

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, February 2, 2015**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, February 2, 2015, at 5:00 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Chairman; Commissioners Townsend, Maddox, Murguia and Walters. The following officials were also in attendance: Gordon Criswell, Assistant County Administrator; Jason Banks, Assistant to the Mayor; Emerick Cross, Interim Commission Liaison; Ken Moore, Deputy Chief Counsel; George Brajkovic, Economic Development Director; Colin Welsh, Assistant Attorney; Greg Talkin, Neighborhood Resource Director; and Maureen Mahoney, Assistant to Mayor/Chief of Staff.

Chairman McKiernan called the meeting to order. Roll call was taken and members were present as shown above.

Approval of standing committee minutes for December 1, 2014. **On motion of Commissioner Murguia, seconded by Commissioner Townsend, the minutes were approved.** Motion carried unanimously.

Committee Agenda:

**Item No. 1 – 140418... ORDINANCE: CODE ENFORCEMENT CITATIONS &
PENALTIES**

Synopsis: An ordinance relating to the creation of a code enforcement administrative fine process, submitted by Wayne Wilson, NRC/Code Enforcement.

Colin Welsh, Counsel, said I think that Wayne and Greg offered and answered any questions last time, but it was on me to make some revisions to what we had submitted. I'm hoping that you'll tell me tonight that I've sufficiently done so.

I know that I've spoken with you, Commissioner McKiernan. Commissioner Townsend had some concerns and we haven't gotten to touch base.

Commissioner Townsend said not as much concerns but I can see the difference in this version and the last one so I do appreciate that. Just time and other things prohibited me from getting back to you as soon as I would like.

Let me turn your attention to Section 6. That's the section where they talk about the hardship waiver and that process. The only question I had about this is if, well two questions. One, what is the safeguard for ensuring that people who request these hardship waivers are treated the same? So if you make a request and I make a request they should be treated the same and the outcome is the same. Standards is really what I'm talking about.

Mr. Welsh said we're discussing that but I think if the same forms show the same thing, the supporting evidence, then I have no doubt that the NRC employees are going to be fair and treat everybody equally.

Commissioner Townsend asked was there any discussion or thought given to numbers or amounts so that let's say someone who has an income, income-based, was any discussion centered around that? **Mr. Welsh** said yes. We contemplated coming up with a percent of the poverty level. Again, we could establish that percentage and then use that across the boards. **Commissioner Townsend** asked would those standards then be incorporated into Section 6. **Mr. Welsh** said we certainly could do that but I imagine having that as the standard would not allow us to look at other things. It gives more freedom to include people in that waiver and to be more liberal with that.

Commissioner Townsend asked if we didn't include it in Section 6, would that information be sent out later to someone who'd been given a citation so they know they're wasting their time or not or what their odds might be of getting a waiver. **Mr. Welsh** said I certainly think that in the citation itself will be--we haven't established what format that's going to have, but that information could certainly be included in that. In order to be considered for this, your income needs to be at least at this level plus these factors. We'll be able to provide more elaboration and more information in that actual citation.

Commissioner Townsend said I think that would take care of my concerns. If it's not put in the ordinance at this point, we'll see how it goes as long as that issue is being addressed so

there's some safeguards that everybody with like circumstances is going to be treated equally and it won't appear to be, our favorite words, arbitrary and capricious, who gets a waiver and who doesn't.

The other thing, just for clarification with this section, what happens if someone is denied a waiver and they still say they can't pay? Are we saying you can't have your hearing? **Mr. Welsh** said at that point, we would notify them that they could appeal that determination to the District Court. That's included here, too.

