

Minutes
Essex County Planning Commission
Regular Meeting
July 5, 2023
7:00 P.M.

A regular meeting of the Essex County Planning Commission was held on July 5, 2023, at the Essex County School Board Office, Tappahannock, Virginia.

Present:

David Jones – Chairman
Angelo Stevens – Vice Chairman
Stephen Walters
Benjamin Scott Mundie
Wright Andrews
Jean Segar – arrived late 7:10

Absent:

Trent Taliaferro

Also present:

Kelly McKnight – Planning and Zoning Office Manager

CALL TO ORDER

David Jones, Chairman, called the regular meeting of the Planning Commission to order at 7:00 pm.

ROLL CALL

Chairman Jones asked Ms. McKnight to call the roll. A quorum was met.

MEETING AGENDA

Chairman Jones asked if any changes needed to be made to the agenda. Chairman Jones stated that they do need to do Elections tonight later.

APPROVAL OF MINUTES

Mr. Walters stated that on page 51 of the minutes the last two paragraphs the word is stated as 'implant' and it should be 'end plan.' It was part of the Mt. Clement proposal and was the end plan analysis.

Mr. Mundie made a motion to approve the minutes as amended of the June 6, 2023, Planning Commission meeting. Mr. Stevens seconded the motion. AYES: 5 NAYES: 0 ABSENT: 2

PUBLIC COMMENTS

Mr. Barry Bates, 854 Crittenden's Mill Rd, stated he is coming tonight after they have had 6-7 months to digest and work with this new zoning ordinance that we have that replaced the one that was effective from September 2003 until he think this one became effective in November of 2022. His concerns are dealing with AG and Forestry. Old ordinance vs. new and some things that have come to light since this new ordinance has taken place. He read how well defined the old ordinance was when it came to AG and Forestry concerning A1 and A2 districts:

"Agriculture, including Horticulture, General Farming, truck gardens, cultivation of field crops, orchard groves, nursery's for growing or propagation of plants, turf, trees, and shrubs including use of heavy cultivating machinery, spray planes, or irrigating machinery, dairy farming, keeping or raising of large and small animals; fish, birds or poultry and including structures for processing and sale of products raised on the premises."

The above applied for just under 20 years for A1 and A2 districts. Just like there is in the new code today there were setbacks in the old code. It depended on the AG ventures, most of it applied to animals. This is understandable and makes sense. Even those of us in the AG industry, we do recognize property owners need to be reasonably protected also. Now under the old ordinance in R1 and R2 it was listed that tilling of the soil, raising of crops, forestry and re-forestry that was in R1 and R2. In PUD districts, the tilling of the soil, raising of crops, forestry and re-forestry. Granted under the old code a PUD was 50 acres and now it is 15. B1 tilling of the soil, raising of crops, truck gardens. B2 tilling of the soil, raising of the crops, truck gardens. M1 agriculture, Forestry and reforestation. M2 any permitted uses in B1 plus B2 also some others listed.

New code Ag and silviculture by right A1 and A2, no rights anywhere else in Essex County. Ag/intensive conditional use A1 and A2. He doesn't want to take the time tonight and he doesn't want to take up their time, but he could explain this and bring people out of Richmond to explain this. This is against the right to farm of the Commonwealth of Virginia. You cannot pick winners and losers for AG for raising livestock. That's why the right to Farm Act was created in 1990s. The County can do setbacks, there are other limitations you can put on acreage, but the County cannot pick winners and losers as to who gets to do livestock under certain numbers. That's why we have the CAFO limits which is Concentrated Animals Feeding Operations and DEQ controls those. When you hit 300 animal units and an animal unit is 1,000 lbs of weight. Once you get to that level there are all sorts of hurdles to be crossed by the operator. You are talking about 20-30 head of cattle under cover or 300-500 chickens under cover not supposed to be conditional use. The definitions are not near as intensive under this new code.

"Agriculture/silviculture means any operation devoted to the bona fide production of crops, or animals, or fowl including, but not limited to, the production of fruits and vegetables

of all kinds, and the production and harvest of products from silvicultural activity. This use does not include Agricultural, intensive (Code of Virginia 15.2-2288.6).”

That code, the right to farm, is listed in two places. It is listed separately in the Code of Virginia as the right to farm, what they just quoted is right to farm. That is not the code for CAFOs.

