

**PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
AT CHESTERFIELD CITY HALL
MARCH 28, 1994**



The meeting was called to order at 7:00 p.m.

PRESENT

ABSENT

Mr. Fred Broemmer
Ms. Mary Brown
Mr. Dave Dalton
Ms. Mary Domahidy
Mr. Bill Kirchoff
Ms. Patricia O'Brien
Mr. Walter Scruggs
Ms. Victoria Sherman
Chairman Barbara McGuinness
Mr. Douglas R. Beach, City Attorney
Mayor Jack Leonard
Councilmember Dan Hurt, Ward III
Mr. Jerry Duepner, Director of Planning
Ms. Laura Griggs-McElhanon, Senior Planner
Mr. Joe Hanke, Planner II
Ms. Toni Hunt, Planner I
Ms. Sandra Lohman, Executive Secretary

INVOCATION - Chairman McGuinness

PLEDGE OF ALLEGIANCE - All

PUBLIC HEARINGS Commissioner Broemmer read the "Opening Comments"

- A. **P.Z. 5-94 C.L. Family Land Company (Schoettler Manor)**; a request for a change in zoning from "R-1A" 22,000 Square Foot Residence District to "R-2" 15,000 Square Foot Residence District for a 4.6 acre tract of land located on the east side of Schoettler Road approximately 1500 feet north of Clayton Road. (Locator Numbers: 20R331532 and 20R331523) And,

P.Z. 6-94 C.L. Family Land Company (Schoettler Manor); a request for a Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 Square Foot Residence District for the same 4.6 acre tract of land located on the east side of Schoettler Road approximately 1500 feet north of Clayton Road. (Locator Numbers: 20R331532 and 20R331523) Proposed Use: Single-Family Residences

Senior Planner Laura Griggs-McElhanon noted that **revised** plans were handed out prior to the meeting. She gave a slide presentation of the proposed site and surrounding area.

Mr. John King, Attorney with King, Weier, Hockensmith & Sherby P.C., spoke on behalf of the petition noting the following:

- He is representing Charles Liebert and Mike Miller who will develop the subject tract of land and build the proposed custom houses.
- Identified the subject tract and surrounding land uses.
- The proposal is for "R-1A" Zoning to build seven (7) single-family lots around a small cul-de-sac.
- Proposed lots would be a minimum of 18,000 square feet and a maximum in excess of 24,000 square feet in size.
- The existing home on the site will be torn down and replaced with a new home.
- Lots will be a minimum width of one-hundred and twenty (120) feet at the building line.
- Size of proposed homes will range from 3200 square feet minimum, upwards to 3600 or 4000 square feet.
- All of the proposed homes will be two-stories with three (3) car garages.
- The homes will range in price from \$375,000 to \$500,000 to \$600,000.
- Retention will be provided along Schoettler Road, designed to provide for an additional twenty-five percent (25%) more capacity than is normally required under the MSD guidelines, and meet the ordinance requirements of the City of Chesterfield.

- The proposed lots are larger than those adjacent lots of Hunters Point and Village Green.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Kirchoff inquired about the side yard setbacks.

Mr. King stated he will ask the engineer about this.

Commissioner Domahidy requested clarification of the request for "R-1A" Zoning.

Mr. King replied the petitioner is seeking only "R-1A" density, as this will enable development of seven (7) lots.

SPEAKERS IN FAVOR: - None

SPEAKERS IN OPPOSITION: - None

SPEAKERS - NEUTRAL:

1. Tony Lindsay, 14601 Hunters Point, Chesterfield, MO 63017, as a trustee of Hunters Point Subdivision.

Mr Lindsay noted the following six (6) concerns:

- Containment of mud and water during construction.
- Water run-off after the site is completed.
- The Escrow amount should be large enough for this size project.
- Requested Mr. Miller to state, in writing, that he will be the only builder in Schoettler Manor;
- Requested Mr. Miller's promise, in writing, that there would only be seven (7) homes in Schoettler Manor.
- Requested establishment of a buffer area, approximately fifteen (15) feet in width, on Schoettler Manor property, for the entire length of its border with Hunters Point. The buffer area should include a berm of

approximately eighteen (18) inches in height, with two (2) staggered rows of pine trees approximately four (4) inches in diameter, and spaced eight (8) feet apart.

Mr. Lindsay noted the appreciation of residents of Hunters Point for the cooperation of Mr. Miller during meetings to discuss this proposal.