Commissioner Townsend said looking at Section 9, this is the judicial review. I appreciate that you did direct the public, anybody who reads this, that they could file a petition challenging the hearing officer's decision. How much more would it take to actually cite? Is there a statute or the ordinance that would direct them to the procedure for how to file a petition for review? **Mr. Welsh** said there are many different bases upon which somebody could try to appeal this to District Court. There is kind of a catchall statute that doesn't provide any, again, the legal rationale for appealing it, but it does say that if a local government's decision is to be appealed or somebody is seeking to do that, that the District Court is the proper venue for it. Again, since there wasn't a state statute that specifically addresses since we're going under Home Rule here, it just didn't seem appropriate to include that and to exclude other possible bases. Does that square up?

Commissioner Townsend said I guess my concern is how someone would know. Is there more than one way to file a petition for review? **Mr. Welsh** said I've seen lots of different kinds of petitions, so I guess the answer would have to be yes. Again, it's not spelled out in the state statutes because this is Home Rule. **Commissioner Townsend** said well, we'll let it go and see what happens here. I appreciate that you have directed the public to the proper venue at least with that. Those were the only questions I had. Thank you.

Chairman McKiernan said the one thing that you and I had discussed last month was just that we had a difference of working days, business days and days. We have now consolidated that so it just says days across the board. It effectively, when it refers to days, it effectively refers to calendar days now. I think that's fine.

Just to reiterate, my understanding of the thought behind this was that we were using it as another tool to increase the number of code cases that we can close and hopefully the speed with

which we close them. This could lead to faster resolution of cases. It could potentially increase the number of cases that are resolved. It could definitely decrease the time burden on both the District Court and the code officers in the court. It would finally give us some leverage on those people who have violations but do not live in Wyandotte County so we could then reach out to them outside the boundaries of the county more effectively than the current process allows us to. **Mr. Welsh** said you've got that all right. **Chairman McKiernan** said fantastic.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve the ordinance and forward to the full commission.**
Roll call was taken and there were five "Ayes," Walters, Murguia, Maddox, Townsend, McKiernan.

Item No. 2 – 150018... COMMUNICATION: LAND BANK APPLICATIONS

Synopsis: Communication requesting consideration of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval of the applications.

Transfer to Land Bank

1615 N. 51st from Board of County Commissioners

(Ester Reed, 1610 N. 51st St., is applying for 1605 and 1611 N. 51st St. from the Land Bank and would like this property also. She wants to continue with the upkeep of the property and keep illegal dumping from continuing in her neighborhood.)

Chris Slaughter, Land Bank Manager, said first on the agenda we have a transfer of a property that is currently in the Board of County Commissioners. We have an application for two properties next to this property so we can go ahead and get it approved to the Land Bank and then we'll present three applications for one person to take over these properties and I'll do all the paperwork in between. The property is 1615 N. 51st Street.

Commissioner Maddox asked can you break that down a little clearer. What are you putting in the Land Bank? **Mr. Slaughter** said we're asking to transfer this property from the Board of County Commissioners into the Land Bank's name is basically what we're asking first.

Commissioner Maddox asked so why would it be in the name of the Board of County Commissioners? Is it a building? Is it a business or a residence? **Mr. Slaughter** said it's a vacant lot, Commissioner. This property's probably been in the Board's name since long before consolidation. It's probably been forgot about other than being an empty lot across from somebody's property. I do believe there are some back tax issues that the Land Bank has the ability to clean up once it takes possession. That's why we're asking to bring it to the Land Bank and then soon after this, if it's approved, then we'll present that as part of the Land Bank application for that property.

Commissioner Townsend said point of clarification for this. I'm just realizing this is saying transfers to Land Bank so we are seeking transfer to the Land Bank and then Ms. Reed wants to take on ownership of this. So it's not going to remain in the Land Bank? **Mr. Slaughter** said no. As you'll see next, there will be three applications from Ms. Reed. Instead of coming back next month, I just figured we'd just try to knock it all out here. **Commissioner Townsend** said so this is pass through. **Mr. Slaughter** said pass through.

