increase in runoff leaving the property compared to current conditions. Commission member Boesiger questioned whether there should be fencing requirements for the plat. Beiermann stated that fencing recommendations should be part of the motion. Robert Warrick, 633 Skyline Drive, questioned who will maintain the retention ponds. Beiermann stated there is an agreement filed on the register of deeds simply stating the tenant is responsible for maintaining the stormwater management practices. Andrew Toupin, 1733 Ingle Street, Grand Island, Nebraska, 68803, stated that no trees on the neighboring properties will be disturbed. We have a maintenance team that will keep the property clean, and the retention ponds will be maintained as well. Sam & Cathy Clough, 1280 S Hwy 75, stated she would like to have a privacy fence constructed between their property and where the apartments are going. Does not want people walking on their property. Also, wanted to know what is going into the pump station. City Administrator Green stated we are working with Rural Water with the NRD and Rural Water District Number 2 regarding providing them with a better water supply. This will be an unmanned pump station. This will be in a pre-fab building. You hardly ever notice it running when you are outside the unit. We have several located around town. You do not really hear them. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Travis Radnor, to recommend approval of the Preliminary Plat Application submitted by AV Tenent with a privacy fence along the southern property line to appear on the final plat, 6' in height, wood or some other durable material. Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #9 – Chairman Boesiger opens a public hearing to consider a Rezoning Application submitted by McCune Development, 11550 I Street, Omaha, NE 68134, E&A Consulting Group, Inc., agent, for a PUD-1, General PUD District overlay located on Lot 7, Hayden Place, First Addition, Replat One, in the City of Blair, Washington County, Nebraska (south and southeast of the roundabout on Kellie Drive). Community Development Director Beiermann stated the zoning is RM - Residential Medium Density. The future land use map designates residential use. The request is for a Planned Unit Development overlay that allows specific allowances to the RM District's regulations for this parcel only. Beiermann stated that different zoning types, like low-density and medium-density, set the basic rules for how land can be used. A Planned Unit Development (PUD) works like an "overlay" on top of those rules. It lets you make changes for a specific piece of property without changing the zoning for everything around it. So, the PUD only affects that one parcel, while the rest of the surrounding zoning stays the same. Beiermann stated the applicant is requesting a minimum lot width of 54 feet within the RM (residential medium density) district. For comparison, current standards require a 70-foot minimum width in RM, and other residential districts, such as low-density and high-density, require no less than 60 feet. Beiermann explained that while not all proposed lots fall below existing minimum standards, the request is necessary to ensure all lots within the

development meet legal lot requirements under the proposed design. The developer has also requested a front and rear yard setback of 25 feet, a side yard of 5 feet, and a street-side yard of 10 feet. Commission member Pounds spoke of his concerns for the side yard distance, especially if there is a window well. Commission member Zelensky questioned if there could be a requirement placed for a grate to be over the window well. Caleb Beasley, with ENH Consulting Group, 10909 Mill Valley Rd, Omaha, is the engineer representing the applicant. Mr. Beasley explained that the requested reductions in side yard setbacks and lot width are intended to increase overall development density. The proposed plan includes approximately 137 single-family lots. The homes are proposed to include 2- to 3-car garages, 3-bedroom layouts, and 1,600 to 1,800 square feet of living space. The applicant indicated that, with the proposed density, the target price point would be approximately \$320,000, intended to support entry-level homeownership and remain competitive with regional housing markets, including Omaha. Mr. Beasley also noted coordination with the city regarding the placement of a future water tower within the development. Lot 138 on the east side of the site has been identified as a suitable location, based on discussions between the developer and City staff. This location is considered beneficial to both the project and the City's long-term utility needs. Also clarified the requested lot width standards. While a minimum frontage of 54 feet is proposed for certain curved street conditions, most lots are intended to be approximately 60 feet wide at the building line, allowing for typical side yard setbacks and a buildable home width of 49 to 50 feet for the proposed single-family product type. Robert Warrick, 633 Skyline Drive, questioned whether there would be any retention ponds. Mr. Warrick also stated there are plenty of empty lots in Blair, and who would be responsible for keeping people off his property. City Administrator Green stated this would be discussed on the next agenda item. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Chris Boswell to recommend approval of the Rezoning Application submitted by McCune Development for a PUD-1, General PUD District overlay as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #10 – Chairman Boesiger opens a public hearing to consider a Replat application submitted by McCune Development, 11550 I Street, Omaha, NE 68134, E&A Consulting Group, Inc., agent, for Bear Creek, Lots 1 thru 138, & Outlots “A” & “B” Inclusive, a tract of land being a replatting of all of Lot 7, Hayden Place First Addition, Replat one, An Addition to the City of Blair, Washington County, Nebraska. (south and southeast of the roundabout on Kellie Drive). Community Development Director Beiermann stated the zoning district is currently RM - Residential Medium Density. A prior agenda request was for a PUD—Planned Unit Development overlay. The Future Land-Use Map designates residential use. Beiermann showed the board where the retention pond would be on the map through a PowerPoint slide. Commission member Heinrich questioned where the sidewalks would be leaving the development. City Administrator Green stated there are sidewalks on the north side of Kellie Drive leading to the highway. Commission member Boesiger has concerns of there only being one ingress and egress. Caleb Beasley, with ENH Consulting Group, 10909 Mill Valley Rd, Omaha, is the engineer representing the applicant. Mr. Beasley addressed concerns related to drainage and pedestrian connectivity. The existing detention basin located in the northwest corner (Outlot A) is being evaluated as part of the required drainage report submitted

to Public Works. Staff noted the basin may need to be expanded or deepened to meet current standards. The development will be designed so that runoff from the site during 10- and 100-year storm events does not exceed pre-development flow rates and may result in reduced discharge to the creek. Mr. Beasley also outlined planned pedestrian improvements. The existing sidewalk along the north side of Outlot A will be extended into the subdivision. A 10-foot-wide trail is proposed along the west side of the internal street (18th Avenue), supported by an expanded right-of-way. Additional sidewalk improvements will include a connection along the south side of Kelly Drive, extending east from the roundabout to provide access to nearby properties and future development. There were no other comments from the floor or in writing. Chairman Boesiger closed the public hearing. Motion by Melanie Kaeding, second by Rich Zelensky, to recommend approval of the Replat application submitted by McCune Development or Bear Creek, for Lots 1 thru 139, & Outlots "A" & "B" as presented. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

Agenda Item #11– Report from staff. City Administrator Green wanted to thank the board for the service that they continue to provide to the City of Blair. Green encouraged the board to come to the April 14th council meeting to see three presentations from firms vying for approval to update our city's comprehensive plan.

Agenda Item #12 – Motion by Melanie Kaeding, second by Travis Radnor, to adjourn the meeting at 9:06 pm. Commission members voted as follows: Darrel Boesiger: Yea, Chris Boswell: Yea, Milt Heinrich: Yea, Melanie Kaeding: Yea, Joe Peleska: Absent, Jim Pounds: Yea, Travis Radnor: Yea, Ryan Schroeter: Yea, Rich Zelensky: Yea. Commission members present voted: Yea: 8, Nay: 0, Absent: 1. Chairman Boesiger declared the motion carried.

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Shelly Jones, Secretary