

# Draft MINUTES

## Capital Area Regional Planning Commission

November 11, 2010 DeForest Area Senior & Community Center, 505 N. Main St., DeForest

7:00 p.m.

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Present: Zach Brandon, Curt Brink, Martha Gibson, John Imes, Peter McKeever, Jeff Miller, Ed Minihan, John Murray (by telephone), Larry Palm, Kurt Sonnentag, Susan Studz, Caryl Terrell, Phil Van Kampen

Absent: None

Staff Present: Chris Gjestson, Mike Kakuska, Kamran Mesbah, Barbara Weber, John St. Peter

### 1. Roll Call

Chair Van Kampen called the meeting to order at 7:15 p.m.; roll was recorded (Mr. Murray attended by telephone).

### 2. Approval of minutes of the October 14, 2010 meeting

Moved by Mr. Palm, seconded by Ms. Terrell, to approve the minutes of the October 14, 2010 meeting. Motion to approve carried (Mr. Miller and Ms. Studz abstained).

### 3. Review of agenda

There were no changes requested.

### 4. Public comment for items not on the agenda

None.

### 5. New business

None.

### 6. **Public Hearing: Consideration of Resolution CARPC No. 2010-16 amending the Dane County Land Use and Transportation Plan and Dane County Water Quality Plan by revising the Verona Urban Service Area boundary and Environmental Corridors in the City of Verona**

#### a. Staff Presentation

The Chair invited the applicant to present information on the proposal, which requests 10 developable acres be added to the Verona Urban Service Area to accommodate construction offices and toilet facilities on the Epic campus west of the USA; the facilities and parking lot would be removed from the site when construction of the Epic site is complete. Bruce Sylvester, Planning Director, City of Verona, and Steve Dickman, Chief Administrative Officer, Epic Systems Corporation, made a PowerPoint presentation and responded to questions by commissioners. Mr. McKeever asked if 100% stormwater runoff volume could be controlled beyond the 90% recommended by CARPC staff; Nathan Lockwood, Project Engineer, D'Onofrio Kottke Associates, stated that the underlying soil conditions would likely preclude 100% pre-development stay-on. Ms. Terrell asked if an archaeological study would be completed prior to developing the amendment area; Mr. Dickman answered yes. Mr. Brandon asked if Epic was making the request in order to accommodate new employees; Mr. Dickman answered yes, Epic added about 800 employees in the current year, and expected to hire a similar number over the next year.

CARPC staff made a PowerPoint presentation on the proposal. Ms. Weber described the proposal's consistency with regional goals; Mr. Kakuska described the natural resources of the area; Mr. Mesbah described the applicable stormwater management standards and proposed conditions and recommendations of approval.

**b. Open Public Hearing to take testimony from registrants; close Public Hearing**

Mr. Van Kampen opened the public hearing. Arnold Harris, 3427 County Rd. P, Mt. Horeb, representing Western Dane Coalition for Smart Growth and the Environment, stated that staff used double-talk to explain why a detailed stormwater management plan could not be provided prior to USA amendment consideration.

Jon Becker, representing Capital Region Advocacy Network for Environmental Sustainability (CRANES), asked CARPC to consider denying the amendment request because the campus has so much acreage, the proposal is relatively recent, and it encourages incremental development in the campus area. He stated that Epic relocation to Verona from Madison shifted commuting patterns to the southwest by many miles, impacting the environment, so Epic should be expected to commit to a high level of environmental protection. He requested the area be restored to open space or be used as agricultural land for renewable fuels. He requested that staff be asked about the adequacy of erosion control practices which allow up to 7.5 tons of soil per acre be eroded from the site. He suggested the cost of sewer lines could be avoided by use of a portable manure digester and cisterns. He urged Epic to consult former state archaeologist Bob Birmingham to ensure identification and protection of archaeological resources on the site.

Aicardo Roa, spoke in favor of the proposal. He described his experience as an engineer, and stated that manure digesters do not reduce phosphorus, but suspend it as a colloidal particle. He stated he was involved in the original plan for the Epic campus, which was done in a collaborative manner and was consistent with pertinent ordinances. He described how maximum infiltration can be achieved through tilling.

There were no other registrants; Mr. Van Kampen closed the public hearing.