2. Mr. Douglas J. Moroso, 12 Georgetown Road, Chesterfield, MO 63017, as an individual.

Mr. Moroso noted the following concerns of residents of Georgetown:

- About four and one-half (4½) years ago the residents fought the Westerly development on stormwater issues.
- He noted several meetings with Councilmember Dan Hurt to discuss handling of stormwater. The City told residents that there would be a twenty-five percent (25%) reduction in CFM's, and also assured them that any future developments would resolve some of the existing water problems.
- Property values have sky-rocketed downward, due to the stormwater problems.
- The City failed to inform them that, in a normal thunderstorm, his yard and those of his neighbors would be totally flooded.
- The existing sewers cannot handle the current water level, as water has risen to within two (2) feet of his basement windows.

Councilmember Hurt stated the following:

He concurred with Mr. Moroso's comments, noting there is a particular conduit near Mr. Moroso's property that is causing a problem. The twenty-five percent (25%) reduction is in line with this development; however, in addition to that, he would like the Public Works Department to try to move the water farther downstream beyond Georgetown. It has been very exacerbating lately. Even though you get a normal reduction in fifteen (15) years, average thunderstorms are creating problems.

COMMENTS/DISCUSSION BY COMMISSION

- It was noted that Schoettler Manor, on the other side of the road, contributes to the watershed of Georgetown.
- Westerly Subdivision is upstream of this watershed.

Councilmember Hurt noted that, of all the problems in this area, the watershed and run-off problems continue to be major issues. He further noted the flow goes all the way down to Scarborough West.

Ms. Rosemary Childres, 14607 Hunters Point, Chesterfield, MO 63017, waived her opportunity to speak.

SPEAKERS - NEUTRAL: (continued)

3. Mr. Dean F. Kappel, 14600 Hunters Point, Chesterfield, MO 63017, as an individual.

Mr. Kappel noted the following concerns:

- Would like retention of the large number of existing mature trees along the property line, between the new development and Hunters Point Subdivision.
 - A berm is desired to separate the proposed development of two-story homes from Hunters Point's one-story homes.
 - Some improvements along Schoettler Road are desired, as there are currently no shoulders.
4. Mr. Chuck Marlin, 1947 Devershire Court, Chesterfield, MO 63017, as a trustee of Scarborough West Subdivision.

Mr. Marlin noted the following concerns:

- Whatever happens in Westerly and Georgetown will end up in Scarborough West.
- Residents of Scarborough West currently spend over thirty percent (30%) of their annual assessment on maintaining their concrete ditches.

- They are not against development; however, the water problem going north down Schoettler Road is a major problem to their residents in Scarborough West.

Councilmember Hurt stated that Mr. Marlin goes to all Ward 3 Trustee's meetings, and is very active.

5. Ms. Janet Nagel, 14630 Hunters Point, Chesterfield, MO 63017, on behalf of Hunters Point Homeowners Association.

Ms. Nagel noted the following concerns:

- Her property is located directly north of the proposed site, in Hunters Point, on the corner of Schoettler Road.
- A group of mature trees, located on the corner of her property, line up directly with the site where a sewer line is proposed. She urged the trees be protected, in writing, if possible. Should these trees be damaged within one (1) year's time from installation of sewer lines, they would be replaced with trees of a similar size and quality.
- There is a slight slope in the area adjacent to her property. She would like it to be sodded rather than seeded.

6. Ms. Brooke Danna, 1941 Chermore Court, Chesterfield, MO 63017, as an individual.

Ms. Danna noted the following concerns:

- The volume of water is horrific when it storms.
- The City should take over maintenance responsibility for the concrete creek.

Chairman McGuinness summarized the items to be addressed in the rebuttal as follows:

- serious water problems;
- containment of mud and water while the project is under construction;
- water run-off after completion;

- the escrow issue;
- confirmation that Mr. Miller be the only builder of the proposed development;
- confirmation that only seven (7) homes will be built in the proposed subdivision;
- provision of a fifteen (15) foot buffer from Hunters Point, with two (2) rows of pine trees, four (4) inches in diameter;
- stormwater runoff, specifically in Georgetown;
- fate of mature trees along the property lines;
- berm to separate proposed development from adjoining subdivisions;
- shoulders on Schoettler Road;
- major water problem from Westerly to Georgetown to Scarborough West;
- the sewer line placement, with regard to existing mature trees; and
- living trees **after** construction.