“Agriculture, intensive means the commercial, covered confinement, keeping of animals, with litter/manure storage, excluding pastureland having at least 90% of the total area with vegetative cover.”

The way he reads that is if he wants to put 2 cattle under cover and store their manure and spread it around the field he has to come before the public and get a conditional use permit in an A2 district. There is no limits on it whatsoever. The reason this effects him is he is working with the NRCS, National Resource Conservation Service, on a 6 figure project, giving up some of the rights to his land to get them out of certain waterways and keep them out of the forest. In return he gets to put them under cover during intensive weather situations. If we go through a rainy period, he is now helping the Chesapeake Bay, helping be a better operator, he brings them in and puts them under cover during that time. The way this reads now he is not sure if he can even do the project. The intent of the right to farm act is that all farmers, all operators, all special livestock operators, are treated the same except when we meet the CAFO bar. The Commercial stables in the old code and new code stay exactly the same. That has a 20 acre minimum on both. That sounds perfectly understandable for a commercial stable. None of the language changed at all. He found out that it is not just equine. In the Commonwealth of Virginia equine are livestock. The sentence actually says equine and other livestock. He still thinks they are out of compliance with the conditional use as far as the intensive AG operations. He knows he missed it and that it was open for public comment. He has not talked to a lot of farmers about this yet. He started here where he was advised to start in front of the Planning Commission. This is a drastic change for agriculture. Right now in this moment in time a crop farmer has more rights in the Town of Tappahannock to farm than they do in Essex County. And the County has been known for AG and Forestry. He got called on for a complaint on a field that he has been farming for 13 years in an R2. The zoning office was going to send a notice of non-conforming. The only thing that saved him was ‘A nonconforming use may continue as it existed when it became nonconforming. A nonconforming use shall not be reconstructed, relocated, altered, or expanded in any manner, including the addition of new accessory uses, except as provided for in this section.’ To sum it up the County has gotten very restrictive on Agriculture, more restrictive than surrounding counties. It is a shame we have an Ag, forestry, industrial committee in this County. He checked with the Chairman who was chairman until last month and he asked if they had been asked to be a stake holder in these big changes to AG and he had never heard a word.

Chairman Jones stated on page 92, that they will go over tonight of the comprehensive plan under the goals ‘Create a balanced sustainable community through moderate economic growth within the County’s existing growth management plan.’ Number three says ‘Preserve the

tradition of agricultural, forestry, fishing and shellfish' It says it in our comprehensive plan to preserve it. He asked if they can get together with Rob Hodges and go over it with Darla Orr from the Berkley Group to see what the thought pattern on that was. We had said as people went through it that people were going to pick up that weren't necessarily going to be good bad or indifferent but was not in keeping with what we were wanting to do.

Mr. Bates stated that he has learned more about zoning in the past two weeks than he ever planned on learning.

Chairman Jones stated that a lot of it is ambiguous its not like the old one. This is more of a blanket. We just need to define it and it is a process but let's get to the bottom of it.

Mr. Jeff Howeth, 556 Riverdale Rd. He stated that Barry Bates is a good friend of his. Barry called him and asked him where he could farm in Essex County? He said he thought just about anywhere. When you go to the Comprehensive plan you look at the first 3 pages it promotes farm, fish, and forestry. Barry said no look at your book. When he looked at the table it was A1 and A2. Barry ran into a situation where he was farming in an area that is listed as R2. He said that just doesn't seem to make a lot of sense. So he is taking a little bit of a different tact because he is not a farmer. He consumes a lot, Barry raises the cows just as fast as he can eat them. He went back and looked at the old code and the old code basically allowed farming and silviculture. We have been talking a lot about farming because Barry is a farmer. Board of Supervisor John Magruder does a lot with silviculture. So it kind of surprised me that it slipped through on him too. That is usually the one that John looks out for. It is only in A1 and A2 and it used to be in everything except mobile home parks. He is going to tell two stories and then go and sit down.

#1 He owns a piece of property that inside the Town of Tappahannock limits. You would think they would be a little bit different but he is going to surprise you to what he is going to say next. He subdivided that piece of property several years ago, it is 5 lots out on Desha Rd. close to the edge of Town. He has a farmer that takes care of that piece of ground. He got a call from Jimmy Sydnor one day saying the grass was too high. He said of course it is because it is hay. He told Jimmy he could call Lane Brooks who is farming it and it is in farm programs. He hasn't heard another word about it. He doesn't have any thought of selling it incase his son wants to do some sort of development. It all works like a charm. There shouldn't be any reason you had a subdivision and someone tells you that you can only cut the grass.