Commissioner Maddox asked are we taking this property from an entity that doesn't exist. **Chairman McKiernan** said effectively we do exist. This really goes back to an issue that we've been discussing for a couple of months now that historically there are many vacant properties, and correct me if I ever stray off the path here, but historically there are many properties that were in the name of the Board of Commissioners, in the name of the City of Kansas City, Kansas, that we have acquired through various means that aren't in the Land Bank right now. Not being in the Land Bank, those are still effectively getting taxed and we owe ourselves on these properties. Administratively, part of our process is going to be to take any of those properties that are the property of the Board of Commissioners, the City, the County, move those to the Land Bank where we can now take care of the tax issues and take full control of those properties for things like transferring them out to someone who might want to build on them or take them over. **Mr. Slaughter** said that's correct.

Action: Commissioner Murguia made a motion, seconded by Commissioner Townsend, to approve and forward to full commission. Roll call was taken and there were five “Ayes,” Walters, Murguia, Maddox, Townsend, McKiernan.

Applications

614 Vale St. – Cristina Marie Acosta, yard extension
 613 Melville St. – Cristina Marie Acosta, yard extension
 617 Melville St. – Cristina Marie Acosta, yard extension
 1605 N. 51st St. – Ester Reed, property maintenance
 1611 N. 51st St. – Ester Reed, property maintenance
 1615 N. 51st St. – Ester Reed, property maintenance
 1310 N. 8th St. – Derek Wong, yard extension

Mr. Slaughter said next we have seven applications.

Action: Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve and forward to full commission. Roll call was taken and there were five “Ayes,” Walters, Murguia, Maddox, Townsend, McKiernan.

Item No. 3 – 150017... PRESENTATION: 2014 LAND BANK CONVEYANCE REPORT

Synopsis: Presentation of the 2014 Wyandotte County Land Bank Conveyance Report, by Chris Slaughter, Land Bank Manager. Data will also be presented that reflects the conveyance activity of the Land Bank from 2009 to present.

Mr. Slaughter said this is just for information only. There’ll be no action needed.

Every year we’re required to present a conveyance report to the Board. It’s basically the activity of all the property we conveyed out of the Land Bank for the calendar year 2014. Some figures on the very tail end of the report - there was a total of 77 properties that were conveyed out of the Land Bank, 5 of those were to CDCs or neighborhood groups at no charge. The total amount of revenue that was generated was \$35,805.

Chairman McKiernan asked was that amount just in conveyance fees or does that also include the taxes that might have been paid on those properties after they were conveyed. **Mr. Slaughter** said just in conveyance fees. **Commissioner Murguia** said if you want the property tax collected from 2009, you can look and it will show you. Chris has down here \$129,775. That's what you're looking for.

Mr. Slaughter said we can break that down a little bit. That is a question I believe you guys have asked before is what kind of bang are we getting for our buck here with the Land Bank. In working with DOTS, I finally got a report generated that we can show that. Again, there's a little side note to that that a lot of times when property is purchased for a yard extension, it is pretty much automatically combined with the existing home into one property. This number probably is a little bit larger, but since it's already in other names or it's been combined with other properties, that no longer identifies those parcels. Basically, the Land Bank parcel has been erased. Let's assume that there's maybe a couple of extra dollars added on to this amount, but that kind of gives you a whole. I didn't have some past information so I know the Land Bank's been around longer than 2009, but that's generally since I've been on this watch.

Chairman McKiernan said that's fantastic. My point was that if the \$35,000 is simply conveyance fees, then those properties are and will continue to generate taxes from whatever point they are transferred forward and that's a wonderful thing.

Commissioner Murguia asked what happens to the \$35,805 that you've collected. **Mr. Slaughter** said it goes to the General Fund. **Commissioner Murguia** said so for future reference for this committee, I know we're not discussing this tonight, but I'd be interested in seeing that money collected go to additional abstracting services so that we could put more property into the tax sale and get some of that stuff starting to clear up. **Chairman McKiernan** said that's certainly something that you and I have discussed and a lot of us have discussed is using some of these proceeds, like above and beyond let's say a threshold. Up to a threshold amount goes into the General Fund as it always has, but if we do extra well, we sell extra properties, we can take that money and seed some additional activities like contract abstracting that would allow us to move a much larger number of properties into the Land Bank or into the tax sale, either one. I would endorse that as well.

