

VILLAGE OF FONTANA ON GENEVA LAKE
WALWORTH COUNTY, WISCONSIN

REGULAR MEETING of the COMMUNITY DEVELOPMENT AUTHORITY

(OFFICIAL MINUTES)

Wednesday, April 04, 2007 @ 5:30 PM

Commissioner Chanson called the regular meeting of the CDA Board to order at 5:31 pm in the Village Hall, 175 Valley View Drive, Fontana, Wisconsin.

Commissioners present: Roll call vote: Fisk, Petersen, Chanson, Wilson & Bliss

Commissioners absent: Chairman Turner & Commissioner Hibbard

Also present: Executive Director McHugh

Elect Chairman Pro-Tem

Commissioner Wilson/Commissioner Fisk 2nd made a MOTION to elect Commissioner Bliss to the position of Chairman Pro-Tem in Chairman Turner's absence, and the MOTION carried without negative vote.

Announcement for CDA to Consider Going into Closed Session – Chairman Pro-Tem Bliss

Commissioner Wilson/Commissioner Petersen 2nd made a MOTION for the CDA to go into closed session pursuant to Chapter 19.85(1)(e) Wis. Stats. "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session," specifically: Acquisition of TID Properties, and Economic Development & Business Recruitment Incentives.

Executive Director McHugh called the Roll Call Vote:

Commissioner Fisk – Yes
Commissioner Petersen – Yes
Commissioner Chanson – Yes
Commissioner Wilson – Yes
Chairman Pro-Tem Bliss – Yes

The MOTION carried on a 5-0 vote, with Chairman Turner and Commissioner Hibbard absent.

Adjournment

Commissioner Petersen/Commissioner Wilson 2nd made a MOTION to adjourn the CDA's Closed Session at 6:02 pm and to reconvene in open session, and the MOTION carried without negative vote.

The meeting room was opened and Chairman Pro-Tem Bliss announced that the Community Development Authority was back in open session at 6:03 pm.

Commissioners present: Executive Director McHugh noted for the record that the following commissioners were present: Fisk, Petersen, Chanson, Wilson & Bliss

Commissioners absent: Executive Director McHugh noted for the record that the following commissioners were absent: Chairman Turner & Commissioner Hibbard

Also present: Trustee Ron Pollitt, Trustee Micki O'Connell, Treasurer Peg Pollitt, Librarian Nancy Krei, Roy Diblik (Northwind Perennial Farm), Mr. Robert Ireland (Lake Geneva Regional News) and Executive Director Joseph A. McHugh.

Visitors Heard

Chairman Pro-Tem Bliss asked if there were any visitors who wished to be heard and no response was received.

Announcements

Chairman Pro-Tem Bliss noted that the announcements were listed on the agenda: Friday & Saturday, April 6-7 – Village Hall Closed, Saturday, April 7 @ 10 am – Easter Egg Hunt @ Duck Pond, Monday, April 9 @ 5 pm – Special Village Board Meeting, Tuesday, April 17 – Village Board Organizational Meeting (Newly Elected Officials Take Office), Monday, April 30 @ 5:30 pm – Monthly Plan Commission Meeting, Wednesday, May 2 - Monthly CDA Meeting, Friday, May 18 – 3rd Annual Chris Schwenn Cancer Foundation Golf Outing (Golf: Abbey Springs | Dinner: Abbey Resort's West Shore Pavilion).

Approval of Current Payables

Chairman Pro-Tem Bliss reviewed the claims payable report, prepared by Treasurer Pollitt, for a total of \$28,805.44 and asked if there were any comments. Commissioner Wilson requested clarification on the payable to PDI (Planning & Design Institute), and Executive Director McHugh stated that it was for the recent preparation of Photomontages for the Fontana Boulevard Landscaping Project. Commissioner Petersen/Commissioner Fisk 2nd made a MOTION to approve the current payables, totaling \$28,805.44, and the MOTION carried without a negative vote.

PRESENTATIONS

Roy Diblik (Northwind Perennial Farm) | Reid Park Landscaping Plan

The presentation was moved over at this point in the meeting since Mr. Roy Diblik was outside of the meeting room.

TID #1 Infrastructure Projects – Executive Director McHugh

Porter Court Public Plaza – Ruekert Mielke's Surcharging Proposal

This item moved to discussion out-of-order.