#2 He owned more land in LaGrange which was almost 20 acres. Most of you all know that land is not conducive to farm but we will assume that it is. If the timing wasn't right to do an industrial project since that is what the zoning is. Why wouldn't I want to rent it to someone like Barry who could go in and put some corn on it. He is committing the piece of land for 6 months. He could hold someone on a contract for 6 months. It is prudent in his mind that we should have these primary functions of rural economies. He is not a fan of standing up and asking permission for everything that you do. There should be some things in this world that

are basic, that are by right. If you want to put in a Target or something like that you may need to talk about that one but farming is hard to do a conditional use permit on.

PUBLIC HEARING

None

OLD BUSINESS

Chairman Jones stated they were going to go over Sections 6 and 7 of the current comprehensive plan. Starting with chapter 6 we will go page by page.

Mr. Andrews stated that he assumed that at the start of this process you laid out what the outcome was going to be. When he read through the chapters again today noticed that page after page was outdated. That is an extensive amount of work. Is this going to be done by a contractor? We are just sort of looking at it.

Chairman Jones stated that he had already brought up what the vast majority of things that we see needs to be done. Chapter 6 and 7 are full of tables and information. We have 10% of people do this, 40% of people do that, you can see that a lot of the stuff just says update. Part of the other thing we are doing is, if you read just on section 6 under objectives he highlighted 'maintain and improve existing facilities to serve future demand.' He highlighted that because that struck him as something we wouldn't want to change. That is pretty boiler plate. He tries to go through each page each month and highlight things that maybe weren't so obvious. It is obvious we need to update financial information and stuff so he ran across it. But there are a few things on the page that he questions. Like on page 78, 4th paragraph says 'the future land use plan.' He highlighted that to say where is it, he doesn't see it in the comprehensive plan. Is there a future land use plan? He highlights that so that when they do sit down with the professionals that is the type of stuff they can help us with.

Mr. Andrews stated that a general point is when you read the Virginia Code as to what is supposed to be in there. He has a strong suspicion that there are a number of things that are supposed to be in the plan that the code calls for.

Chairman Jones stated that because the code changes there are several code things in here that get changed every 5-10 years and we are supposed to update this every 5 years. When something references a code we need to go back and check that to make sure that that is still the code. That is something that we do not do but the people that we hire will do. Our function here is to highlight the things like goals or objectives that we want to maintain or change. Things like the name of the hospital the group we get may not know about those changes. Our goal is not to rewrite this, our goal is to look at it and pick the things out that we want to make sure are in the new one. The population, the drinking water percentage, how many gallons of water we use, all of that has changed and will need to be updated.

Pg77

- Mr. Andrews pointed out that there is a duplicate sentence at the bottom of the page.
- Mr. Walters asked about the Capital Improvement Program and we have one. In here it says develop a CIP.

Chairman Jones stated that was one of the goals. We had it and then we didn't and then we had it again and then Covid hit. So we haven't updated that in a bit but he is waiting for any moment. But yes we do have that.

Mr. Walters stated we need to make sure the wording incorporates the fact that we do have one and this is the type of thing we want to have in there and coordinate with.

Chairman Jones stated what he would hope they would put in this thing is some of the objects from 5 years ago we can now say have been done. The things that have been done should be put in there. So that the next group can look and see that we actually accomplished something.

Pg 78

- Chairman Jones mentioned the 4th paragraph of that talks about 'the future land use plan'. Every time it says something like that we need to make sure that whatever plan they are talking about or map is in the book. What it should say is 'the future land use plan (pg x) so people know exactly where to go to.

Pg 79

- Mr. Walters stated the name of the Hospital needed to change.

Chairman Jones stated it also mentions how many beds it has.

- Chairman Jones also mentioned that it talks about Social Services but we are not sure who they employ now or how many they employ.

Mr. Andrews stated he knew that information was wrong.

- Chairman Jones stated that in the 5th paragraph it says 'a significant percentage of Essex residents are or older' It talks about Carrington Manor and 128 beds. We should list them all or none of them.
- Chairman Jones stated that at the very bottom it talks about the Sheriff's office and staffing and needs to be correct.

