

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, March 1, 2021**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, March 1, 2021, at 5:05 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, and Johnson. Commissioner Walters was absent. The following officials were also in attendance: Angela Lawson, Deputy Chief Counsel; Melissa Sieben, Alan Howze, Bridgette Cobbins, and Emerick Cross, Assistant County Administrators; Patrick Waters, Senior Attorney; Jud Knapp, Interim Land Bank Manager; Katherine Carttar, Director of Economic Development; Carol Godsil, Deputy Unified Government Clerk; Alley Porter, Commission Liaison; and Rocki Mayes, Program Supervisor in County Administrator's Office.

Chairman McKiernan said before I call this meeting to order, I want to announce that due to COVID-19, some committee members, staff, and public are attending remotely via Zoom as well as those who are on-site. All participants should please mute their phones or computers when not speaking to avoid background noise.

During the meeting, please make sure that you announce yourself by name and title every time you speak so that the public who's observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

Due to COVID-19 requirements, in-person public comment has been suspended, unless otherwise required by law. The public is allowed to participate by Zoom or to submit comments by email prior to the meeting, and those comments will be included in the record of this meeting.

Chairman McKiernan called the meeting to order.

Roll call was taken and members were present as shown above.

Chairman McKiernan said there were no revisions to the agenda after it was originally published.

Chairman McKiernan said there were no minutes available for consideration.

Committee Agenda:

Item No. 1 - 21673...LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

2 Single Family Homes

- 2630 N. 102nd St. - 147223 - Dr. Dana Jackson
- 3008 N. 30th St. - 099328 - Habitat for Humanity

1 Garage

- 1310 Troup Ave. - 213733 & 2000 N. 13th St. - 213732

1 Property Option

- 3306 N. 33rd St. - 165213 - Arturo Hernandez



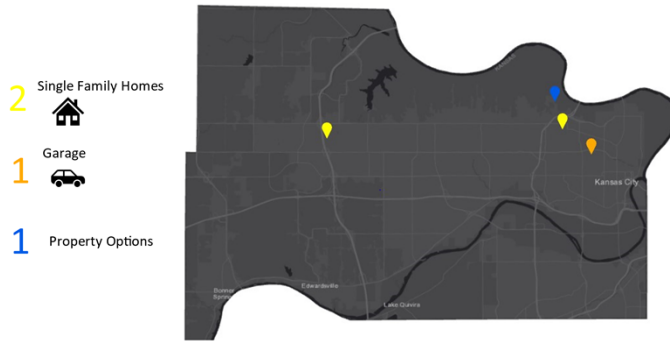
**Neighborhood &
Community Development
Standing Committee**

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Option Agreements

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Jud Knapp, Interim Land Bank Manager, said the first item on the agenda is the option agreements. We have two single-family homes, one garage, and one property option on the agenda tonight.



OPTION AGREEMENTS
DR. DANA JACKSON



Requesting Land Bank Lot
2630 N 102nd ST - 147223

New Construction
 Single Family Home
Zoning
 R-1
Frontage
 85ft
Acre
 1.29



The first option agreement tonight is at 2630 N. 102nd St. for a single-family home. The zoning is currently R-1 with 85 ft. of frontage and it's 1.29 acres.



OPTION AGREEMENTS
DR. DANA JACKSON



House Details
 3 Beds
 2 Baths
 1,700 SqFt

Timeline
 Project Start –March 2021
 Project Completion – December 2021

Next Steps

1. Building inspection approval
2. Driveway permit
3. Building estimate
4. Proof of funds

Recommendation

☒ Staff Advisory Committee
 Concern: sewer access, house needs to face 102nd, Driveway needs to be on 102nd, creek on 102nd