**c. Consideration of Resolution CARPC No. 2010-16**

Moved by Mr. Brandon, second by Mr. Miller, to adopt Resolution CARPC No. 2010-16 with the conditions and recommendations of the staff Executive Summary. Discussion followed. Ms. Terrell asked if 7.5 tons of soil loss per acre was the most protective staff could recommend; Mr. Mesbah stated that the standard was based on state requirements, which would be supported by WDNR. Ms. Terrell asked if a reclamation plan of the amendment area could be added as a recommendation of approval; Mr. Mesbah answered yes; Ms. Terrell requested staff draft language. Discussion continued. Mr. St. Peter cited language for the draft recommendation as requested by Ms. Terrell: "To supplement the staff recommendations to encourage Epic and its successors to reclaim the subject property." Motion by Ms. Terrell, second by Mr. McKeever, to add the language as a recommendation. Mr. Brandon stated that the motion represented a local concern, and should not be considered by CARPC. Motion failed 4-9 on roll call vote (Gibson, McKeever, Palm and Terrell voting yes). Main motion to adopt carried on roll call vote, 13-0.

**7. Public Hearing: Consideration of Resolution CARPC No. 2010-17 amending the Dane County Land Use and Transportation Plan and Dane County Water Quality Plan by revising the Northern Urban Service Area boundary and Environmental Corridors in the Village of DeForest, Town of Vienna and Town of Windsor**

**a. Staff Presentation**

The Chair invited the applicant to present information on the proposal, which requests 733.8 total acres be added to the Northern Urban Service Area, of which 425.5 were proposed as developable, 60.3 as existing development, 243.3 as environmental corridor, and 4.7 to be deleted from the USA. The additional acres were proposed to be added in three areas: 354.2 acres (241.1 developable) in the Bear Tree commercial area, 327.4 acres (156.6 developable) in the Country View Estates Neighborhood, and 52.2 acres (32.5 developable) in the Three Bridges Neighborhood. Steve Fahlgren, Administrator, Village of DeForest, made introductory comments and introduced project staff Mark Roffers (Vandewalle and Associates), Craig Matthews (Vierbicher Associates), Gregory Frahm (Director of Economic Development and Planning, Village of DeForest), and Kelli Bialkowski (Director of Parks, Recreation and Natural Resources, Village of DeForest).

Mr. Roffers provided an overview of the proposal. Mr. Matthews described the water quality and stormwater management aspects of the proposal and primary examples of practices previously implemented by the Village which indicated its commitment to strongly protective stormwater management. He stated that the Village had updated its stormwater ordinance to include the 100% stormwater volume control standard for all new developments in the Village; for areas where the standard could not be reached, a fee-in-lieu system was used for developers to pay for infiltration projects in the watershed, where the equivalent amount of water would be infiltrated. He noted that the Village continued to use Dane County Land Conservation Department as the review agency for all stormwater management plans. He described water supply distribution, including Village compliance with an MOU with DNR governing Well #5. Ms. Bialkowski described the parks and open space planning and process in support of the amendment proposal, and the Village past practice to protect and enhance natural resources. Mr. Frahm described Village agriculture preservation efforts through collaborative planning with adjacent towns, and described Village economic development planning activities, including the successful use of TIF districts. He described the proposal's consistency with local adopted plans.

Mr. Roffers described each of the three proposed amendment areas, and how each would meet special needs of the Village. The Bear Tree commercial area would be an economic driver for the region providing over an estimated 4,000 jobs after build-out; he noted 20% of the site would remain open space protected in environmental corridor, including a 300-foot vegetative buffer protecting the Peterson Spring wetland. He stated that the Village 100% stormwater volume control standard would apply, and infiltration standards to maintain the groundwater for the spring would be met. He described the proposed transportation system, and the described the need as critical for incremental revenue generated from the amendment area for improvements to the multi-modal underpass for US 51. He described the Country View Estates as providing multiple housing options and an important community park. Ms. Bialkowski described the proposed park, which as part of a broader park network would provide active park and natural area experiences for its users. She described the proposed youth sports and other recreational uses for the park. Mr. Roffers described the wetland and prairie restoration plans, and support by local Friends groups. He

explained the phasing plan for the area: build-out would occur over decades, and would be limited to construction of a maximum of 50 housing units per year, and the subsequent phase would not commence until 75% of housing permits were granted in the first phase, which would be in 2015 at the earliest. He stated that the revenue generated from the development was critical to fix sewer line problems in the area. He described Three Bridges as a model for sustainable development, which would provide 100 mid- to high-end housing units through a phasing plan. He described the proposal as meeting and exceeding CARPC water quality standards. He noted that the proposal was developed before CARPC changed its policies by removing the flexibility factor governing developable land "need" in USAs; under the previous policy, the proposed addition was far less than the 2,300 acres that would have been allowed. Project staff responded to questions from commissioners.