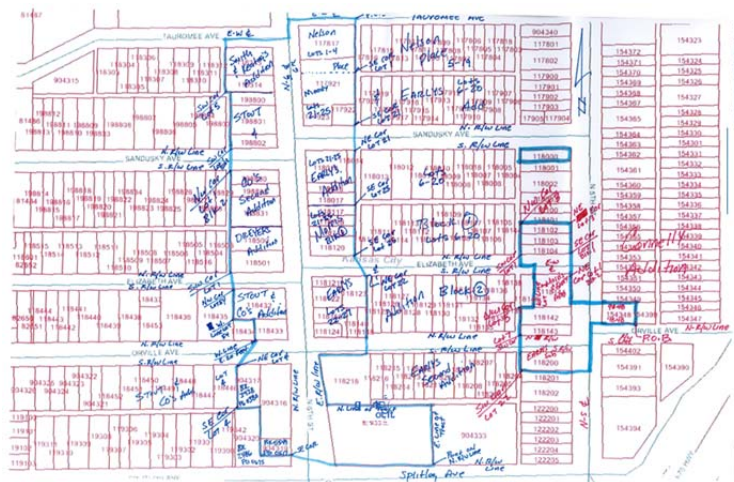
Commissioner Murguia said I think that would take some cooperation with you and Mr. Deichler who runs the tax sale. I'm assuming, Chris, that you don't guess at how much money you're going to collect every year for budget purposes, so our government isn't currently counting on this \$35,000 to be part of our regular budget are they? **Mr. Slaughter** said I can't answer that. That'd probably be a budget or maybe a Lew Levin question. **Commissioner Murguia** said well as long as it's not being counted on, I think a great place to move that money would be, just mine and obviously Brian's two cents, that it'd be great to have it moved to abstracting services. **Chairman McKiernan** said I think it'd be great. That's something we can investigate as to what we actually do budget, if anything, related to Land Bank revenue from sales and then maybe come up with a formula for that in the future. Fantastic. Great report. Thank you.

Action: **No action taken.**

Item No. 4 – 150024... REQUEST: 6TH STREET NEIGHBORHOOD REZONING

Synopsis: Request staff be directed to rezone property on 6th Street, Tauromee to Splitlog, from C-3 Commercial District to either C-D (Central Business District) or TND (Traditional Neighborhood Design), submitted by Rob Richardson, Director of Urban Planning and Land Use. The current zoning presents some issues that are not conducive to nearby residential uses.

Rob Richardson, Director of Urban Planning and Land Use, said this actually started out with two different groups along 6th Street that have project proposals.



As we were looking at those, we discovered that the area outlined in blue here is all zoned C-3. Number one, it's difficult for commercial development purposes because of the parking standards that come along with that for redevelopment. Number two, it allows a series of uses that aren't really conducive to what you might say neighborhood development. All the C-2 businesses which are the general retail, but also automotive equipment, cars, trucks, boats, mobile homes, camping accessories, farm equipment, plumbing, heating, air conditioning, auto repair, general repair, lawn and garden, assembly which is manufacture on site basically, self-storage and trade contractors. If you're familiar with that section of 6th Street, those are not a list of uses that the neighborhood would find conducive to future neighborhood growth and development.

We embarked on a process to start a neighborhood rezoning in this area at the request of the neighborhood and Commissioner McKiernan. This process has been ongoing for several months. The real reason for that is that it takes a while to get a legal description prepared. We actually did three legal descriptions.

A tract of land to be rezoned lying in the Northwest Quarter of Section 10, Township 11 South, Range 25 East of the 6th Principal Meridian, Kansas City, Wyandotte County, being described as follows.

All of Lot 1, EARLY'S ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

This is the basic area from Tauomee to Splitlog.