Pg 80

- Chairman Jones stated that the whole page needs to be updated. With the number of vehicles and volunteers. It also talks about the Red Cross and he is not sure Essex County participates with the Red Cross anymore

Mr. Andrews stated they still collect money for them as the Rotary Club. He stated from personal experience that with the tornado they were a mess.

Chairman Jones stated those are the types of things they should discuss.

Pg 81-83

- Chairman Jones stated that all the information needs to be updated. Percentages of the school grades from K-12.

Mr. Andrews stated right up to page 83 is all school related.

Chairman Jones stated that it needs to be in there but needs to be updated.

Pg 84

- Chairman Jones stated that once again the whole page needs to be updated. It talks about broadband, waste disposal, water & sewer. We just need to make sure that the information is still correct.
- Mr. Stevens stated that the broadband study that that has been done back in June.

Chairman Jones stated and where it shoes that 81% of Essex County is serviced by DSL. Is it?

Mr. Andrews stated that Rob was the expert for the County on the Broadband stuff.

Chairman Jones stated that some of that he will be able to do in house. And he has said that some of the maps and information he will be able to do if he has time.

- Mr. Andrews stated that with the water and sewer services, his impression on the fire time, based on what people were saying we have a lot of old pipes in the ground that need to be replaced and will cost a ton of money. He said at the museum when they got water to wet down the roof at that fire hydrant, over on the other side of the street you couldn't get any water out of that one. They said maybe they put in a station down at the river and pump it out of the river. We need to have something in here about what the real needs are.

Chairman Jones stated it should definitely be one of our goals. And we would have to work close with the town because all of that is in town. But certainly our goal could be working with the town to establish upgrading the aging fire hydrant system and water supply system.

Mr. Andrews stated it is nothing unique he was told it is all over the area. You can't put in sprinkler systems that are required today if they redo Prince St.

Chairman Jones stated that there is a difference in what the fire lines and the main lines are. So that would be interesting to see what the town has. But it certainly needs to be one of our goals.

Pg 85

- Chairman Jones stated that there is the water supply planning right there.
- Mr. Andrews stated that there is now the new park that the town is putting in. You have some work still being done at the dump site. We had trails in there for a while and the tornado wiped them out. He believes there is work being done up there to still use that but needs to be updated in there.

Chairman Jones stated that you can have the goals and objectives and after that you can have the stuff that has already been done.

Mr. Stevens stated you know there is a little sign that says Tappahannock AND Essex County. He thought it was all one.

Pg 86

- Chairman Jones stated that the last sentence mentions the recommended guidelines of Virginia Department of Conservations and Recreation's 2007 Outdoor Recreations Plan. That plan has probably been updated by DCR. So we just want to make sure we have the updated plan.
- Chairman Jones stated that the table 6-3 has changed as well.

Pg 87

- Chairman Jones mentioned that table 6-4 may or may not have changed but we need to update it if it has.

Mr. Andrews stated that Wares Wharf is gone. Didn't they sell it?

Pg 88

- Chairman Jones stated that the library contains 18,000 volumes. The little stuff like that needs to be updated.
- Mr. Andrews stated that it is the same on the museum.
- Mr. Walters stated under Historic and Cultural Resources, up in Occupaccia it has been labeled as a historic overlay district.

Chairman Jones stated that should be shown on a map as well.

Mr. Walters stated he thinks they were trying to do one for Millers Tavern as well.

Mr. Andrews stated they have something over there but not sure what.

Pg 89

- Chairman Jones stated that in the first paragraph it says 'include plans for expansion of facilities and infrastructure into the county.' His question was who does the plan? Does staff do the plan, Board of Supervisors, planning commission?
- Chairman Jones stated the rest of that page is just what they want to do, Create policies, amend zoning policies to be more broadband zoning friendly. Some of the broadband stuff has already been updated. We could probably consolidate it into 'this is what is happening with the broadband and it would be implemented by 2025'

Pg 91

- Mr. Andrews asked about the second paragraph where it says 'Establish and enforce policies and regulations that require contributions by the development community to offset or fund cost' He wanted to know if that had been done?

Chairman Jones is not sure if that policy has been enforced in the past.

Mr. Walters stated that is something that has kind of been influx on proffers from our recent business. There has been some changes where the County can't require proffers it has to be voluntary. It is one of those things that the language should probably be looked at by the County lawyer.