Ms. Terrell expressed hope for assurance that the five recommendations for approval of the Bear Tree amendment would be pursued as protective measures for natural resources. Mr. Roffers stated that the applicant was comfortable in following those recommendations as conditions of approval. Discussion continued. Mr. Roffers provided estimated information (+/- 10 to 20 acres) on current developable but undeveloped land uses in the NUSA: about 160 industrial acres; about 110 or 120 commercial acres; and about 140 office acres (Conservancy Place). He estimated that the current Village industrial park developed in the 1990s developed at about 20 acres per year. Discussion continued.

CARPC staff made a PowerPoint presentation on the proposal. Ms. Weber described each of the proposed amendment areas and consistency with local and regional plans and goals; Mr. Kakuska described the water resources of the area, anticipated impacts and proposed protective measures of the request; Mr. Mesbah described the proposed stormwater management standards and conditions and recommendations of approval. Mr. McKeever requested that the public hearing commence in order to accommodate those registered to comment; there were no objections.

**b. Open Public Hearing to take testimony from registrants; close Public Hearing**

Mr. Van Kampen opened the public hearing.

Doug Porter, 721 CTH A, Edgerton, representing Friends of the Yahara River Headwaters as its president, spoke in support of the proposal. He stated the Friends worked to provide information to the Village, and had worked with the Country View and Three Bridges applicants for nearly two years. He described the proposal as an improvement to the watershed which would help sustain the river. He expressed confidence in Village enforcement of stormwater management measures.

Jennifer Emberson, N2427 Badger Run, Lodi, representing the Acker family, spoke in support of the proposal. She expressed support for the addition of the community park.

Jamie Rybarczyk, 2514 South 102<sup>nd</sup> St., West Allis, representing Bear Tree as project planner, spoke in support of the proposal and was available for questions.

Dennis Traugott, 605 Flambeau Ct., DeForest, spoke in opposition to the proposal. He expressed concern over who would enforce proper operation and protection of the dam and hydrologic systems impacting the Lakes of DeForest subdivision. He expressed opposition to taxpayers paying for developers' mistakes.

Ray Mitchell, 7536 Glen Rd., DeForest, spoke in support. He indicated that the proposal's stormwater management plan and wetland restoration should improve local hydrology.

Judd Blau, 414 Rosemal Ln., DeForest, representing Village of DeForest as board trustee and chair of its public works and park committees, spoke in support. He stated that the proposal met CARPC standards, and would lead to job development and economic growth. He described the benefit of the community park.

Dr. Aicardo Roa spoke in support of the proposal. He described his role in creating soil loss and water quality standards in Dane County and statewide; he expressed support for making decisions based on researched, objective numerical standards and for reaching solutions rather than simply opposing development proposals.

Bob Wipperfurth, 7580 Martha Ln., DeForest, representing Town of Windsor as board supervisor, spoke in support. He described the importance of the cooperative plan between the Village and Town and the certainty it provides regarding annexations, and described the Town's lead in promotion of farmland preservation through the PDR program.

Don Madelung, 6672 Highland Dr., representing himself, spoke in support. He identified himself as Town of Windsor board supervisor. He stated that the evidence was very supportive of the proposal, and described Town efforts to protect the water resources of the Token Creek area. He described the proposal as providing responsible development.

Jason Kramar, 508 Woodvale Dr., spoke in support. He identified himself as Village board trustee. He described the need for approval based on financial needs of the Village to ease the tax burden on residents. He stated that the Village was aware of its role and responsibilities to protect downstream water resources, and expressed support for preserving agricultural land. He described the Village as a logical growth area for the region.

Stefi Harris, 3427 County Rd. P, Mt. Horeb, representing Western Dane Coalition for Smart Growth and the Environment, spoke in opposition. She stated that CARPC main mission is to monitor water quality in the region. She stated that NR 121 provided that population forecasts needed to justify land demand. She described the soils of the Country View amendment area as inappropriate for development; infiltration in the Bear Tree amendment area would be insufficient to protect the sensitive water resources in the area.

