

**Design and Landmarks Committee
Meeting Notes
Wednesday, August 29, 2007**

Members Present

Patty Wisner, Chair
Barb Cartmill
Andrew Tull
Becky Ives
Parker Fitzpatrick

Staff Present

Katie Mangle, Planning Director
Susan Shanks, Associate Planner
Brett Kelder, Assistant Planner (DLC liaison)
Ryan Marquardt, Assistant Planner

Participating Members of the Public

Robin Savacool (Winstead and Associates)
Mike Wirkkula (Winstead and Associates)
Andre Koshuba (Immovable Foundation Church)
Jeff Klein (Planning Commission Chair)
Beth Wasko (12122 SE 39th Ave., Milwaukie)
Michael McLaughlin (Myhre Group Architects)
Tom Kemper (Main Street Partners, LLC)

1. Call To Order

Chair Wisner called the meeting to order at 6:34 p.m. An updated phone/email list was distributed and Design and Landmarks Committee (DLC) members noted several corrections.

2. Review of Exterior Design for Immovable Foundation Church

Planning Director Mangle provided a quick summary of the land use approval for the Immovable Foundation Church as a Community Service Use (CSU—previously labeled “CSO” for Community Service Overlay). One of the conditions of approval for File # CSO-06-02 is that the Church go through an informal design review process with the DLC for the building exterior and that the DLC make a recommendation to the Planning Director for final approval of the proposed design.

Associate Planner Shanks presented a more detailed overview of the subject property, the proposed development, and the context of the design review. Establishing a CSU involves making a case that the public benefits of the proposed use outweigh any negative impacts. In this case, two of the particular benefits noted were that 1) most views from the site would be retained and 2) the project would create a visually prominent, architecturally designed building. Conversely, two of the particular impacts noted were that 1) some of the existing views would be blocked and 2) the size of the proposed addition is out of scale with the neighborhood.

Ms. Shanks explained that the Planning Commission conditioned its CSO approval on the applicant producing building elevations that do not present a “blank façade” to the community and that the north face of the building demonstrate some design features such as fenestration and cladding. She showed the elevation drawings that were approved by the Planning Commission as well as the latest revised drawings and several perspectives

to compare the existing building with the modifications. The overall height of the revised addition is actually less than the version that was approved by the Planning Commission, and from some vantage points behind the church the view will not change at all.

Ms. Shanks outlined two key questions for consideration of the design: 1) *Does the building addition present a blank façade to the community?* and 2) *Does the proposed fenestration or cladding have negative visual impacts on the surrounding property owners? If so, can these impacts be reasonably mitigated?* She presented the conclusions of staff about whether the applicant has met the Planning Commission's conditions for design. While the reduced building height does limit the impacts to neighbors' views, staff believes that the lack of fenestration on the north face and the lack of similar architectural elements on the east and west faces does contribute to the "blank façade" effect. The staff recommendation is for the DLC to direct the Planning Director to work with the applicant to add fenestration and/or architectural elements to the north, east, and west building faces to minimize the blank façade effect. In the case of the east and west building faces, the use of architectural elements should also visually connect the addition to the existing structure.

Committee Member Fitzpatrick asked for clarification about whether a revised design would go back to the Planning Commission for review. **Ms. Mangle** and **Ms. Shanks** explained that this is a unique situation and that the condition of approval established the Planning Director as the final decision-maker on the question of design review, with the DLC providing input and a recommendation. The design does not have to be reviewed again by the Planning Commission.

Robin Savacool and **Mike Wirkkula** of Winstead and Associates demonstrated samples of the stone/brick and metal materials that are being discussed for the exterior finish. The church has not made a final decision about materials and the design team is recommending that they stick to warm tones (such as browns) and nothing too reflective. **Ms. Shanks** asked about the types of finish and how reflective they would be. **Ms. Savacool** responded that none of the materials will be much more reflective than the samples they have on hand and that there are a variety of finishes that will keep the reflectivity down. Noting concern for the acoustics of the metal finishes, **Mr. Fitzpatrick** asserted that color and hue will not impact the "reflectivity" of sound. **Ms. Savacool** responded that only sections of the building face would be metal and that the metal finish would be scored again, which would limit sound reflection.