☒ Land Bank Advisory Board



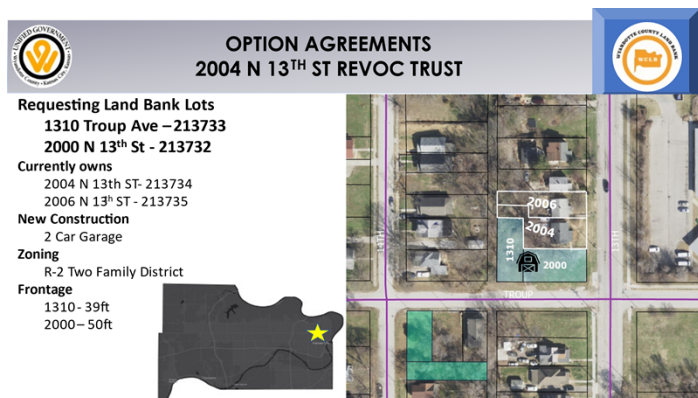
It's a three-bed, two-bath house, 1,700 sq. ft. They project to get started in March and complete the project by December. The next steps would be Building Inspection approval, a driveway

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permit, building estimate, and then the funds to cover that building estimate. We have recommendations from the Staff Advisory Committee. They have concerns about sewer access. They're going to have to go under Georgia Avenue to connect to the sewer. The house needs to face 102nd St. and the driveway needs to be on 102nd St., but there's also a creek on 102nd St. The Land Bank Advisory Board did not have any recommendations for this.



Here's another little detailed view of the concerns. You can see that is the property boundary here. This is a Google street view of that. You can kind of see the creek back there that they would have to cross to get to the house. The County Engineer said this lot is buildable, but it'll be more costly due to the creek.



The next one is at 1310 Troup Ave and 2000 N. 13th St. These two lots here. The owner currently owns 2004 N. 13th St. and 2006 N. 13th St. He wants to build a two-car garage. The zoning is R-2 Two Family District.



OPTION AGREEMENTS
2004 N 13TH ST REVOC TRUST



Building Details
2 Car Garage
528 Sq Ft.

Timeline
Project Start –March 2021
Project Completion – May 2021

Construction Experience
Owns a construction company for 10 years

Next Steps

1. Combine lots
2. Building inspection approval
3. Building estimate
4. Proof of Funds

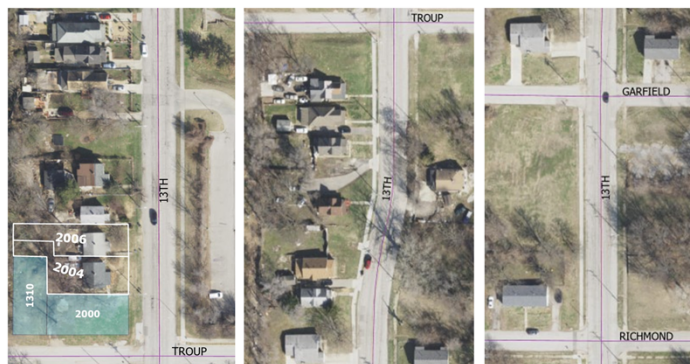


Recommendation

☐ **Staff Advisory Committee**
Concern: two buildable lots for one garage

☐ **Land Bank Advisory Board**
Concern: 2 buildable lots for one garage, too many garages, and street parking problems on 13th

He plans to start in March and complete it in May. His construction experience—he owned a construction company for 10 years. The next steps would be combine lots, Building Inspection approval, building estimate, and proof of funds to cover the building estimate. The recommendation from the Staff Advisory Committee was it's a concern that there's two buildable lots for one garage. The Land Bank Advisory Board had a concern also of two buildable lots and one garage. They said too many garages on 13th St. and on-street parking problems on 13th St.



So, to answer those, I got aerial views of 13th St. I counted the garages and I got six garages behind the house because these houses do not have alley access behind them. Their only option would be to park on the street or have a driveway like these houses have. The parking on 13th St., this aerial view was flew over in spring of 2020. I can tell by the shadows of the trees that this flyover happened in the morning. I only see one car parked for the on-street parking issues.

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OPTION AGREEMENTS
HABITAT FOR HUMANITY



Requesting Land Bank Lot
3008 N 30TH St. --099328

New Construction
 Single Family Home

Zoning
 R-1(B)

Frontage
 62.5ft

Acre
 0.16




The next one is at 3008 N. 30th St. It's for a single-family home. The zoning is R-1(B); 62 ft. of frontage.



OPTION AGREEMENTS
HABITAT FOR HUMANITY



House Details
 3 Beds
 2 Baths
 1240 SqFt

Timeline
 Project Start – September 2021
 Project Completion – January 2022

Next Steps

1. Building inspection approval
2. Cost to build
3. Proof of funds



Three-bed, two-baths, 1,240 sq. ft. They plan to start in September and finish in January of 2020. Building Inspection approval, cost to build, and provide proof of funds to cover the costs of building.