REBUTTAL

Mr. King noted the following:

- The developer would like to have the flexibility of an eight (8) foot side yard setback; however, will comply with requirements of City.
- The developer will ensure containment of water and mud during construction by providing a sodded retention area as soon as possible after grading.
- The developer will put up any necessary hay bales, plastic fencing, etc., to meet City engineering standards.
- Development, enforcement and amount of an escrow will have to be determined by the City.

- MSD now requires the developer to provide a system which retains a 2 year storm, 5 year storm, 10 year storm, 15 year storm, etc. When you hit a 15 year storm, it drains out at the 15 year level and, as it goes down, it continues to be metered out all the way down to the 2 year level.
- The developer would like to develop a ten (10) foot buffer area between the proposed development and adjacent properties.
- The developer will look into the cost of two (2) rows of four (4) inch pines for the back area.
- The developer will provide an eighteen (18) inch berm in the area of the ten (10) foot buffer.
- The developer will do everything possible to save all of the existing trees on the subject site, particularly along the back of the property line.
- The developer will talk with the individuals who spoke tonight to address their concerns.

SPEAKERS - NEUTRAL - (continued)

7. Ms. Bernice Van Pelt, 14 Georgetown Road, Chesterfield, MO 63017, as an individual.

Ms. Van Pelt noted the following concerns:

- There are water problems along Georgetown Road from the Westerly development.
- The City of Chesterfield should solve this water problem.
- The City should resolve what happens to the water not going down to Georgetown Road.
- Suggested piping the water down beyond Hunters Point and taking it away from residences.

REBUTTAL - (continued)

Mr. King noted that part of the water coming off the proposed site will be piped down the road and will discharge away from Georgetown. He further noted the City Engineering Department will have to decide the specifics of dealing with the water problems.

Councilmember Hurt mentioned, as a matter of record, the following:

- The basin referred to by Mr. King is a **detention**, not retention, basin.
- The escrows should reflect not only the size of the project, but also the size of the water problem in the area.
- The City is attempting to solve a significant problem in the area. It is hoped that, as development progresses towards Clayton Road, and Clayton Road is improved, this will contribute to the betterment of the area.
- The MSD stormwater metering is not a new concept, as it was attempted in Westerly.
- Engineers pointed out that the lower flow rainfalls will still not have as dramatic an increase as the larger ones. The direction of the flow is going to have a significant effect in this area.

Mr. King stated that MSD made this a requirement, as opposed to being a requirement from the City or developer.

Councilmember Hurt noted that Lot 4 in Hunters Point Subdivision, in the southeastern corner, is a wet area experiencing problems. He requested the developer to help diminish this problem by grading appropriately. He further noted that the engineering group from Cole has worked very well with the City in the past, and he hopes this rapport continues with the proposed development.

COMMENTS/DISCUSSION BY COMMISSION

Commissioner Brown stated that, at the time of the public hearing for Westerly Subdivision, the issue was raised regarding retention of existing trees on the site. She further noted that the developer stated the trees could not be retained if the sewer line goes in there. She inquired whether or not this would be the case with the proposed development.

Mr. King noted that, at this time, the questions regarding the sewer line cannot be resolved. The developer will work with the utilities, making every effort to preserve as many existing trees as possible.

Commissioner Domahidy noted St. Louis County is getting ready to undertake a major stormwater study. She inquired whether the City of Chesterfield could do something similar, perhaps simultaneously, and benefit in a mutual way from what each other learns.

Councilmember Hurt said a study just prolongs the situation. It was estimated that it would cost the City \$25,000,000.00 to address all stormwater problems. He pointed out that, if the stormwater is a problem, the line of trees eluded to earlier by Commissioner Brown may have to be disturbed.

Commissioner Broemmer noted the plan appears to place the detention pond in an area which is not the lowest portion of the site.

Mr. Pete Bubeck, of M.C. Homes, stated the reason for this is that the water coming down Schoettler Road will be intercepted and detained in that basin before being released across the street into the existing subdivision. Some runoff from the subdivision will be routed through the basin; however, the storm sewer inlets that connect into the existing line north on Schoettler will route some stormwater in that direction. The majority of the water that is run through the basin is off-site water that presently runs through the adjoining subdivision.

Commissioner Broemmer asked what happens to the water after it gets past the ditch, with a berm along the east side of Schoettler Road (Section AA).