Chair Wisner asked whether the stone finish sample was exactly like what would be the actual finish. **Ms. Savacool** answered that it is not exactly the same but so far is the closest to what will likely be the final finish. **Ms. Wisner** asked how the various stone finishes would age, whether they would fade or weather differently. **Ms. Savacool** and **Mr. Wirkkula** noted that they do not have any data on the long-term aging of the stone. **Andre Koshuba** came forward and explained that he will be working as the general contractor on the church project. He stated that they believe the final materials will all age together and reiterated that the colors would be neutral tones.

Ms. Savacool asked for clarification about the design review process and whether there would be another meeting or presentation of the proposed design. **Ms. Mangle** responded that she is looking for some general direction from the DLC that she will then use to make a final decision.

Chair Wisner asked if there was any open comment from anyone in the neighborhood or community at large. **Planning Commission Chair Jeff Klein** asked whether there would be any impacts from the proposed change in finish materials. He noted that due to its location, the new building would be the highest structure in Milwaukie and visible from four different neighborhood districts. He stated that because it is such a massive building it is important to “get it right” with respect to design review.

Beth Wasko explained that she is a neighbor of the church site, with property facing two sides of the building and within approximately 360 feet. She noted that tonight is the first time she has seen any of the photo-projections showing how the new addition will look from adjacent properties, so she is still digesting this information. Her greatest concern is for the exterior materials, so she hopes that the reviewers will take whatever time is necessary but she has great confidence in Ms. Mangle and Ms. Shanks and is happy with the process. She asked how the process will continue and it was noted that the DLC will make a recommendation to the Planning Director, who will then follow up with a final decision.

As there was no more public testimony or comment, **Chair Wisner** asked for discussion by DLC members. **Committee Member Ives** said that she has had bad experiences with glare on past projects and so encourages the use of neutral colors. She acknowledged that she is a neighbor of the church and is watching the process with interest, happy to see the reduction in height. **Committee Member Cartmill** spoke to the two questions posed earlier by Ms. Shanks, stating her opinion that the proposed north elevation does present a blank façade toward Highway 224 and does have a negative visual impact. She recommended that Ms. Mangle work hard with the applicant for a better result.

Ms. Ives noted that the architecture team appears to want more direction from the DLC on how to resolve the visual impact issues, while that the DLC also seems to be wanting more specific information on the exterior materials and how the final building elevations will look. **Ms. Mangle** suggested that this feedback from the DLC is helpful to her as the decision-maker. **Ms. Ives** asked how soon the client/church would be able to provide more specific and/or committed information regarding exterior materials. **Mr. Koshuba** addressed the DLC to say that the church could probably develop more specific choices within one to two weeks. He noted for the record that the height of the new design is in fact approximately 4 feet lower than the previous version.

Ms. Cartmill stated that she does not believe the Planning Commission’s concerns have been addressed, as the revised plans show no variation in building height or depth and the colors are not neutral. **Mr. Fitzpatrick** agreed with Ms. Cartmill and noted that the Planning Commission had indicated that the church addition would be a significant feature in the community. As such, he asserted that it should do more than just not have a negative effect visually, that it should have a positive effect. Meaning no disrespect to

the presenters from Winstead & Associates, he asked whether there is an actual designing architect working on this project. He noted a lack of visual harmony with the existing building and pointed out that the original drawings (viewed and approved by the Planning Commission) had more articulation and fenestration. He agreed that Ms. Mangle should work with the applicant to improve these aspects. **Ms. Cartmill** would like the DLC to see the elevations again once they have been revised.

Committee Member Tull noted that he has remained silent on this issue and will continue to do so because this project has been handled in part by the firm he works for (WRG Design). He will recuse himself from further discussion. **Chair Wisner** sympathized that it is a challenge for the church to come up with a better design on what may be a limited budget. However, she expressed concern with the blank look of the building, especially because it is visually surrounded by neighborhoods. She agreed that Ms. Mangle should work more with the applicant to achieve the promise of a better-looking façade.

Chair Wisner asked if there was any further discussion—there was none, so she asked if the group was ready for a vote. **Ms. Cartmill** suggested a motion to follow the staff recommendation to have Ms. Mangle as Planning Director work with the applicant to improve the current “blank façade” look of the addition and create a better visual fit with the existing building. **Ms. Ives** said that she would like to see the revised renderings. The group was in consensus on Ms. Cartmill’s suggestion, and Ms. Mangle indicated that she was clear about the DLC’s recommendation to her.

This agenda item was resolved and those members of the public who had come specifically for this item excused themselves from the meeting.