Chairman Jones stated this would be an important policy.

Mr. Andrews stated it would be a very important revenue for offset.

Chairman Jones said it was in there 5-10 years ago for a reason.

Mr. Walters stated that his concern is that he thinks that the law has changed.

Section 7 – The Economy

Pg 92

- Chairman Jones stated that as he said earlier when Mr. Bates was up here the third punch down says 'Preserve the tradition of agricultural, forestry, fishing and shellfish industries as important components of County rural character and the local economy.
- Mr. Andrews stated that under objectives we should have something about involvement of operation between town and county and also work more with the EDA and Tappahannock Main Street. The EDA is still lacking but hopefully get one soon a staff person.

Chairman Jones stated it does say in several of these chapters working in cooperation with the Town and the County but it does not say much about the EDA or Tappahannock Main Street.

Pg 93-95

- Chairman Jones stated that there are a lot of statistics that need to be updated.

Mrs. Segar stated that 2014 was the last time the unemployment rates were updated in this.

Pg 96

- Chairman Jones stated that under Agriculture and Forestry 'the census of agriculture 2012 indicates that 37 percent of Essex County is made up of farm land with approximately 98 farms' It needs to be updated.

Mr. Andrews asked if housing was dealt with in any of these chapters?

Chairman Jones stated he thinks it was mainly under goals and objectives.

Mr. Andrews stated since we are dealing with it with Mt. Clement it is a thing people are talking about and have talked about for years. There are some statistics on housing. Renters, owners, etc.

Chairman Jones stated it is in here but needs to be updated like the agricultural stuff. It is great information but needs to be updated. They are good things to keep track of. He knows that the numbers have gone up with everything.

- Mr. Walters stated in the top paragraph it would be good to note that one to look out. 'that we should establish and maintain a balanced job base.' If we have people that have experience in planning and taking us from where we are to where we want to be do they have recommendations? Taking advantage of their expertise to help us meet our goals. Specific policies to endorse that would help us get there.

Chairman Jones stated like the sentence 'Continued efforts to attract industry to support the objective of maintaining diversity in the job base.' That is big for someone who wants to bring an industry here and people start saying that is not what we want here. We can tell them it is in the comprehensive plan.

Mr. Walters stated so if they have specifics with their experience from other places. What worked and what hasn't and if we can leverage that it would probably be money well spent.

- Mr. Mundie asked what exactly is the last sentence on the page. It talks about two programs but what are the two programs?

Chairman Jones was not sure and said they might not even exist anymore. DCR doesn't regulate that a lot of that anymore.

Pg 97

- Mr. Mundie asked about the acronym FRPP? He is guessing that is Farm Resource Preservation Program or something?

Mr. Walters stated it is almost if there should be a table or something.

Mr. Mundie stated there are programs that you can enroll in but he has not heard of that.

Chairman Jones stated that it is certainly something we can ask that may not be there anymore.

- Mr. Andrews stated with he maritime economy you are talking as much as anything with the tourist industry. It is weird to say all of that is maritime. We have the river that is part of it but all the travel going into the County is not just by the river. We have the big

problem with water access and it is being worked on. We have other things that people come to the County for other than the river.

Pg 98-99

- Chairman Jones stated it just needs to be updated and the Figure 7-1 needs to be easier to read.

Pg 100

- Mr. Andrews stated that virtual work in the experiences during covid with people working virtually. There has been a huge change and some companies are fighting back in making their people go to work. He keeps seeing articles that virtual work is going to be a very big thing in the future for so many people. There needs to be some mention about the fundamental change which is probably very good for us if we have the adequate broadband and enough housing.
- Mr. Walters asked how much impact short term rentals have on the economy?

Chairman Jones said they should say be telling us since they are monitoring it.

Mr. Walters was just thinking as far as influential factors. One thing is working from home, short term rentals could be a factor.

Chairman Jones stated that we could say that in 2023 short term rentals generated 'x' amount of income for the County. The County received 'x' number of dollars in fees or whatever. They certainly can think and justify of the short term rentals with the number of groceries and gasoline and fees. So when other people say the short term rentals are not doing as well as we thought we can show them. That information needs to be in there for future planning.

Mr. Walters stated it is a trend that is happening. That is one of the things that if you have a weekend house at the river.