Mr. Bubeck said he cannot answer the question until the design of the road is determined.

Commissioner Dalton inquired whether the detention area along Schoettler Road will include the common ground and thirty (30) foot landscaping buffer.

Mr. King stated it will be part of the common ground, and the south end will be part of the landscape buffer.

Mayor Leonard inquired whether the water detention study takes into account the widening of Clayton Road.

Mr. King answered yes. The engineer designed the detention area to catch water now coming down Schoettler and not being stopped; thus going immediately into the subdivisions. That is designed for off-site water coming down Schoettler Road. The

balance of the site will drain down to the north end. They are taking into consideration what is occurring to the south of the proposed site and in the southern area.

Commissioner Scruggs noted, if we are successful, we could relieve some of Georgetown's problems, and transfer them to Hunters Point. He further noted the City should make certain we don't worsen any conditions they may have at Hunters Point.

Mr. King stated they will do this when performing the detail studies after the zoning is approved.

Commissioner Broemmer read the remainder of the "Opening Comments."

SHOW OF HANDS

FOR: 4

AGAINST: 0

NEUTRAL: 20

APPROVAL OF THE MINUTES

Commissioner Scruggs made a motion to approve the minutes from the meeting of March 14, 1994. The motion was seconded by Commissioner Sherman and **passed** by a voice vote of 9 to 0.

PUBLIC COMMENTS - None

OLD BUSINESS - None

NEW BUSINESS

- A. **P.Z. 18 & 19-93 Nooning Tree Partnership**; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) procedure in the "R-3" 10,000 Square Foot Residence District; south side of Olive Boulevard, east of the intersection of Appalachian Trail and Olive Boulevard.

(Note: This item is placed on the agenda as information only. It has been tabled by the Planning Commission until further notice.)

- B. P.Z. 3 & 4-94 Chesterfield Homes Development, Inc.; "NU" Non-Urban District to "R-3" 10,000 Square Foot Residence District and Planned Environment Unit (PEU) Procedure in the "R-3" 10,000 Square Foot Residence District; south side of Kehrs Mill Road, east of the intersection of Clarkson Road (State Highway 340) and Kehrs Mill Road.

Toni Hunt, Planner I, summarized the issues being evaluated by the Department and inquired whether the Commission had any additional issues.

No issues were added to the list.

A motion to hold this matter until the meeting of April 11, 1994, was made by Commissioner Domahidy and seconded by Commissioner Broemmer. **The motion passed by a voice vote of 9 to 0.**

- C. P.C. 98-87 Linclay Corporation; a request for Amendment of "C-8" Planned Commercial District Ordinance; west side of Old Woods Mill Road, south of Conway Road.

Ms. Toni Hunt, Planner I, summarized the request and the recommendation of the Department for approval, subject to conditions contained in the report and Attachment A.

Commissioner Kirchoff made a motion to **approve** the request, as recommended by the Department. The motion was seconded by Commissioner Sherman.

COMMENTS/DISCUSSION BY COMMISSION

- The location of the proposed site was discussed.
- It was noted that the Department tried, unsuccessfully, to contact a Planner from Town and Country regarding the setbacks for the Woods Mill Commons I and II buildings (located within Town and Country).
- It is the policy of the City to send neighboring municipalities a copy of the public hearing notice when there is a request for a change of zoning. This is what they do for us, as well.
- The Commission does not believe it necessary to send notices for matters other than changes in zoning.

- The original request was for one (1) building. They are now proposing two (2) buildings with a total of 80,000 square feet (i.e., one of about 50,000 square feet and the other about 30,000 square feet). Both are for office uses.
- There was discussion regarding screening of mechanical equipment and the visual impact of this change.
- Shared parking and access was discussed.
- This development and the United Hebrew Congregation are required to share the same access on Old Woods Mill Road, directly across the street from residential development.
- Concern was expressed regarding the possible impact to residential development across the street from the proposed development, due to the height and intensity of the light standards.
- Landscaping will be required adjacent to the property to the north, to be reviewed at the time of the Site Development Plan. There is a requirement for landscaping along Old Woods Mill Road, as expressed in the County's report.
- Our ordinance requires a landscape buffer when residential is adjacent to commercial development.
- There will be some landscaping requirements between the proposed buildings and the United Hebrew Congregation. These are to be addressed at the time of Site Development Plan review.
- The governing ordinance requires a maximum height of twenty (20) feet for light standards. Most of the lights will be at the back side of the development (north to south).
- It was noted that, at one point, there was to be a traffic signal at this entrance on Old Woods Mill Road.