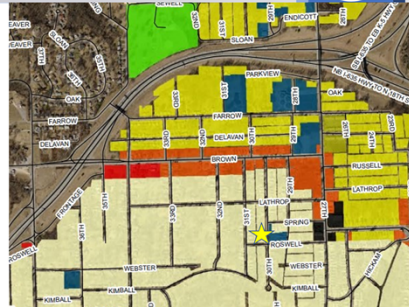


OPTION AGREEMENTS
HABITAT FOR HUMANITY



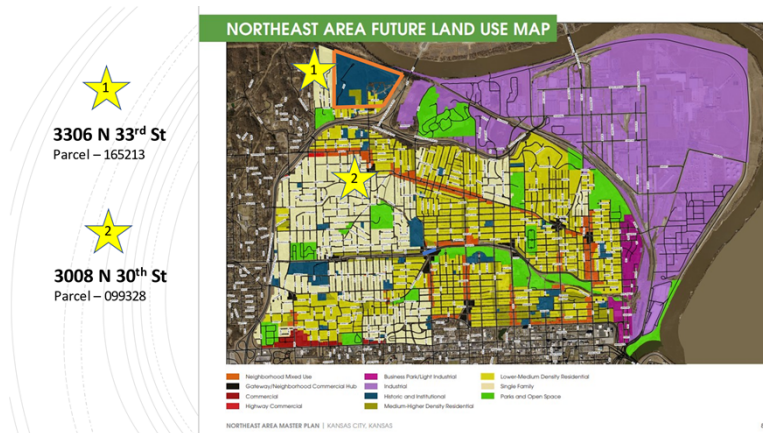
Northeast Area Master Plan
Future Land Use Map

In a Single-Family area in the master plan

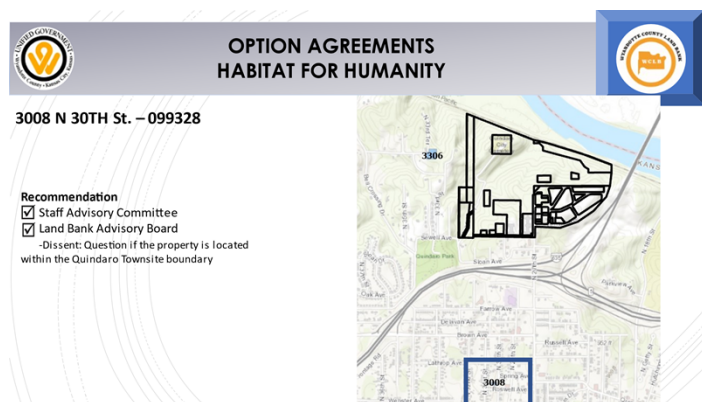


Here is a map out of the Northeast Area Master Plan, the future land use map. This house falls in the single-family area in the master plan.

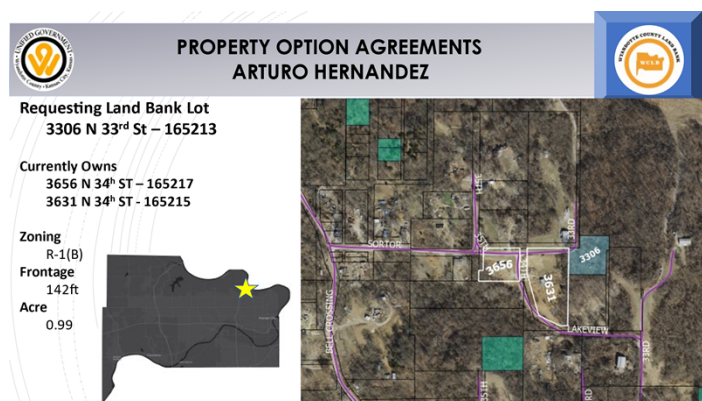
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Here is also another map that shows the relationship of the number 2 star is what the house we're looking at now to the Quindaro Townsite.