Arnold Harris, 3427 County Rd. P, Mt. Horeb, representing Western Dane Coalition for Smart Growth and the Environment, spoke in opposition. He described the negative impact of increased traffic from the proposal. He stated that prime farmland was being given away for urban sprawl. He expressed opposition to consideration without a stormwater management plan.

Brad Ziegler, 104 Hill St., Hartland, representing Della Properties Ltd./Three Bridges, spoke in support. He provided a brief history of preparing a development plan for Three Bridges. He described the lack of sufficient large-lot housing units as referenced in the village comprehensive plan. He stated of the 1,800 existing vacant units in

seven subdivisions, only 60 large lots were currently on the market. He described Three Bridges as providing an important market for larger homes.

Robert Pulvermacher, CTH I, Town of Vienna Manager/Clerk, representing Town of Vienna, spoke in support. He expressed support for the Three Bridges and Country View proposals. The Town supported local planning and agriculture preservation, which the Village has historically supported; he described the history of collaborative planning between the communities.

Jon Becker, PO Box 3292, Madison, representing CRANES, spoke in opposition. He described CRANES support for Vienna, DeForest and Windsor through its efforts to increase funding to the Dane County Conservation Fund, which supported direct protection of places such as the proposed park. Protecting open areas through tax funds from development was hampered by the need to use those funds for other improvements and utilities, resulting in fringe development and net loss of revenue. He described the local Friends groups as lacking water planning expertise. He described the number of developable acreage as estimated in excess of need through 2035 for multiple Dane County communities.

Constance Threinen, 2101 Gateway St., Middleton, representing League of Women Voters of Dane County, spoke in opposition. She expressed concern over maintaining open space and agricultural land by avoiding unnecessary development and providing more efficient development. She described the importance of protecting water resources; she requested CARPC take its responsibility seriously.

Jon Bales, 312 River Wood Bend, DeForest, representing the DeForest Area School District (superintendent), spoke in support. He stated that the District, serving nine municipalities, desperately needed economic development to address declining enrollment. He stated that the district equalized value dropped in the past year more than any other in the county. He stated that the current supply of vacant lots was not providing what the district and community needed. The proposal was central to supporting the community's economic development.

Jim Falbo, 825 W. Lexington Pkwy., DeForest, representing Windsor-DeForest Community Boys Baseball and Norski Soccer Club, spoke in support. He described the need for growth and the resulting and current needs for a community park.

Jim Simpson, 833 Acker Pkwy., DeForest, representing DeForest Planning & Zoning Committee, spoke in support. He described his involvement in local committees; he suggested that approval should be considered as a reward for the communities' successful collaboration. He expressed support for each amendment area.

Dwight Ziegler, 370 Campbell Hill Ct., DeForest, spoke in support. He described the Village as in a good position to accommodate a portion of the annual population growth in the county. He expressed the need for more high-quality residential lots.

Kate Stalker, 2033 Rutledge St., Madison, representing Three Bridges/Bear Tree, spoke in support. She described the efforts behind planning for the residential areas and their Green Built Home designations.

Kimberly Pederson, 4052 State Rd. 19, DeForest, spoke in support. She expressed support for the Bear Tree proposal, and described as progressive her family's care of

the land over generations. She described the proposal as an opportunity to provide a regional and global leader in sustainable development.

Steve Pederson, 4052 Hwy 19, DeForest, representing Bear Tree, spoke in support. He described his family's sustainable farming practices.

Daniel A. Paulson, 136 W. Mohawk Trail, DeForest, representing Country View Estates, Three Bridges and Bear Tree, spoke in support. He stated the proposal was an example of long-term planning. He described the natural assets of the proposed community park in the Country View amendment area, and the commitment made by the Acker family.

Jane Blau, 414 Rosemal Ln., DeForest, as vice-president of the DeForest Area Youth Football League, spoke in support of the proposal. She stated the League was among the largest in the county, and described the increased participation and benefits of the program, and its growing demand.

Harry Read, 2545 Van Hise Ave., Madison, spoke in opposition to the proposal. He stated that the special needs cited by the Village for economic development did not indicate the need for additional land. He described existing economic opportunities should be utilized. He stated that sustainability was about using what you have long-term.

Deane Baker, 621 Acker Pkwy., DeForest, representing Village of DeForest (director of public works), spoke in support. He indicated his comments were as a Village resident, engineer, and fisherman. He described Village reluctance to pursue such stringent stormwater ordinances, but CARPC staff provided assistance and convinced officials it was the right thing to do; he expressed pride in the ordinance. He stated the 100% stay-on ordinance was matched with a low curve number, which provides a low threshold for post-development runoff which should help prevent flooding. He noted that the modeled groundwater depletion was based on scenarios that were not physically possible; there would be no net impact from the Bear Tree development.