Executive Director McHugh reviewed his recommendation from Ruekert-Mielke to move forward with the surcharging of the Porter Court Plaza site, and the suggestion to utilize a contract change-order with the current Mann Brothers Fontana Water Main project, as a way to get the project underway. Commissioner Petersen suggested that the CDA would forego potential cost savings by not coordinating the project with other work currently on-going in the Village. Executive Director McHugh noted that he had spoken with Chairman Turner prior to the meeting; who had voiced his support for Ruekert-Mielke's proposal. If the CDA was in favor of funding the work, Executive Director McHugh explained, the Village Board would need to approve a formal change-order at an upcoming meeting.

Commissioner Chanson/Commissioner Wilson 2nd made a MOTION to accept the recommendation of Ruekert Mielke, and authorize funding for the surcharging of the Porter Court Plaza site, as presented, at a total not-too-exceed cost of \$27k, and the MOTION carried without a negative vote.

PRESENTATIONS (6:10 pm)

Roy Diblik (Northwind Perennial Farm) | Reid Park Landscaping Plan

Executive Director McHugh introduced Mr. Roy Diblik of Northwind Perennial Farm and provided a brief history of the project. Mr. Diblik reviewed a full-size board-mounted plan for the group. Mr. Diblik explained that he worked to make the building the main focal point, so that it didn't just look like it had "...fallen out of the sky." In reference to the electrical box that sits next to the station, Mr. Diblik noted that he was using Viburnum Dentatum ("Cardinal Candy" Selection) that will have a beautiful red fall color, and beautiful blue fruits. Per Mr. Diblik, the selection he is using may cost more in the beginning, but you get "...the birds and butterflies for free." With respect to the use of evergreens to provide a year-round "green" look, Mr. Diblik advised against the use of Junipers, because they provide a home for rabbits, and then wind up as a food for the rabbits, thus killing the

plant. For the same “green” look he recommends, and has included in the plan, extensive use of Boxwood. Again, it may cost more to purchase, but it will not need replacement on a regular basis. Mr. Diblik noted that there are Boxwoods in England that are 300 to 400 years old. To accommodate his plan, Mr. Diblik is proposing a shift in the proposed sidewalk to allow a sweeping entrance past the new planting area, as well as a circular planting area at the front center of the building. Beyond the shrubs, he stated that he is making extensive use of minimalist perennial grasses, in order to introduce a vertical element. Mr. Diblik informed that group that he had previously donated 900 Crocus (“Crocoshmia”), in an effort to show the Village the benefit of introducing early blooming flowers into a planting area. Instead of the typically barren look one sees in late March and April, the building would be surrounded with plants in bloom by early spring. Mr. Diblik stated that he had incorporated groupings of Lilacs that would grow to be 5 to 6 feet tall, and will flower in mid to late May. For trees, Mr. Diblik presented his plan to surround the building with fifteen (15) Crab Apple trees, specifically a selection called “Prairie Fire”, which is grown locally by Roy Klehm at a nursery just south of Sharon, Wisconsin. “Prairie Fire” has purple-red flowers in the spring and the foliage stays a beautiful maroon color. The specific selection from Klehm’s Nursery is resistant to “apple rust”, so they will not need to be sprayed. In addition, the fruit will last all winter, and does not drop and thus does not attract ground bees. Mr. Diblik noted that the trees were placed to ensure that they did not interfere with the ball field, and should mature at about 20-foot tall. Mr. Diblik went on to introduce another plant used in the design, Cardinal Dogwood. In the summer it is just a green shrub, but when it drops its foliage in the winter, its stems and branches go from green to brilliant red, which would make for a great contrast with the white building. He noted that the dogwoods would reach about 12 to 15 feet tall. Mr. Diblik introduced another plant that will have white flowers in the spring called, Spiraea betulifolia. Finally, Mr. Diblik explained that he used “filler” perennials, like Alliums (A type of onion which looks like buttercups), which will bloom in June, and will provide vertical purples throughout the groups of yellow grasses.