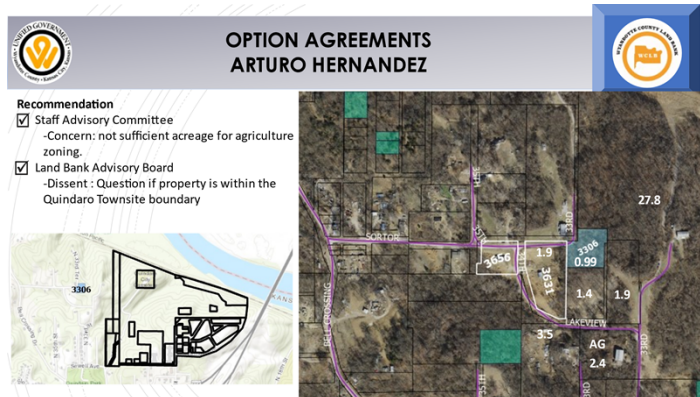


The recommendation. Staff didn't have any comments on this one. The Land Bank Advisory Board had questioned if the property was located within the Quindaro Townsite boundary. You can see from the map this is the boundary and the location of the house is down here.

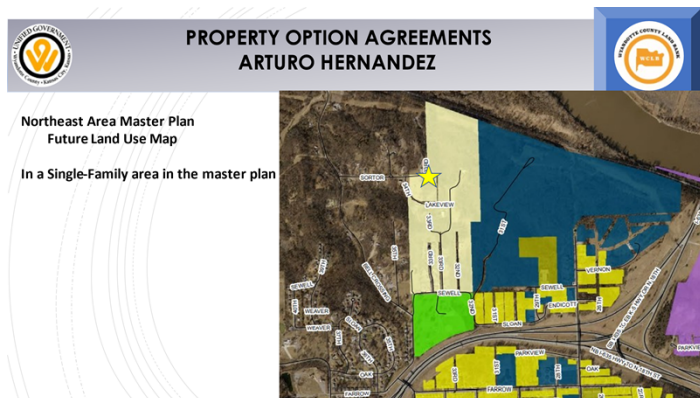


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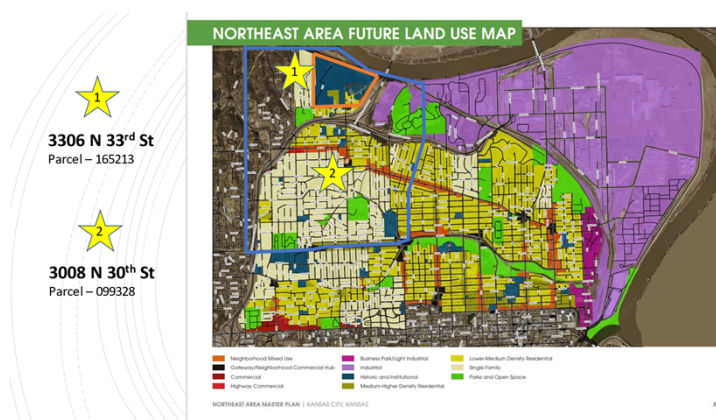
The next one is a property option. Now, this is a little different. There's no construction plan on this one. This is just to—it's an option because if they get the zoning changed, we will deed the property to them. They're planning to change the zoning to agriculture. They're requesting 3306. They currently—they just recently purchased in December, 3631 N. 34th St. They currently live in the house at 3656 and own it. 3306 is under an acre. Since there's no sewers in the area, this lot is technically unbuildable because the acreage is under an acre.



The recommendation of staff, not sufficient acreage for agriculture zoning. I have this map over here that shows the parcel. Just to the south is zoned Ag and it has 2.4 acres. The Land Bank Advisory Board questioned if the property was within the Quindaro Townsite boundary. I have the boundary here and the property there outside of the boundary.



Here is the Northeast Area Master Plan future land use map. I put a star on where the property is, and it's just on the corner of the single-family area in the master plan.



Here's also the star in its relationship to the Quindaro Townsite. That would be all I have for the first item for property options.

Chairman McKiernan said I think a couple of committee members will have questions in just a moment, but first a question for myself. On that very first one on N. 102nd St., the position of the Staff Advisory Committee is that if the property owner choses to invest the extra that it would take to build that house, you're okay with the house being built on that property, correct? **Mr. Knapp** said yes. **Chairman McKiernan** said and given the fact that this is an option, the property will not end up being transferred until such time as they have confirmed that they can actually build? **Mr. Knapp** said that is correct, Commissioner. **Chairman McKiernan** said perfect. Thank you so much.