A tract of land to be rezoned lying in a portion of the Northwest Quarter and Southwest Quarter of Section 10 Township 11 South, Range 25 East of the 6th Principal Meridian, Kansas City, Wyandotte County, Kansas, being described as follows.

Beginning at a point on the east-west centerline of Tauomee Avenue, as said road now exists and its intersection with the northerly extension of the east line of NELSON PLACE, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Thence southerly along said northerly extension and the east line of Lots 4, 3, 2, and 1 of said NELSON PLACE to the southeast corner of said Lot 1 said point also being the northeast corner of Lot 25 of MOODY & EARLY'S ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Thence southerly along the east line of Lots 25, 24, 23, 22, and 21 of said MOODY & EARLY'S ADDITION to the southeast corner of said Lot 21 and the north right-of-way line of Sandusky Avenue as said road now exists.

Thence southerly departing said north right-of-way line to a point on the south right-of-way line of said Sandusky Avenue, said point being the northeast corner of Lot 21, EARLY'S ADDITION, a subdivision in the Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Thence southerly along the east line of Lots 21 thru 25 of said EARLY'S ADDITION to the southeast corner of said Lot 25, said point being the northeast corner of Lot 21, Block 1, MORRIS & EARLY'S ADDITION, a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Thence southerly along the east line of Lots 21 thru 25 Block 1, of said MORRIS & EARLY'S ADDITION to the southeast corner of Lot 25, said point being on the north right-of-way line of Elizabeth Avenue, as said road now exists.

Thence southeasterly departing said north right-of-way line to a point on the south right-of-way line of said Elizabeth Avenue, said point being the northeast corner of Lot 22, Block 2, MORRIS & EARLY'S ADDITION.

Thence southerly along the east line of Lots 22 thru 27, Block 2 of said MORRIS & EARLY'S ADDITION and its southerly extension to the south right-of-way line of Orville Street, as said road now exists.

Thence westerly along said south right-of-way line of Orville Street to the intersection of the easterly right-of-way line of 6th Street as said road now exists.

Thence southeasterly along said easterly right-of-way line to a point on the north line of a tract of land filed in book 3496 page 0572 in the Register of Deeds office of the County Courthouse in Kansas City, Wyandotte County, Kansas.

Thence easterly along said northerly line to the northeast corner of a said tract of land filed in book 3496 page 0572.

We have a legal description for, and I have one question about this for you.

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A tract of land to be rezoned lying in a portion of the Northwest Quarter and Northeast Quarter of Section 10 Township 11 South, Range 25 East of the 6th Principal Meridian, Kansas City, Wyandotte County, Kansas, being described as follows.

Beginning 98.48 feet east of the southwest corner of Lot 70, Block 5, CONNELLY ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, said point being on the north right-of-way line of Orville Avenue, as said road now exists.

Thence east along said north right-of-way line and south line of Lot 70 along with its westerly extension to the intersection of the north-south centerline of 5th street, as said road now exists.

Thence southerly along said centerline of 5th Street to the intersection of the easterly extension of the south line of Lot 22, EARLY'S SECOND ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

Thence westerly along the easterly extension of the south line of said Lot 22, to the southwest corner of said Lot 22 EARLY'S SECOND ADDITION.

Thence northerly along the west line of Lots 21 and 22 of said EARLY'S SECOND ADDITION, to the south right-of-way line of Orville Avenue, as said road now exists.

Thence northerly departing said south right-of-way to the southwest corner of Lot 7, Block 2, MORRIS & EARLY'S ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof, said point being on the north right-of-way line of said Orville Avenue.

Thence northerly along the west line of Lots 7, 6 and 5 of Block 2, MORRIS & EARLY'S ADDITION to the northwest corner of said lot 5.

Thence easterly along the north line of said Lot 5, Block 2, to the southwest corner of Lot 3, Block 2, MORRIS & EARLY'S ADDITION.

Thence northerly along the west line of said Lot 3 to the northwest corner of said Lot 3, said point being on the south right-of-way line of Elizabeth Avenue, as said road now exists.