3. **Work session: Design Review for Town Center redevelopment**

Ms. Mangle explained that this is the DLC’s second meeting to discuss the Town Center project. In July 2007, the DLC got an introduction to the project and now the Town Center development team is looking for some feedback on the overall concept, keeping in mind that things are still very preliminary. **Tom Kemper** of Main Street Partners explained that the developers want to some reaction and feedback from the DLC about two things: 1) the technical aspects of how the proposed project will meet specific guidelines and code requirements; and 2) the overall vision being proposed for the Town Center project.

Ms. Mangle referred to the staff report that was prepared for this meeting, noting that staff has conducted an initial assessment of how the project stacks up against the City’s standards and guidelines for downtown development. In essence, she said that staff finds that the proposal meets the standards and guidelines fairly well, even if the design elements don’t all perfectly embody the aesthetics of those who originally drafted the specific design guidelines.

She referred to the matrix attached to the staff report, which provides a preliminary design review assessment for the Town Center project. Specific guidelines are broken down within larger categories of the design elements established in the Downtown

Design Guidelines manual (e.g., Milwaukie Character, Pedestrian Emphasis, Architecture, etc.). She explained that while there are many areas where the proposal meets the guidelines, there are a few areas where further work is needed to either amend the design or determine if what is being proposed can be construed to adequately meet the guidelines.

For example, **Ms. Mangle** explained that with respect to the “Milwaukie Character” design element, the proposed Main Street elevations are very good and provide a strong connection between the new building and the street level and other nearby buildings. However, the McLoughlin Boulevard elevation is not as clear, in part because the “character” elements that the architects have had to start with are gas stations and parking lots in addition to a busy 4-lane highway. She posed the question, “What does it mean to have a façade that builds on the character of Milwaukie?” and asked architect Michael McLaughlin to explain his approach to the design.

Michael McLaughlin of Myhre Group Architects explained that the Request for Proposals (RFP) focused on the Main Street side of the project, so their response did, too, and there were also some limits as to how much information could be shown in the RFP response. He presented additional images of the McLoughlin Boulevard elevation. Although McLoughlin Boulevard has a very different character and scale than Main Street, the design uses similar elements and materials for both elevations but in different ways. **Ms. Cartmill** noted that the ground floor will be used for retail, so the faces of the buildings will fill in with additional character and detail when particular tenants move in.

Mr. Tull asked whether the McLoughlin Boulevard elevation would change much in response to DLC comments. He was referring more specifically to earlier suggestions about designing the building to be a sort of gateway to the city and for the “cold” feel of concrete finishes on the façades. **Mr. McLaughlin** responded that those comments have not yet been incorporated but that he wanted to hear more about the DLC’s thoughts on the Harrison Street and McLoughlin Boulevard corner as a gateway to the city, looking for some feedback from the group on what this means. His own thought is that the “gateway line” should extend across McLoughlin Boulevard at Harrison Street in order to include the attention of traffic on McLoughlin Boulevard.

Ms. Ives expressed her view that the Harrison-McLoughlin corner should feel like an entrance and not a corner or a pillar. **Ms. Mangle** noted that the Downtown Design Guidelines do emphasize corner entrances as a desirable gateway feature and that the current elevation uses balconies as a gateway feature. **Ms. Cartmill** shared from her experience with the Clackamas Town Center that corner orientations do not always function very practically, given that parking is sometimes located far from a corner. **Mr. Kemper** noted that there would be Covenants, Codes and Restrictions (CC&Rs) to establish what types of things could be located on the balconies.

Mr. Fitzpatrick said he likes the building and does not want to get caught up in trying to design it for the architect. He expressed his “gut-check” concern for whether the current design accurately reflects the character of Milwaukie as a riverfront town. He asked Mr. McLaughlin what choices about the design were made based on what the development team has learned about Milwaukie and its history and character, versus designing based solely on the physical aspects of the site. He suggested that the design of the Main Street

elevation is successful because it more accurately reflects the essence of a small western town. He said that the entire building should serve as a gateway.