Commissioner Townsend said what I would propose is that we take each of these requests individually and act on them. My proposal, just based on the question you asked a few minutes ago and the overall proposal, is that we move to approve the application on 2630 N. 102nd St.

Chairman McKiernan said thank you, Commissioner. I'll just see if there's any objection from the other members of the committee to splitting these out and having four separate motions and actions on these properties. I don't hear from other members of the committee that they are opposed to that. We will consider breaking these into four separate action items. The first one being 2630 N. 102nd St. There is a motion to approve that option as submitted.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to approve 2630 N. 102nd St., as submitted.**

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Chairman McKiernan asked, from the position of the Clerk's Office, have we received any communication about this application? **Ms. Godsil** said we received no request from the public. **Chairman McKiernan** asked, is there anyone who is here attending this meeting who would like to comment about this application? **Ms. Godsil** said I don't see any hands raised.

Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our next application which is 3008 N. 30th St., a proposal for Habitat for Humanity.

Commissioner Townsend said with respect to 3008 N. 30th St., when this committee last met, this item was on the agenda. It was approved by a motion that I proposed that we set this aside pending a meeting with our Land Bank Advisory Board, which was held recently. As a result of that meeting, what I'm going to ask our committee to do is to hold this item in abeyance one more month for the specific purpose of the Economic Development Office giving notice again to any NBR, any neighborhood group, and giving the Advisory Board, if they so choose, an opportunity to comment further. This was from a recommendation that arose out of the recent meeting that we had. That is my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to set aside 3008 N. 30th for one more month pending conclusion of the ongoing discussion between the Land Bank Office, Economic Development, and members of this committee.**

Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our third item which is the application for a garage at 1310 Troup Avenue. Do any members of the committee have any comments or discussion or questions about this item?

Commissioner Johnson said, Jud, I just want to make sure I'm clear on this item here. They're wanting to combine, and I'm sorry, I was transferring my computers at the time. They're wanting to combine these two properties into one and build a garage right smack in the middle? **Mr. Knapp** said they want to combine these two lots with lot 2004. Where I put the garage is where he plans to build the garage. There is already a driveway existing right here, (inaudible) the property line. **Commissioner Johnson** said it's going to be kind of right smack dab in the middle there by those two parcels. **Mr. Knapp** said that is correct. **Commissioner Johnson** said so the reason why we want to do that is because they're going to build an extension to that driveway? **Mr. Knapp** said yes.

Commissioner Johnson asked what direction is that facing on that—the way that barn, it's like a barn to me, not a house. Which direction is it facing? **Mr. Knapp** said it's facing south. **Commissioner Johnson** asked, is there an issue with trucks parking? What is he going to kind of—is it a two-car garage. He's not going to be parking a big truck there, is he? **Mr. Knapp** said I do not know. I believe the applicant is in this meeting. He may be able to answer.

Stan, 2004 N. 13th Trust, said we're looking to square these lots up. The lots on to the north are full, rectangular lots. 2004 and 2006 were chopped up due to this 1310 Troup lot being carved out there. We'd like to make these all uniform, rectangular lots through there and put a garage where it's located on the property for the 2004 address. **Chairman McKiernan** asked, Stan, are you the property owner at 2004? **Stan** said correct.

Commissioner Johnson said I was just trying to get clarification on the type of garage. It says two-car garage. I just want to clarify that. Will there just be two cars parked there or trucks? **Stan** said there will be only vehicles there; no large trucks. **Commissioner Johnson** said very good. That's all I just needed clarification on.

Are there trucks that are parked other places here, Jud? It seems like I recall that on 13th St. Maybe it was just to the, I guess, it would be the east there, but that would not have anything to do with this particular application. **Mr. Knapp** said not from my research. **Commissioner Johnson** said that's all I have.