Commissioner Bliss asked if the plan would require water, and if water was available. Commissioner Petersen stated that water was available, and Mr. Diblik indicated that water would be needed for the first 2 or 3 years to ensure establishment. He stated that the two most difficult months, which would be when the watering would be most needed, would be July & August. Commissioner Wilson asked if the plantings were going to hardy enough to survive pedestrian traffic, and Mr. Diblik explained that he had specified 18-inch boxwoods, spaced tightly, so that pedestrians would be guided around the planting areas. Commissioner Wilson asked if the plants that had been specified could tolerate shade, and Mr. Diblik stated that most woody plants are under-story plants by nature. Commissioner Wilson asked about potential damage from the local deer population, and Mr. Diblik answered that the deer would have to be very hungry to eat the type of Viburnum he had used in the plan. Besides that, Mr. Diblik noted, deer will not eat boxwood. Specifically because of deer, Mr. Diblik strongly advised against the use of “Yews.”

Executive Director McHugh explained to the group that he would need formal acceptance of the plan that had been put forth by Mr. Diblik, and recommended for approval by the Park Commission, as well as authorization to fund the project with the \$15k budgeted for that purpose. Executive Director McHugh reminded the group that the TID #1 Project Plan still included a future landscaping project for Reid Park as a whole. The landscaping plan currently under discussion was for the new Reid Park Restroom and Pavilion only, and had been directly requested from the Park Commission by the Village Board. With respect to cost, Mr. McHugh stated that DPW Workman had received a quote from Prairie Tree to install the plan, as presented, for approximately \$25k. As it was his consideration that the cost was out-of-synch with the limited scope of the project, Executive Director McHugh stated that he had worked out a plan with Park Commission Chairman Rick Treptow to have Prairie Tree do the “heavy lifting”, such as the creation of the planting beds and the installation of the trees and shrubs, but to take care of the planting of the 3,500 bulbs in house, thus reducing the cost by \$10k.

Commissioner Chanson/Commissioner Fisk 2nd made a MOTION to accept the landscape plan for the Reid Park Restroom and Pavilion, as prepared by Mr. Roy Diblik (Northwind Perennial Farm), and as recommended by the Park Commission, and moved to further authorize the release of the \$15k budgeted for the project, and the MOTION carried without a negative vote.

TID #1 Infrastructure Projects – Executive Director McHugh
Porter Court Public Plaza – Ruekert Mielke’s Surcharging Proposal
This agenda item was discussed and acted upon earlier in the meeting

Beach House – PowerTech Exterior Lighting Proposal
Executive Director McHugh introduced the proposal from Mr. Russ Ceschi (PowerTech Electric), to install exterior architectural illumination for \$3,700.

Commissioner Petersen/Commissioner Chanson 2nd made a MOTION to approve the proposal from Mr. Russ Ceschi (PowerTech) Electric to install exterior architectural illumination at the Beach House, for a total not-to-exceed cost of \$3,700, and the group entered discussion...

Commissioner Chanson reminded the group that he and several other Village Officials and staff personnel had visited the building back in the fall and decided upon the simple installation of some exterior illumination, as opposed to completely redesigning the entire lighting system. Executive Director McHugh explained that the project, as originally specified by KJWW Engineering, was estimated at approximately \$10k, but that Mr. Ceschi was suggesting the Village opt for less expensive landscape lights, thus reducing the cost of the project to \$3,700. Executive Director McHugh also noted that this expense would finalize the CDA’s commitment to the Beach House. Treasurer Pollitt asked if there were plans to address the poorly operating rolling doors around the concession area, and Mr. McHugh explained that the Village would pursue that item as a warranty issue with the manufacturer, the architect and the contractor.

Commissioner Petersen/Commissioner Chanson 2nd called for a vote on their original MOTION to approve the proposal from Mr. Russ Ceschi (PowerTech) Electric to install exterior architectural illumination at the Beach House, for a total not-to-exceed cost of \$3,700, and the MOTION carried without a negative vote.

TID #1 Development Projects

Mill Street Plaza (FairWyn, Ltd.) – Update

Executive Director McHugh informed the group that the construction of the Retail Building was progressing smoothly, and that Mr. Brian Pollard was working to finalize tenants.

The Cliffs of Fontana (PAR Development) – Update

Executive Director McHugh informed those present that PAR Development had canceled a pre-construction meeting that had been originally scheduled for that morning. He further informed the group that PAR development had recently received a positive recommendation from the Fontana Plan Commission to amend their PIP, in order to include a revised emergency access. The new design was made possible through the developer’s recent purchase of a single-family home at the end of West Main Street (192 W. Main St.).