Mr. Kemper said he completely agrees with Mr. Fitzpatrick's points and explained that the team focused on the Main Street elevation to provide the Milwaukie-character element and focused on the McLoughlin Boulevard elevation for the riverfront aspects and to provide the occupant-density needed to make the whole project pencil out. There is a certain character that he wanted to preserve on Main Street, but nothing so much on McLoughlin Boulevard. **Mr. Fitzpatrick** agreed that the design reflects that but noted that they will effectively be creating a place on the river. He asserted that this building is itself a very big statement about what Milwaukie has been and wants to become and that the community wants something special. He said that he is more concerned about the articulation of the building more than the scale or mass of it, and he asked what on the McLoughlin Boulevard side of the building is specific about Milwaukie.

Mr. Tull returned to the gateway question and noted a desire to see some sort of stonework there instead of a concrete finish. **Mr. Kemper** asked whether Mr. Tull was thinking of a stone-type finish from top to bottom and whether he was thinking of brick or slate or something else. **Mr. Tull** said he would consider a number of different designs and does not have a specific thing in mind, just that he would like to see a higher-quality material than concrete, whatever might work with the larger concept. **Mr. Kemper** stated his agreement with the corner-as-gateway sentiments and acknowledged that at present the balconies are the prominent feature at the Harrison-McLoughlin corner. He indicated that the development team needs to re-examine that result.

Mr. Fitzpatrick explained his sense of people thinking about downtown versus historic homes when they think of "Milwaukie." He suggested that the Town Center should not be a gateway in the sense of being at the perimeter but rather to mark the beginning of the heart of the city. He posited that perhaps the Town Center does not have to be an announcement so much as a presence.

Mr. Kemper reiterated the team's struggles with the gateway concept and related an earlier effort to relocate Dark Horse Comics in the Town Center with a museum, perhaps incorporating some comic-related public art into the building design at the Harrison-McLoughlin corner. **Chair Wisner** discussed the idea of incorporating small works of public art into the Town Center and future downtown buildings, especially to commemorate the city's history with respect to particular locations. For example, the Town Center site is the former location of the home of Seth Lewelling, a pioneering founder of the city—who was integral to various horticultural and agricultural advances.

Mr. Kemper indicated that the question of where and how to channel stormwater from the open courtyard is still unresolved—he wondered whether it might be fitting to incorporate some sort of horticulture-related rain sculpture into the runoff pattern, perhaps a cherry tree sculpture to commemorate the fact that Milwaukie is where the Bing cherry was developed (a point noted by another meeting participant). **Ms. Ives** noted that the book *Trees of Greater Portland* has a section on Milwaukie.

Ms. Cartmill suggested that the development team do some more work on the gateway concept. **Chair Wisner** expressed similar concerns to those of Mr. Fitzpatrick and Mr. Tull, that the Town Center design should reflect Milwaukie's character and somehow

echo the city's past. She cited NW Hoyt Street in Portland as an example of historically sensitive design and noted the new Billy Graham library in North Carolina, which is reflective of Graham's life. She explained that she would like the design to demonstrate that the architects have learned something about this town. **Mr. Fitzpatrick** reiterated that this question of expressing Milwaukie's character in the design is critical and he suggested that the Town Center would be used as a standard against which similar projects in the future would be judged.

Chair Wisner expressed a desire to see more articulation along the first floor on the Main Street elevation, rather than a uniform texture. **Mr. Fitzpatrick** said that including a solid panel under the first-floor glass on the Main Street would better reflect the downtown character.

Mr. Klein was invited to join in the conversation and he spoke about his perspective on and vision for downtown. He explained that while he thinks the city's history is important, he finds more value in knowing visually that you are in Milwaukie. For example, he said that he is comfortable with concrete finishes because your eye goes past the façade to what is happening behind the glass—you are drawn to the life inside the building. He shared his opinion that few of the buildings currently standing downtown have any architecturally redeeming features or enough historical value to warrant them being saved from redevelopment.

Mr. Fitzpatrick disagreed and there was a prolonged discussion between Mr. Klein and Mr. Fitzpatrick about the importance and value of architecture and the building design. **Chair Wisner** also disagreed with Mr. Klein and said that she is drawn to beautiful architecture. She talked about the importance of maintaining a sense of place, culture, and heritage in Milwaukie and suggested that the city extend the challenge to developers to integrate these things into the design of future projects. She suggested that just because some of the beautiful buildings of the past are no longer standing does not mean that they are not still part of the city's history.