Commissioner Burroughs said the question I would ask, Stan, is the reason why you're putting the garage where it's at is because the cutout that's already there? Because it would seem more

practical to have it closer to the home that would allow you to either in the future connect it to the home or make it part of the development closer to the home altogether. I'm just curious if that's the reason why you're building the garage where it's at because the cutout that's already in the curb. **Stan** said that's correct partially because of the cutout that's already in the curb, and it also gives a larger backyard for children to play in at 2004 there. **Commissioner Burroughs** said thank you for that answer.

Chairman McKiernan asked, any other questions or comments about this application from the committee?

Action: **Commissioner Johnson made a motion, seconded by Commissioner Burroughs, to approve as submitted.**

Chairman McKiernan asked the Clerk's Office if we received any communication about this application. **Ms. Kimble** said there have been no communications received. **Chairman McKiernan** asked, is there anyone else in attendance at the meeting tonight who would like to comment on this application? **Ms. Godsil** said, Chairman, I see no hands raised.

Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our fourth property option. This is at 3306 N. 33rd St. I do believe that Commissioner Townsend would like to give some direction or ask a question about this property.

Commissioner Townsend said this item, too, was a holdover from the previous month. There were some concerns raised by Commissioner Walters and me. I was wanting to look at the proximity a little bit later of this proposed option to the designated historic site. At this point, I am inclined to defer, or at least deny, the application because of its proximity to the designated historic site and to leave options for development related to the Quindaro Ruins and the historic site open to the Unified Government at this point. There are groups that are being organized—I started to say the 501(c)(3), not that, but the corporation that was being organized to accept ideas

about development in that area as it pertained to the old Quindaro Historic Townsite and, specifically, the area surrounding the designated site. At this point, I would want to keep those options open and, therefore, would move to deny this application at the current time.

Action: Commissioner Townsend made a motion, seconded by Commissioner Johnson, to deny the application as submitted.

Chairman McKiernan asked, any other comments or questions from members of the committee? I'll ask if there's anyone in attendance who would like to comment on this application. **Ms. Godsil** said I see no hands raised. **Chairman McKiernan** asked, has there been any communication received by the Clerk's Office on this application? **Ms. Kimble** said no communication received.

Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Item No. 2 – 21676...LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank property transfers, submitted by Jud Knapp, Interim Land Bank Manager.



Property Transfers

Chairman McKiernan said I would ask the committee permission to separate the very first one, which is a yard extension, from all of the other transfers which are somewhat similar in their nature, and to consider the yard extension separately and then all of the other transfers as a group. I'll just ask if anyone on the committee has any problem with that? Hearing none, Mr. Knapp, let's go ahead and consider the yard extension at 923 Pacific.

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Yard Extension

• 923 Pacific Ave. - 069246 - Mark Sappington

Jud Knapp, Land Bank Manager, said the applicant recently bought 921 and rehabbed it, and he's requesting lot 923 that's right next to the house. The frontage is 25 ft. It is technically a buildable lot, but the staff had determined that it would be a challenging build.



**YARD EXTENSION
MARK SAPPINGTON**



Unbuildable Checklist	
Area less than 2,000 SqFt	2,915
Under 19.99 feet of frontage	25
Flood plain	No
Land Locked	No
Right of Way	No
Undermined	No
Severe topography	No

Recommendation

☒ Staff Advisory Committee
Concern: would like the curb cut removed, will need to combine lots

☒ Land Bank Advisory Board



Since this would be a challenging build, we are presenting this to the commissioners today. The Land Bank Advisory Board did not have a comment on this. The Staff Advisory Committee did say that they would like the curb cut removed here and they would need the lots combined.

Chairman McKiernan said I have spoken with the applicant and driven by this property. I certainly would agree that this Google street view picture shows parking on an unimproved surface which is against code in Kansas City, Kansas, and so would not be allowed.

You are actually recommending that we make a condition of this transfer that the applicant actually install a curb; remove the cut at this spot. **Mr. Knapp** said that is correct, Commissioner.

Chairman McKiernan asked, what about the alternative if the applicant wanted to improve the surface to create a driveway to use the existing curb cut and extend it with a code-compliant driveway? **Mr. Knapp** said I would have to refer to Planning on that one. I don't know.

Chairman McKiernan said I am certainly open to other comments or suggestions from members of the committee, but what I would be inclined to consider is transferring this property without the requirement that the curb cut be removed and replaced with a structural curb, but with the understanding that any parking on an unimproved surface is a code violation and that we would view that as grounds for reverting the transfer back to the Land Bank.