Ron Guthrie, Mead & Hunt, Inc. (engineer), representing Country View, spoke in support. He described how stormwater management measures for the Country View proposal would mitigate stormwater impacts, which would be enhanced by the planned prairie and wetland restoration.

Peggy Acker-Farber, 4853 East St., Waunakee, representing the Acker family, spoke in support. She described the preparation and planning for the community park as extensive, involving DNR and local committees over ten years, and will result in better protected and enhanced natural areas.

Don Tierney, 3564 Egge Rd., DeForest, spoke in support. He expressed appreciation for the proposed park system, and requested support for a proposed trail system from Patrick Marsh to Token Creek Park. He noted that CARPC should be aware of recent changes in leadership in state government; the 100% stormwater stay-on standard was well beyond those of the state and likely the nation.

Bill Simpson, 525 E. Holum St., DeForest, spoke in support. He expressed support for the collaborative approach to the proposal, and expressed belief in the ability of the professionals who have planned it.

The following 80 registered in support of the proposal:

Barb Acker, 2114 Peaceful Valley Pkwy., representing Acker family; Christine Acker, 5450 Congress Ave., Madison; Dennis Acker, 813 Presidio Dr., Waunakee, representing North Point LLC; Dustin Acker, 813 Presidio Dr., Waunakee; Karen Acker, 1019 Eric Ln., Waunakee; Kevin Acker, 102 N. Holiday, DeForest, representing Acker family, Country View; Martin T. Acker, 7653 Greenwood Rd., Verona; Marvin Acker, 5450 Congress Ave. #1, Madison; Matt Acker, 6921 Old Sauk Ct., Madison; Nicole Acker, 6921 Old Sauk Ct., Madison; Randy & Judy Acker, 4884 Highwood Cir., Middleton; Anne Anderson, 1102 Wexford Dr., Waunakee, representing Country View Estates; George C. Annen, PO Box 138, Windsor; Paul Blount (village trustee), 813 Sunnybrook Dr., DeForest; Cindy Bohling, 2158 State Rd. 19, Sun Prairie, representing Bohling HVAC; Les Bohling, 2158 State Rd. 19, Sun Prairie, representing Bohling HVAC; Stuart A. Chase, 922 Eddington Dr., Sun Prairie; Mary Lou Droster, 630 Springbrook Cir., DeForest; Robert D. Droster, 630 Springbrook Cir., DeForest; Eric Durward, 4389 Curry Ln., Windsor; Steve Eastwood, 938 Lexington Way, Waunakee, representing Acker Family Country View; Sue Eastwood, 938 Lexington Way, Waunakee, representing Acker Family Country View; Michael Emberson, N2427 Badger Run, Lodi, representing Acker family; Paulette Emberson, 202 Simon Crestway, Waunakee, representing Acker family; Phil Emberson, 202 Simon Crestway, Waunakee, representing Acker family; Gary Engel, 659 Springbrook Cir., DeForest; Theresa Engel, 659 Springbrook Cir., DeForest; Mike Esser, 6902 Rembrandt Rd., DeForest; Christine Fish, 111 W. Wilson #1, Madison; Penni A. Flynn, 6692 Forest Park Dr., DeForest, representing Deforest Area Youth Football League; Daniel Furseth, 413 Scott Dr., DeForest; Katherine Gerard, 600 Chokecherry Trl., DeForest; Jeremy Glick, 6142 CTH I, Waunakee; Jean R. Grastimast, 4422 Snowy Ridge Trl., Windsor; John Hill, 621 Springbrook Cir., DeForest; Nathan Hoffman, 7728 Martinsville Rd., Cross Plains; Gary Horras, 804 Sun Rise Bay, Wauankee; Curtis Jahn, 3873 STH 19, DeForest; Sandra K. Jahn, 3873 STH 19, DeForest; Richard Josephson, 649 Springbrook Cir., DeForest; Myra Josephson, 649 Springbrook Cir., DeForest; Donald Keller, Jr., 6142 CTH I, Waunakee; Nick Kemp, 483 Dahl Dr., DeForest; Roger LaGrange, 4595 Prairie Fire Ct., DeForest, representing Village of Deforest; Anika Laube, 233 Garfield Ave., Evansville; Judith McGelligan, 6781 Dawn Dr., DeForest; Mike McHugh, 500 Riverview Ct. #2, DeForest; Kyle Meyers, 6495 Harvest Moon Ct., Waunakee; Josh Miller, PO Box 527, Windsor; Beth Mueller, 6480 S. Windsor Prairie Rd., DeForest; Rick Mueller, 6480 S. Windsor Prairie Rd., DeForest; Mark Olson, 630 Eaglewatch Dr., DeForest; Konrad Opitz, 4521 Fox Bluff Ln., Middleton; Kathy Paulson, 529 W. Mohawk Tr., DeForest; Michael D. Paulson, 7829 Wernick Rd., DeForest; Timothy Paulson, 529 W. Mohawk Trl., DeForest; Tracy Paulson, 7829 Wernick Rd., DeForest; A. Pederson, 4052 STH 19, DeForest; Jim Pederson, 4052 STH 19, Deforest; Lori Pederson, 4052 STH 19, DeForest; Amy Piekarski, 144 Community Dr., Fall River, representing Token Creek Farms; Doug Powell, 211 Acker Pkwy., DeForest; Marlene Prescott, 813 Residio Dr., Waunakee; Toni Prestigiacommo, 5814 Windsona Circle, Madison, representing Prestigiacommo Trust; Marcia Reimer, 214 Fairbrook Dr., Waunakee, representing Acker family; Sean Reimer, 7025 Wildberry Dr., Madison, representing Acker family; Kevin Richardson, 4084 Mueller Rd., DeForest, representing Town of Windsor; Pat Schafer, 7025 Wildberry Dr., Madison, representing Acker family; Paul Schell, 4389 Curry Ln., Windsor; Karen Simpson, 833 Acker Pkwy., DeForest, representing Paulson & Associates; Laura Simpson, 833 Acker Pkwy., DeForest, representing Paulson & Associates; Ray & Nancy Spence, 643 Springbrook Cir., DeForest; Mike Starck, 1032