Thence continuing northerly along the northerly extension of said west line of Lot 3 to the intersection of the east-west centerline of said Elizabeth Avenue.

Thence westerly along the east-west centerline of said road to the intersection of the southerly extension of the west line of lots 3, 2 and 1, Block 1, MORRIS & EARLY'S ADDITION.

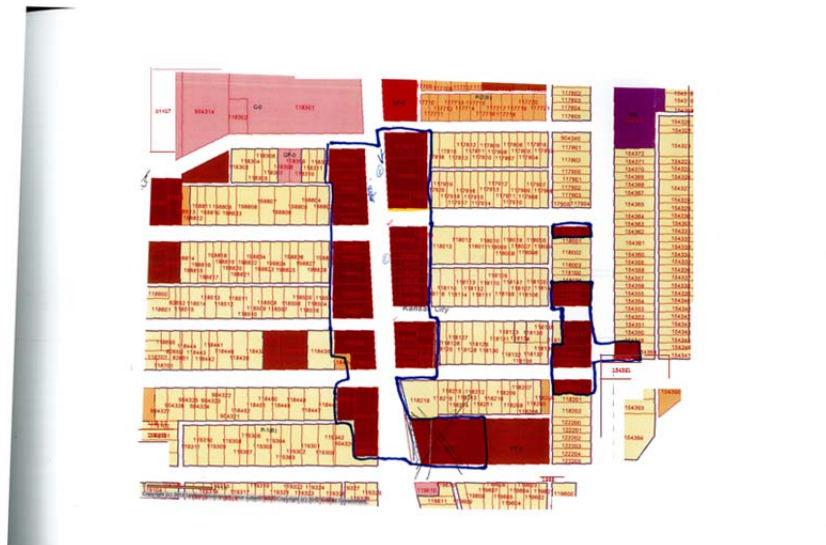
Thence northerly along said southerly extension to the north right-of-way line of said Elizabeth Avenue, said point being the southwest corner of said Lot 1, Block 1.

Thence continuing northerly along said west line of Lots 3, 2 and 1, Block 1 to the northwest corner of said Lot 3.

Thence easterly along the north line of said Lot 3, Block 1 to the northeast corner of said Lot 3, said point being on the west right-of-way line of 5th street.

Then we also have over on 5th Street that we'll come back later, but we have legal descriptions for the C-3 along 5th Street in two pieces. It's kind of disjointed. There's one piece on the corner and there's a few commercial buildings down here towards the south end of 5th Street before you get to the interstate.

The subject of tonight's meeting is this area on 6th Street.



This parcel in the corner here is the Foley Electric building. I don't know that we change anything if we went to a Central Business District or a Traditional Neighborhood Design District. I don't know that we change anything for the current use of that, but that building might be able to be reused at some future time under this zoning district.

What I would propose is we will do an additional neighborhood meeting once we publish this for the Planning Commission and see what they think. If they would rather not be in, I think we could probably pretty easily cut that one parcel out of the legal description.

The request for you all this evening is to approve moving forward to the full commission with that area that I've shown on the two maps along 6th Street and the legal description that we have here prepared by the County Surveyor. It's about three pages long and I don't know that you need to look at it in detail, but that's what we will publish.

When we publish the outline of the zoning district, we have to publish the legal description. We can't just publish the map. That's what sometimes takes us a little longer on these neighborhood downzonings or rezonings that we initiate to bring them forward because the surveyor has to write the legal descriptions for us. This legal description is what we'd ask for

you to move forward to the full commission for approval. Once that happens, then we would go through the normal planning and zoning process.

We've used this process many times before in neighborhood downzonings, mostly downzonings. Pretty much everything from Argentine up to Washington Boulevard and east of 18th Street has been downzoned to the appropriate use for the building. In this case when it happened in this area, they left those buildings as C-3 instead of changing them to something else. We didn't really have a TND at the time and the Central Business District has really been limited to the core of downtown previously.