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Commissioner Burroughs said my thoughts exactly. I truly believe that we need to send a strong message if the homeowner chooses not to construct a code driveway, that he has to put the curb in. I'm with you, Mr. Chairman. I don't know why he wouldn't want to improve that and make it a driveway. I like the comments, Mr. Chairman. I would be supportive of that if that's a motion. I just think that it's right for a driveway and would be a good use of the property if they chose not to put the curb in.

Commissioner Johnson said so, it sounds like what's being recommended is that we will leave it to the discretion of the owner as to what to do, whether to extend the driveway and/or whether to put a curb there with the understanding that if they do nothing and continue to park on the unimproved surface, that it would be subject to code violations. We're just going to kind of leave it open in that regard. **Chairman McKiernan** said and I would suggest that a code violation of that sort, parking on the unimproved surface, would result in ownership of the property transferring back to the Land Bank. **Commissioner Johnson** said I'm good with that.

Commissioner Townsend said I think you have just clarified for me as Commissioner Johnson mentioned and Commissioner Burroughs. I like the adaptability with the restriction of just what you proposed. You've already got a curb cut. Seems to me the natural thing to do would be take advantage of that and make a driveway. Although, he may not choose to do that. However, if there's a code violation involving parking on an unimproved surface, the reverted option should be, and I would encourage it, to be used. I would certainly support that it be used.

Commissioner Johnson said just for clarification, with just one violation, correct, Mr. Chair? **Chairman McKiernan** said yes, that would be my recommendation that this effectively serves as an attractive nuisance at this point by virtue of the fact that it's there. It kind of encourages—well, what we already see in the Google street view picture. I would say that it would be the position of myself, and I assume the committee, that that sort of code violation will not be tolerated if we transfer this property. **Commissioner Townsend** said I would agree with that. **Commissioner Johnson** said I second the motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Johnson, to transfer the property.**

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Chairman McKiernan said we a motion to transfer the property with the understanding that a code-compliant driveway can be constructed, but that any parking on an unimproved surface on 923 will result in ownership of the property transferring back to the Land Bank. I would just ask our Legal Counsel, Ms. Green, if there are any issues with that motion. **Ms. Green** said I don't think there's anything wrong with that. I think we can do that with a simple deed restriction. **Chairman McKiernan** said fantastic. Thank you so much.

Commissioner Burroughs said the question I would have, do we want to put this time specific? Does the land ownership transfer to the owner after a year? I'm trying to be mindful of the criteria we set forth on property that we transfer to owners. I can't remember the timeframe. Mr. Chairman, if someone could guide me on that. I truly believe that if we're going to hold this open for perpetuity and he gets one violation in five years or is it one violation within in a set calendar time? **Chairman McKiernan** said that is an excellent question, Commissioner. I would assume, Mr. Knapp, that this property would transfer immediately. **Mr. Knapp** said yes, Commissioner, that is correct. **Chairman McKiernan** said so, Commissioner Burroughs brings up an excellent point about a one strike and you're out clause, if we want to actually put something in like that.

Commissioner Townsend said along the same line of consideration of the question that Commissioner Burroughs raised, I have a question for counsel. The deed restriction, would that survive after one-year? I think in the past, we could, the Unified Government could go back on properties that have been transferred out of the Land Bank within a year. With this particular piece of property and the overwhelmingly stated concern about code violations for parking is not appropriate. Would this deed restriction survive any time limitation?

Ms. Green said it would. That year was something that probably was just done as a policy with the Land Bank. There's nothing that's statutorily concerns having it be in there for a year. If we want to put that as long as he owns that property, there's going to be that deed restriction in there. We can put it in that and then he would have to get a release from us on that restriction in order to be able to convey this property to somebody else.

Commissioner Townsend said well, I, for one, then would like to see that as part of the deed then. Thank you for clarifying that. **Ms. Green** said no problem. I don't see that would be any problem to make sure that kind of restriction is in the deed.

Chairman McKiernan said I have to say, having communicated with the applicant, I am confident that he will enhance this property, whichever direction he goes. Whether it's toward a driveway or toward just a yard extension here, I am confident that he will enhance the property because it's to his own benefit since he owns 921 to do that.