General Business

Reid Park Landscape Plan – Northwind Perennial Farm

This agenda item was discussed and acted upon as part of the presentation earlier in the meeting

467 Commercial Parking Area (531, 543, 547 & 553 Valley View Drive)

> Curb & Gutter Installation Proposal

Executive Director McHugh relayed concerns from the property owners who share the commercial parking lot off of STH 67; commonly referred to as the “Fontana Sports Parking Lot.” The owners are concerned that the lack of concrete curb is allowing the drivers entering the parking lot from the highway to cut across the lawn as they enter. Executive Director McHugh indicated that he was concerned as well, since the CDA was weeks away from installing significant landscaping in the same area. To address the problem, Executive Director McHugh recommended that the CDA move forward with installing a concrete curb, which had been left out of the original design. Based on an estimate from DPW Workman, the cost of the project would be \$3k. Both Commissioner Petersen and Chairman Pro-Tem Bliss commented that the CDA should move forward with the proposal, in light of the money that was already invested in the landscaping.

Commissioner Petersen/Commissioner Chanson 2nd made a MOTION to approve the installation of concrete curb, in the Commercial Parking Area on STH 67, commonly referred to as the “Fontana Sports Parking Lot”, as a project managed in-house by DPW Workman, and he further moved to authorize up to \$3k to fund the project, and the MOTION carried without a negative vote.

Duck Pond Pedestrian Path Options (TGDA)

Executive Director McHugh noted that Commissioners Petersen and Wilson had attended the Duck Pond Programming Team meetings on behalf of the CDA. For those that had not been as heavily involved in the process, he explained that the “critical path” in the process was the design of the intersection between Wild Duck Road, Dade Road, and the proposed pedestrian/bicyclist path. Until a final recommendation had been made, advised Executive Director McHugh, Ruekert-Mielke could not proceed with further engineering. Executive Director McHugh presented a formal report & recommendation from the Duck Pond Programming Team that compared the relative strengths and weaknesses of the three (3) options presented; A, C, & D. He noted that the three selected options were considered the three best proposals from all of the various options discussed and experimented with by the team. Option “A” called for an at-grade path directly through the intersection (Cost Estimate per TGDA’s March 14th Report: \$492k). Option “C” called for creating a pedestrian underpass (Cost Estimate: \$540k). And, option “D” called for vacating a portion of Dade Road and thus eliminating its intersection with Wild Duck Road (Cost Estimate: \$491k). Based on aesthetics, and all-around practicality, the team was formally recommending option “C”. That recommendation had been recently reviewed by the Park Commission and that group voted unanimously to recommend option “C” as well. The Village Board took a straw-vote at the last regular meeting and selected option “C” again. With respect to cost, Executive Director McHugh noted that all three options were predicated on reconstruction of the stone-bridge that currently spans the waterway. Were the Village to remove the stone bridge from the project, a more utilitarian corrugated steel culvert could be used, and the cost would be reduced. However, without a bridge, the pedestrian underpass would not be possible, and all of the team members involved felt it was of the utmost importance to ensure that children using the recreation area need not worry about potential conflicts with automobile and truck traffic as they raced down the path on their bikes. Commissioner Wilson commented that she did like option “D” as well, but understood that vacating a portion of Dade Road may inadvertently limit the uses that could potentially occur on the former Village Garage site in the future.

Commissioner Chanson/Commissioner Petersen 2nd made a MOTION to select option “C” as the preferred option for inclusion in the design-development and engineering of the Wild Duck Road & Dade Road intersection, based on an estimated construction cost of \$540,900.00, and the MOTION carried without a negative vote.