Ring St., representing Acker Builders; Tamra Stoltenberg, 102 N. Main St., DeForest; Jim Van Boxtel, 3663 Heatherstone Ridge, Sun Prairie; Mark Van Boxtel, 3663 Heatherstone Ridge, Sun Prairie; Roxanne Van Boxtel, 3663 Heatherstone Ridge, Sun Prairie; Kerry Wagner, 114 Kingston Way, Waunakee; Jim Yelk, 5815 South Bird, Sun Prairie; Amy J. Ziegler, 2135 Hillcrest Dr., Delafield; Bonnie Ziegler, 370 Campbell Hill Ct., DeForest.

The following 7 registered in opposition to the proposal:

Kim Harris, 541 Dennis Dr., DeForest; Scott Harris, 541 Dennis Dr., DeForest; Brian D. Hull, 505 Dennis Dr., DeForest; Matthew Korth, 513 Dennis Dr., DeForest; Barbara Ross, 528 Dennis Dr., DeForest; Bonnie Traugott, 605 Flambeau Ct., DeForest; Dale Van Buren, 657 Springbrook Cir., DeForest.

There were no other registrants; Mr. Van Kampen closed the public hearing.

CARPC staff completed its presentation on the proposal and responded to questions by commissioners.

**c. Consideration of Resolution CARPC No. 2010-17**

Motion by Mr. Sonnentag, second by Mr. Brink, to adopt Resolution CARPC No. 2010-17 with the conditions and recommendations indicated in the staff Executive Summary. Mr. Mesbah indicated that the draft conditions of approval for all three amendment areas should include a recommendation for an archaeological survey. Motion by Ms. Gibson, second by Ms. Studz, to table consideration; motion to table carried on roll call vote 8-5 (Brandon, Brink, Miller, Murray, and Sonnentag voting no).

**8. Report and Discussion on the FUDA planning process**

Motion by Mr. Brandon, second by Mr. McKeever, to table all remaining items on the agenda. Motion carried unanimously on voice vote.

**9. Communications**

Deferred.

**10. Report of Chair / Discussion**

**a. Report on Executive Committee meeting of November 11**

Deferred.

**11. Report of Deputy Director / Discussion**

Deferred.

**12. Future agenda items**

Deferred.

**13. Adjournment**

The meeting adjourned by unanimous consent, without objection, at 12:18 a.m.

Recorded by Chris Gjestson