Chairman McKiernan said we have a motion and I believe, I just want to clarify, that the committee is with me on this. We have a motion to transfer the property with the stipulation that parking on the unimproved surface, creating a code violation, will result in the property being transferred back to the Land Bank.

Commissioner Townsend said move to second that motion with the requirements just stated.

Chairman McKiernan asked, any other comments or questions from members of the committee? Is there anyone in attendance who'd like to comment on this application? **Ms. Godsil** said I see no hands raised, Mr. Chairman. Was there any communication received by the Clerk's Office regarding this application? **Ms. Kimble** said no communication received.

Roll call was taken on the motion and there were four "Ayes," Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our last group of properties that are being considered for transfer.

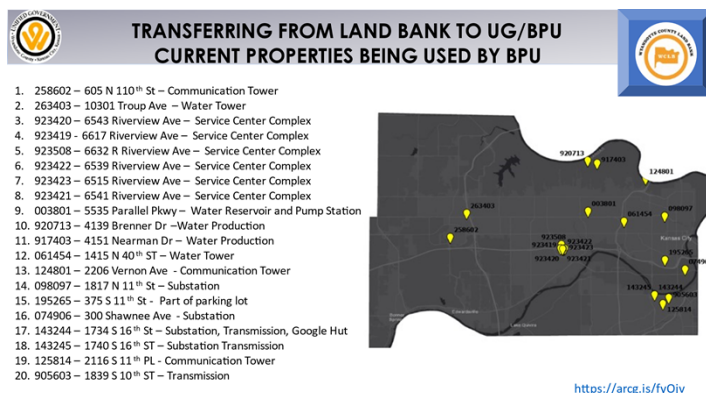
Land Bank to UG / BPU ownership

- 258602 – 605 N. 110th St. – Communication Tower
- 263403 – 10301 Troup Ave. – Water Tower
- 923420 – 6543 Riverview Ave. – Service Center Complex
- 923419 – 6617 Riverview Ave. – Service Center Complex
- 923508 – 6632 R Riverview Ave. – Service Center Complex
- 923422 – 6539 Riverview Ave. – Service Center Complex
- 923423 – 6515 Riverview Ave. – Service Center Complex
- 923421 – 6541 Riverview Ave. – Service Center Complex
- 003801 – 5535 Parallel Pkwy. – Water Reservoir and Pump Station
- 920713 – 4139 Brenner Dr. – Water Production
- 917403 – 4151 Nearman Dr. – Water Production

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- 061454 – 1415 N. 40th St. – Water Tower
- 124801 – 2206 Vernon Ave. – Communication Tower
- 098097 – 1817 N. 11th St. – Substation
- 195265 – 375 S. 11th St. – Part of parking lot
- 074906 – 300 Shawnee Ave. – Substation
- 143244 – 1734 S. 16th St. – Substation, Transmission, Google Hut
- 143245 – 1740 S. 16th St. – Substation Transmission
- 125814 – 2116 S. 11th Pl. – Communication Tower
- 905603 – 1839 S. 10th St. – Transmission

(This is mainly an administrative process to move these properties to the current owner and out of the Land Bank's inventory.)



Jud Knapp, Land Bank Manager, said this request is to move properties that are actively being used by BPU out of Land Bank ownership into the proper ownership of the UG/BPU. This transfer is to clean-up our Land Bank inventory. The first one is a communication tower. This next one is a water tower. All the sites that are—like BPU has structures on or actively using them.

Action: **Commissioner Johnson made a motion, seconded by Commissioner Townsend, to approve.**

Chairman McKiernan said I'll say, Mr. Knapp, I applaud you continuing to work through all of these administrative transfers. As this committee has talked about for several years, we have a backlog of work like this that we need to accomplish. I applaud your continued efforts to chip away at that backlog and to get everything sorted out as it should be.

Chairman McKiernan asked, is there anyone in attendance who would like to comment on these transfers? **Ms. Godsil** said there are no hands raised from the public. Was there any

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communication received about these transfers? **Ms. Kimble** said there were no communications received.

Roll call was taken on the motion and there were four “Ayes,” Johnson, Townsend, Burroughs, McKiernan.

Adjourn

Chairman McKiernan adjourned the meeting at 5:36 p.m.

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