Fontana Boulevard Street Lighting – Cost Estimates

Executive Director McHugh reminded the group that PDI had been directed to work with Ruekert-Mielke to prepare cost estimates for the proposed lighting on Fontana Boulevard. He referred the group’s attention to a report that had been included in the meeting packets, which estimated the cost of the taller 25-foot light fixtures, placed down the center of the median, at \$204k and estimated the cost of the shorter 15-foot light fixtures, placed along the sides of the boulevard, at \$314k. The difference in cost, explained Executive Director McHugh, was directly related to an increase in the number of light fixtures and concrete bases required, regardless of the actual size of the fixture itself (15ft. vs. 25ft.). Beyond that, the placement of fixtures down both sides of the street more than doubled the amount of conduit and wiring needed; from 2,850 ft. to 6,550 ft. Commissioner Wilson noted that the Park Commission was in favor of placing the 25-foot street lights down the middle of the Boulevard in the medians. Commissioner Petersen commented that down the middle was the easier and less expensive option, but he preferred shorter poles on the sides from an aesthetic perspective. Commissioner Fisk agreed. Commissioner Bliss asked what affect it would have on the costs if there were to be a combination of the two, and Executive Director McHugh stated that PDI had prepared the cost estimates based on going with either 15-foot poles or 25-foot poles exclusively. If the fixtures and placements were to be mixed, it would result in a number greater than \$314k, since crossing the street at regular intervals would increase the need for conduit and wiring. In addition, he relayed a recommendation from the Park Commission that the final selection be consistent; as in a standard fixture down the middle, or on the sides, but not both. Commissioner Chanson stated his

opinion that the lights should be placed down the middle. Chairman Pro-Tem Bliss asked that both concepts be kept under consideration as the process moved forward.

Walworth Pedestrian Path – Grant Update

Executive Director McHugh explained the goal to connect the existing Walworth Bike Path, which ended at Whitetail Ridge, to the Village of Fontana's path system, which began at the Fen. He quickly reviewed the history of the project and reintroduced the two design options and cost estimates put forth by Crispell Snyder over a year ago. Option 1 called for a path to run right along the edge of the highway at an approximate estimated cost of \$90k. Option 2 called for a path located on the opposite side of the stormwater swale, at an approximate estimated cost of \$300k. Because the parties involved preferred the perceived safety of locating the path further from the highway, but considered the \$300k price-tag as too high, the project was put on hold. At that point, the Village of Walworth had directed their planner, Foth Engineering and Infrastructure, to move forward with a grant application to the Wisconsin DNR's Recreation Trails Program. The grant provides for up to a 50% match, and the Villages of Walworth and Fontana would be expected to share the remainder of the cost based on the final trail design. Executive Director McHugh relayed concerns from Walworth Board Member Matt Long that the estimates from Crispell Snyder seemed quite high. The best case scenario, Per Executive Director McHugh, would be to obtain 50% matching funds and then learning through final engineering that the real cost of the path was more acceptable. Chairman Pro-Tem Bliss commented that it was a great project, especially given the opportunity to obtain a 50% matching grant, but he stated that you ("the Village") should be able to "...build a darn good bike path..." for less than \$300k. Commissioner Petersen cautioned that it would probably be a difficult site to engineer. Commissioner Wilson asked if the program was the same one which was previously used to fund a portion of the bike path enhancements on STH 67, and Executive Director McHugh answered that the previous grant had been obtained through the Department of Transportation, whereas the current grant program was operated by the Wisconsin Department of Natural Resources. Chairman Pro-Tem Bliss asked about the appropriateness of TIF funding and Commissioner Wilson argued that installing such types of infrastructure improvements would ultimately make the Village's businesses more viable, and thus improve the commercial property values in the TID; which is the entire purpose of the district in the first place. Executive Director McHugh added that the proposed path would provide a direct connection between the Village of Walworth and TID #1 through DOT right-of-way. In closing the discussion, Executive Director McHugh informed the group that he would be attending the upcoming Walworth Board meeting to obtain authorization from the Village of Walworth as well.

Commissioner Chanson/Commissioner Fisk 2nd made a MOTION to authorize Executive Director McHugh to pursue the grant opportunity and to authorize the sponsorship funding required, up to \$75k, contingent on a cost-share arrangement with the Village of Walworth, and the MOTION carried without a negative vote.