This discussion continued, with **Chair Wisner**, **Mr. Klein**, and **Mr. Fitzpatrick** exchanging points of view about historical elements in the city and changes in downtown architecture over time. **Mr. Fitzpatrick** suggested that attention to history and culture would not inhibit economic development downtown. **Mr. Klein** stated that he sees no problem with a glass façade on McLoughlin Boulevard and in fact likes the idea because it is different from the architecture that has been developed downtown over the years. **Chair Wisner** reminded the group of the DLC's charge to uphold the City's vision statement, which considers history, culture, and heritage together.

Mr. Fitzpatrick reiterated his desire that the new building speak to him about the city. **Mr. McLaughlin** asked what the building should say—**Mr. Fitzpatrick** and **Chair Wisner** agreed that Mr. McLaughlin should learn a little more about the history of Milwaukie and some of the significant events or developments that have taken place here. They noted that although many people may think of Milwaukie as a "hick" town, that there are actually a number of interesting things that happened here. The new ODS building used to be the headquarters for the Pendleton Woolen Mill company; the ballot-initiative process was started here; there are a number of special environmental features, such as the riverfront and the migratory area for waterfowl in what is now the

International Way business park. They emphasized to Mr. McLaughlin that Milwaukie truly is an eclectic town.

Ms. Mangle refocused the discussion on prohibited materials, looking for feedback from the group on several particular items that might require modification requests, such as the height-width proportion of some of the windows. **Mr. Tull** suggested that the development team emphasize the riverfront “view shed” as a reason for specific window proportions. **Ms. Mangle** also referenced a design guideline that discourages cementitious and metal panels and noted that the developers will need to request an adjustment to use some of the materials they are considering. **Mr. McLaughlin** showed a slide with pictures of various exterior materials and passed around samples of the siding materials that he is considering. He explained his understanding of this particular materials prohibition as an effort to avoid tin siding, and he asserted that the materials he is considering will not have the appearance of tin siding.

Ms. Mangle asked for feedback from the group about their openness to considering the above-noted modifications and adjustments—are there any strong objections? **Mr. Fitzpatrick** asked where the metal panels would be used and whether any of the proposed decks would be wood. **Mr. McLaughlin** responded that the metal panels would be used on the corner tower feature and on penthouse units. He added that the decks would be wooden in some areas, probably more in interior spaces rather than at building corners. **Ms. Cartmill** stated her recollection that the intent of the prohibited materials guideline is to be open to considering such materials for their current marketability, as innovations and improvements are always being developed.

Chair Wisner asked about the reflectivity of the proposed metal panels—Mr. McLaughlin provided additional details about this and several other specific questions. **Ms. Mangle** shared her sense of the discussion that the DLC has no outright problem with at least considering any of the prohibited materials that have been discussed so far. There was general agreement from the group, with the humorous observation that the DLC may have problems with some of the allowable materials (such as concrete).

Ms. Mangle asked if the group had other questions. **Mr. Fitzpatrick** asked about the intent of making the penthouse roofline a straight line. **Mr. McLaughlin** responded that the intent was to not draw the eye up to the roof, and he noted that when they get into the more detailed aspects of the design they will probably look at adding some articulation, acknowledging that the roofline may not be visible from the immediate street level but that it will be visible from farther away.

Ms. Mangle asked about the DLC’s “gut check” response to the proposal so far and **Mr. Kemper** reiterated his question to the group about whether the proposal is something that the DLC can generally support, especially with the density focused on the McLoughlin Boulevard side. **Mr. Fitzpatrick** acknowledged his support of the vision and expressed his belief that additional steps can be taken to have the design better express the character of Milwaukie. **Ms. Ives** suggested that the proposal seems 80% ok and needs some adjustments on the McLoughlin Boulevard as discussed earlier. **Chair Wisner** said that she likes the concept of the appearance of multiple buildings on the site but emphasized that having the design express more of a sense of place and Milwaukie character is critical. She shared her perspective that the proposed building does not seem to fit well

in downtown Milwaukie (and would not fit well if sited in Sellwood or Moreland either), that it seems cold and out of place when it should be alive and friendly. She said she would have no problem approving this building design for a location in the Pearl District if she was on a committee charged with reviewing it. **Ms. Cartmill** asked whether the development team has talked with the Riverfront Board to see whether the design fits with a larger community vision. **Mr. Tull** said he is excited about the proposed building but can see how some may feel that it does not “fit” downtown. He said that the design seems to provide a good interface with pedestrians and cautioned that attempting to “add history” to the building could make it “cheesy.” He encouraged the development team to learn more about the city’s history and commended them for their good work so far. **Ms. Cartmill** indicated that she is fine with the proposed building, though she pointed out that because the project does include some public money the door is open to community input on the design.