Upon a roll call the vote was as follows: Commissioner Broemmer, yes; Commissioner Brown, yes; Commissioner Dalton, yes; Commissioner Domahidy, yes; Commissioner Kirchoff, yes; Commissioner O'Brien, yes; Commissioner Scruggs, yes; Commissioner Sherman, yes; Chairman McGuinness, yes.

The motion passed by a vote of 9 to 0.

SITE PLANS, BUILDING ELEVATIONS, AND SIGNS

- A. **Chesterfield Farms Plat 2**; Planned Environment Unit (PEU) Procedure in the "R-2" 15,000 Square Foot Residence District, "FPR-2" Flood Plain "R-2" 15,000 Square Foot Residence District, and "R-6" 4,500 Square Foot Residence District Subdivision Record Plat; north of Wild Horse Creek Road, west of Santa Maria Drive.

Commissioner Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve the Record Plat. The motion was seconded by Commissioner Scruggs and passed by a voice vote of 9 to 0.

- B. **Forum Center**; "C-2" Shopping District Freestanding Advertising Sign; northwest corner of the intersection of Olive Boulevard and Woods Mill Road.

Commissioner Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve the Sign with provision of a minimum two (2) foot high masonry landscape planter located at the base of the supports, including plants and vegetation and maintenance of same. The motion was seconded by Commissioner Domahidy.

Director Duepner noted the Department recommended the landscape area at the base of the sign because it was believed to be appropriate from an aesthetic standpoint, as well as looking at it in terms of the advertising sign permit.

The motion was approved by a voice vote of 8 to 1, with Commissioner Brown voting no.

- C. **P.C. 25-82 Chesterfield Fire Protection District**; "M-3" Planned Industrial District Amended Site Development Plan, Architectural Elevations, and Landscape Plan; west side of Long Road, south of Chesterfield Airport Road.

Commissioner Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve the Amended Site Development Plan, Architectural Elevations, and Landscape Plan. The motion was seconded by Commissioner Domahidy and approved by a voice vote of 9 to 0.

- D. **Somerset Plat Three**; Planned Environment Unit (PEU) Procedure in the "R-1A" 22,000 Square Foot Residence District and "R-2" 15,000 Square Foot Residence District Subdivision Record Plat; north side of Wild Horse Creek Road, east of Long Road.

Commissioner Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve Subdivision Record Plat Three. The motion was seconded by Commissioner Scruggs and approved by a voice vote of 9 to 0.

- E. **Chesterfield Pines**; "R-1A" 22,000 Square Foot Residence District Subdivision Record Plat; northwest corner of the intersection of Highcroft Drive and Schoettler Road.

Commissioner Broemmer, on behalf of the Site Plan Review Committee, made a motion to approve the proposed Record Plat for Chesterfield Pines. The motion was seconded by Commissioner Brown and approved by a voice vote of 9 to 0.

Chairman McGuinness recognized Vickie Sherman and Mary Brown for distinguishable service to the City of Chesterfield as members of our Planning Commission. She stated these people have made an important contribution to the City of Chesterfield, and we will miss them more than they know. She noted appreciation for all the work Mary Brown did on the signs, and her concern about the environment.

Chairman McGuinness presented a plaque stating "In appreciation for outstanding dedication and services to the City of Chesterfield, Mary Brown, Planning Commissioner, 1988 to 1994.

Chairman McGuinness presented a plaque stating "In appreciation for outstanding dedication and services to the City of Chesterfield, Victoria Sherman, Planning Commissioner, 1991 to 1994.

Commissioner Brown stated that it has been a privilege to serve on this Planning Commission. She noted her appreciation for the opportunity to serve the City, noting she hoped she has done her job well. She thanked the Planning Staff, noting their high degree of professionalism.

Commissioner Sherman thanked everyone for the plaque. She noted her appreciation of Mayor Leonard for appointing her three (3) years ago. She said she stated she is disappointed that she cannot serve longer, but appreciates the time served on the Commission. She further stated the Commissioners are not parochial

in the way they view the various parts of Chesterfield. She complimented various members of the Commission and the Department Staff.