Chairman McKiernan said as the neighborhood group and I looked at this, the fact that it's zoned, it's zoned in such a way that it really doesn't contemplate a dense neighborhood around these types, or it allows businesses that aren't necessarily designed for a densely packed neighborhood. There are parking requirements for new businesses that don't take into account the fact that people could actually walk to a new business that would be created on 6th Street.

The other thing is if you go back to the very beginning of the C-3 description, it says that it allows for businesses that may have a negative impact on surrounding neighborhoods. To put the parking requirements in line with a dense neighborhood and to remove those types of businesses that might have a negative effect, typically more offensive by reason of noise, commotion, appearance, hours of operations or general image as perceived by the public and varying degrees of adverse impact will be experienced by nearby properties. We wanted to try to mitigate that as well as open it up for development.

Commissioner Maddox said on that map that you showed, there's a guy that contacted me. In the 5th Street area he has a parcel, a business right by the interstate in which he wanted to do a banquet hall. I guess he got turned down for that. Then he wanted to do an auto shop or whatever he was doing. Then he was turned down for that. Is this kind of in regards to, is this going to change it so it would exclude him or include him? My question for that is what about those people who have bought those businesses in the current structure that's there with the thought that they would be able to run a business in that framework.

Mr. Richardson said the parcel you're talking about is over here so it's not part of what the request is tonight, but if we were to come forward with that, the neighborhood would like to

eliminate the potential for an auto use or the banquet hall in those areas without zoning approval. They were analyzed under the Code and if they were denied, it was because they didn't meet some part of the Code. I'm somewhat familiar with it but I didn't review that case before I came up to know what the particulars were. Parking for the party hall was a significant issue.

Chairman McKiernan said so that wouldn't be part of this very first proposal. I don't think we find any businesses similar on the 6th Street corridor. The Strawberry Hill Neighborhood Association has voted and approved as an association that they would like to move forward with this.

Commissioner Townsend asked what happens in a situation like this, I don't know if you have this in fact here or not, if you have businesses that are inconsistent with your proposal. Do we have any like that here?



Mr. Richardson said that's somewhat what I was mentioning with this parcel at the bottom with Foley Electric down here. Right here on this bottom leg that goes off to the right on the screen, that business is a large brick building. It is probably a C-3 use right now. It's more of a contracting facility, but if they were to move somewhere else, that would be a prime building for redevelopment that might be a mixed use building. Now if they were rezoned to TND or C-D, I would have to do an evaluation to see if they were still in conforming use or if they become a legal, nonconforming use.

If they became a legal and nonconforming use, if it were to burn and lose more than 50% of its value, then they would have to rebuild and conform to the new zoning code that they were

at. If they were conforming, it would have no difference on it. I haven't done that analysis on that building, but that's what we would look at.

If that were the case, say a building right here in the middle, if it would be a tremendous hardship on that one building, we might be able to leave that out. Krizman Sausage, they manufacture on site. They may fit that category. We'll do that analysis parcel by parcel as part of this project.

Chairman McKiernan said to be clear, what we're asking tonight is just to approve the legal descriptions so that we can begin that planning and zoning process which would then investigate in a much greater detail the potential impacts on anyone who is currently a business owner there.

Mr. Richardson said the reason that this comes before you as a map amendment is that the state law only provides for three different entities to apply for a zoning change, a map amendment, that's the Board of Commissioners, the Planning Commission and the property owner themselves. When we have a large area like this, rather than getting everybody to sign off, it's easier to approach it this way. But we don't anticipate any significant issues that wouldn't be resolved through the analysis that I've described previously.

Action: **Commissioner Murguia made a motion, seconded by Commissioner Walters, to approve the legal descriptions and forward to full commission.** Roll call was taken and there were five "Ayes," Walters, Murguia, Maddox, Townsend, McKiernan.

Adjourn

Chairman McKiernan adjourned the meeting at 5:34 p.m.

mls