Ms. Mangle asked if there were any other thoughts or questions. **Mr. Tull** expressed appreciation on behalf of the DLC for being asked for its perspective, and **Ms. Mangle** commended the developers for asking for feedback early in the process. **Ms. Ives** noted that she had done a quick web-search for information on the development team and had been pleased and impressed with its work in other cities and the level of collaboration they seem to do with those other jurisdictions. **Mr. Kemper** thanked the group for its time and input.

4. Adoption of Past Minutes

As the only two current DLC members who were on the committee for five of the eight meetings on the agenda for agenda approval, **Chair Wisner** and **Ms. Cartmill** quickly reviewed those minutes for any needed changes. No changes were suggested for the following minutes: Sept. 29, 2004; Feb. 7, 2005; April 14, 2005; and Aug. 29, 2006. For the June 21, 2006, minutes, it was noted that former Vice Chair Randall Welch should be added to the list of those in attendance. With that one change noted, **Chair Wisner** and **Ms. Cartmill** approved those five sets of minutes.

No changes were suggested for the minutes from Jan. 31, 2007, and April 30, 2007. In both cases, **Mr. Tull** made a motion to approve the minutes as prepared and the group agreed to adopt them. For the July 11, 2007, meeting, **Ms. Cartmill** noted that the language on Page 3 should be changed from “she figures” to something less colloquial such as “she believes” or “she commented.” With that change noted, **Mr. Tull** made a motion to approve the minutes and the group agreed.

5. Housekeeping

Ms. Ives noted one additional correction to her phone number on the roster.

Ms. Mangle added one item to this portion of the agenda, that being to schedule a joint session for the DLC and the Planning Commission. She asked the group members whether they would prefer to schedule such a meeting during a regular Planning Commission meeting or on a separate day. The group indicated that scheduling the joint session during a regular Planning Commission meeting within the next month or two would be fine.

Mr. Tull apologized for any confusion or awkwardness associated with his recusal on the design review matter for the Immoveable Foundation Church. He asked what would be an appropriate course of action in the future for similar situations, since his employer/company will also be working on the Ardenwald school remodel project. Should he recuse himself for that case as well? **Ms. Mangle** advised all DLC members to disclose any potential conflicts at the time of discussion so that they could be evaluated. It may not always be necessary for a committee member to recuse him- or herself, but staff can always consult with the City Attorney as needed. **Ms. Ives** asked whether she should have recused herself during the Immoveable Foundation Church discussion because she is a neighbor—there were several opinions on this and a general agreement to re-evaluate the matter if it comes up again.

Now that the DLC is once again full and has new members, **Mr. Kelper** explained the need to establish an agreed-upon regular meeting schedule. He suggested that under normal circumstances the DLC should plan to meet every other month but with the current volume of land use applications and related issues, it would be helpful to have members block out a monthly meeting date. After some discussion and checking of City calendars, the group tentatively agreed to set the fourth Wednesday of each month as its regular meeting (as needed). **Chair Wisner** agreed to follow up on a potential schedule conflict; **Mr. Kelper** agreed to confirm the meeting date with the entire group as soon as possible.

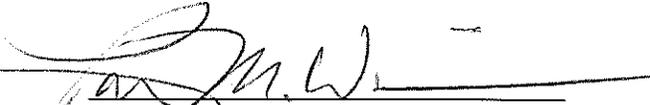
Mr. Kelper explained the need for the DLC to choose a Vice Chair to fill in for the Chair on those occasions when the Chair is not available for a particular meeting. There were questions about the length of the term and at what intervals the positions should be re-elected—**Mr. Kelper** agreed to review the DLC by-laws and return to the next meeting with that information. He noted that Ms. Wisner would continue to serve as Chair and suggested that the members think about their interest in filling the Vice Chair position so that the matter could be decided at the next meeting. **Ms. Cartmill** indicated that she does not wish to serve as Vice Chair. The other three members were asked to consider the question for the following meeting.

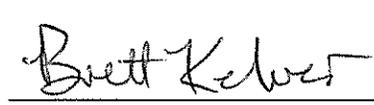
6. Other business

There were no further items.

7. Adjourn

Chair Wisner adjourned the meeting at 9:40 p.m.


Patty Wisner, Chair


Brett Kelper, Scribe