Wayfinding Signage Program – Timberline Signs Proposal

Executive Director McHugh presented the original wayfinding exhibit prepared by PDI. He also reminded the group that an actual sample of the approved wayfinding sign had been installed on the highway, at the intersection of STH 67 and West Main, for the past year. Having obtained approvals from the various boards and committees, a proposal from Timberline Signs was requested for the 11 wayfinding signs specified in the plan, which had resulted in the \$7,065 proposal under consideration. Chairman Pro-Tem Bliss commented that he found the sample sign very difficult to read. Commissioner Wilson agreed that it was difficult to read, but she added that she did like the design. Executive Director McHugh stated that the sign had been repainted once, with different colors, in an effort to increase the readability of the text. Commissioner Chanson asked that Timberline be asked to take a second look at the design, and work to make it more readable without compromising the style. In response to questions regarding the appropriateness of sand-carved wooden signs for wayfinding, Executive Director McHugh noted that Lake Geneva, as well as Schaumburg (Illinois), use Timberline Wayfinding Signs. Commissioner Wilson asked that Executive Director McHugh work with the Park Commission to address the readability of the wayfinding signs while maintaining the character. Commissioner Petersen asked if the delay would increase the cost of the signs, and Executive Director McHugh replied that it could, since the quote was only good for a specified time.

Village Entry Signs – Initiate Project / Select Design Professional

Executive Director McHugh reviewed the proposal from Timberline Signs for the two “Welcome to Fontana” signs, located on the north and south ends of STH 67, and noted that the CDA had budgeted a total of \$24k for entry signage. Commissioner Petersen and Chairman Pro-Tem Bliss both asked what was wrong with the existing signs. Executive Director McHugh explained that the parties involved wished to update the signs to match the newer signs now being used in the village, as opposed to spending the money to repair and repaint the old signs. He further explained that the \$24k budget was for complete entrance features, not simply the two sand-blasted wood signs. Commissioner Petersen asked that permanent lighting be incorporated into the design for the entry features as the process moved forward. Chairman Pro-Tem Bliss asked that Executive Director McHugh assess the actual condition of the existing signs before the next meeting. Commissioner Wilson offered that the entry features to the Village would determine people’s “arrival experience.”

Little Foot Playground – Initiate Project / Swing-set Installation

Executive Director McHugh reviewed the recent history of the Little Foot Playground project. It had been engineered and put out to bid as part of the overall 3rd Avenue project, which had failed to obtain referendum approval for funding in September 2006. Because the old swing-set was in poor condition, and needed to be removed as part of the Main Lift Pump Station project, there were currently no swings in Reid Park. In light of that fact, the Park Commission had asked that the CDA not wait until the rest of the Third Avenue projects were started to install the new swing-set. Beyond the installation of the swing-set, the Park Commission had asked that the CDA consider moving forward with Little Foot Playground as a single stand-alone project, so that it could be accomplished without being contingent on the success of the remaining Third Avenue projects. Commissioner Petersen offered that it was not responsible to do the projects in a piecemeal fashion; by doing several projects at once, the Village realized economies of scale and significant cost savings. Following discussion, Executive Director McHugh was asked to obtain quotes for the aforementioned work to be presented at the next meeting.

Village Board Report

In Chairman Turner’s absence, Commissioner Petersen provided the Village Board report. He stated that the Main Lift Pump Station was on-line and stated that the CDA was invited to tour the facility. Treasurer Pollitt asked if there was going to be a public grand opening of the facility and Commissioner Petersen offered that some type of event was being considered. Commissioner Bliss suggested that a tour be arranged to coincide with the next CDA meeting.

Lakefront & Harbor Report

Commissioner Chanson stated that there was no report.

Park Commission Report

No report in Commissioner Hibbard’s absence.

Executive Director Report

Executive Director stated that he had previously reviewed the status of TID Property Acquisitions during the closed session, and had nothing further to report.

Confirm Quorum for upcoming Meetings

Next Regular Monthly Meeting – May 02, 2007 @ 6:00 PM

Chairman Pro-Tem Bliss informed the group that the next regular meeting of the Community Development Authority would occur on Wednesday, May 02, 2007 at 6 pm. Executive Director McHugh asked if there was a desire to move the meeting to the 9th so that it fell after the regular monthly meeting of the Village Board, and the general consensus of the group was to keep the May meeting date as originally scheduled.

Pending / Future Items

RM Proposal – Kinzie Engineering Services (Tabled | March, 07, 2007) – No Discussion

Industrialization of VOF Compost Operations (DPW Proposal) – No Discussion

CDA’s Mill House Funding Commitment – No Discussion

Adjournment

Commissioner Chanson/Commissioner Fisk 2nd made a MOTION to adjourn the meeting at 7:05 pm, and the MOTION carried without negative vote.

Minutes prepared by: Joseph A. McHugh, CDA Executive Director

APPROVED: **02 MAY 2007**