COMMITTEE REPORTS

- A. **Ordinance Review Committee** - No report.
- B. **Architectural Review Committee** - No report.
- C. **Site Plan/Landscape Committee**

Committee Chair Kirchoff reported the Committee received and reviewed comments from civic organizations with regard to Landscaping Guidelines they are working on. They massaged these and passed the document to the Planning and Zoning Committee of Council for their review and comment. He further reported that the Committee finalized the Institutional Guidelines and they are in the process of being sent out to the same local organizations again, (i.e., Chesterfield Community Development Corporation, Chamber of Commerce, Civic Progress, etc.) for comments. Those comments are requested to be back by the first of May.

- D. **Comprehensive Plan Committee**

Co-Chair Domahidy reported the Committee met Friday of last week, at 8:00 a.m., and went over the agenda for the public meeting on April 6th. She stated the need for volunteers from the Commission to act as facilitators for the group. They anticipate at least 100 persons will attend, maybe 200 persons. The evening will consist of the following:

- An introduction and orientation to the plan (why we are here and what's happening in the West Area).
- A description of the evening's process (breaking down into groups of 10 with a facilitator) and asking people basic questions. The intent of the questions is to find answers to why people moved here and what items they wish to focus on to maintain the quality of life.
- A half hour break, at which time they will be able to look at some visuals (Comprehensive Plan Map, Airport Master Plan, and Map of the area where Historic Buildings are located).
- The groups will share what was discussed in their meetings.

- Will adjourn by 10:00 p.m.

Committee Co-Chair Domahidy stated that twenty (20) volunteers will be needed. Packets of information (with a script to follow) will be sent out to facilitators in advance of the public meeting. She noted that four (4) of her students will assist.

Chairman McGuinness requested the Department try to come up with twenty (20) boards, markers, etc., for the meeting. She further stated that all Commission Members are expected to come to the public meeting and facilitate.

Ms. Brown and Ms. Sherman were asked to participate as facilitators, as well as members of the West Area Study Committee, and Staff.

E. Procedures and Planning Committee

Director Duepner noted the handout of Ordinance No. 892, approved by the Council on March 21, 1994. This is the beginning of some of the revisions to the Sign Regulations. It dealt with awnings, flags, wall signs for office buildings, and attention-getting devices.

Director Duepner noted the Planning and Zoning Committee is forwarding a recommendation to retain Lane Kendig Inc., from the Chicago area, as the consultant to do the Amendment to the Zoning and Subdivision Regulations. This will be forwarded to Council with a contract for its approval.

Director Duepner noted, in terms of annexations, the Boundary Commission last week denied the City's proposed annexation of the area south of Wild Horse Creek Road (the area south of our West Study Area that would go down to Orville Road).

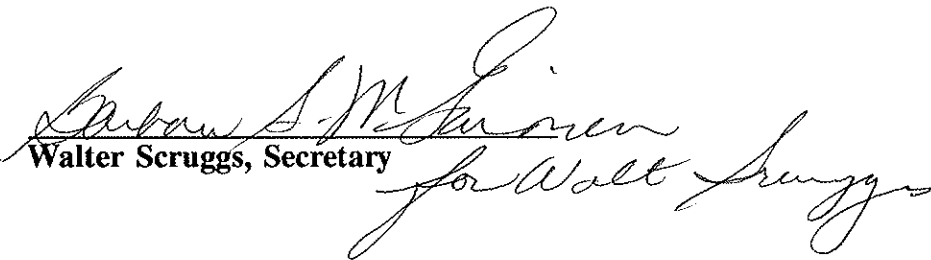
Director Duepner, on behalf of Staff, expressed appreciation to the comments by Ms. Sherman and Ms. Brown, and also to indicate that Staff enjoyed the opportunity to work with both of them, and, on occasion, to banter with them as well. Staff considers it an honor to have worked with them.

Senior Planner Laura Griggs-McElhanon noted that additional bids should be received tomorrow for the public hearing signs. The sign was re-designed, based on comments from the Commission at its last meeting.

Councilmember Hurt, on behalf of Ward III, thanked Commissioner's Brown and Sherman for their efforts in serving the community well.

Commissioner Domahidy stated, for the record, she appreciated the opportunity to work with two (2) fine people (Mary Brown and Vickie Sherman). She further stated that, in the capacity of public service, it is her idea of what public service is about, and she holds them up as models.

The meeting adjourned at 8:45 p.m.


Walter Scruggs, Secretary

[MIN3-28.094]