Chairman Jones stated that he hopes a lot of the worry of what might happen or what has been happening can be corrected just through compliance. He is big on you shouldn't have to ask permission on everything you want to do for every property you own. You do have to protect your neighbor and that is what zoning is for.

Pg 101

- Chairman Jones stated that most of that is back to broadband.
- Mr. Mundie stated it is all outdated.

- Chairman Jones stated that under implantation 'create and implement policies establishing the requirement of a business license for businesses operating in Essex County' Do we have a business license for Essex County.

Mrs. McKnight stated that they do.

Chairman Jones stated that we should mark that off and put it in there as well that it has been accomplished.

- Chairman Jones stated, 'Develop a tourism and recreation plan that will outline Essex County's strategy in promoting the County and its assets as a tourist community.' We have done that.
- Chairman Jones said that all of the little bullet points, if we have done them, we should put that we have done them and if we haven't then we should put it back in there.
- Mr. Walters stated that this is where you could put in about the EDA.

Chairman Jones stated that the second to last bullet point 'coordinate with the town and state agencies to explore,' we could put whoever we want in there.

Mr. Andrews stated that we have an enterprise zone.

Chairman Jones stated that if we do then we could change it to establish an enterprise zone but it needs to be expanded as a goal. We can say that we did a good job and established one but need to keep moving.

- Mr. Mundie asked about the bullet point on tourism and the bike trails? If this was adopted in 2015, when did they open the Hutchinson wildlife refuge? That is part of that.

Mr. Walters stated that it referenced them at one point.

Chairman Jones stated that it is not just the goals that we want to do but letting them know the goals that have been achieved. This is a broad plan. You don't know what to do if you don't have a plan and when something is accomplished, we should note that.

- Chairman Jones stated that the third bullet point talks about silviculture and agriculture.

Ms. Segar asked when this will get updated.

Chairman Jones stated that Rob had given him a name of someone to contact with the Middle Peninsula Planning District and he could not get him today. He will get in contact with him to start the conversation. He will go before the Board of Supervisors with a plan saying we have gone through all seven chapters of what we see and now we need some help. He will tell ask them for 'x' number of dollars to move forward. He has updated them so far on where we are and just need to know that we are ready to move forward. They have earmarked money for this, but he is not sure how much. He is hoping that they can start getting some help in the fall for adoption next year. Once he talks with the guy from the PDC and come up with a schedule on where we can progress and how many chapters, they can do a month. They will take it and the minutes that they have done since we started, then we will have a work session through it. They will come up with a basic comprehensive plan and we will go through it like we did with he zoning and go through one or two chapters a night. We will do our part and adopt it then send it to the Board. It will not happen overnight it will be over several months. The code doesn't say you have to change it every 5 years it says you have to review it.

Mr. Walters stated that a couple of meetings ago a gentleman came in and wanted to put a shed on a piece of land.

Chairman Jones stated that they got him through it.

Mr. Walters asked what did they decide?

Chairman Jones stated that he thinks that they found a way for him to be able to do it in our code.

Mr. Walters stated he would talk to Rob about it in case anything got brought up.

Chairman Jones stated that in other counties an accessory structure can be closer to a property line than a main structure can. In most cases when there is not a main structure on the property they make you put the accessory structure pursuant to the main structure setbacks. So if that is the only structure that ever goes there it adheres to the zoning ordinance. He is not sure if that is what they did here or not.

Mr. Walters stated that it makes sense if it is the only structure on the property it is the main structure. It doesn't necessarily need to be a house.

Mr. Andrews asked about the Mt. Clement project they have been meeting weekly with Rob. He got a call from Shirree, he is assuming that she is doing that with he rest of them or will. How do we plan to attack it in the August meeting? Will there be a work session before or?

Chairman Jones stated that there is a lot of information that they have to get in before a certain date so that it can be advertised. If they don't get it in then we won't hear it that night. He knows that they are working on it. As soon as he knows he will send an email out.

Mr. Mundie asked what is the deadline for it.

Chairman Jones stated that as long as they are holding it up they can take it past the 60-90 days.

Mr. Mundie asked about the deadline for advertising.

Chairman Jones stated that it is two weeks prior.

Mr. Andrews stated that it troubles him that in the materials they have given out they are making two claims that are misleading. One is they have maintained several times in their material that this is not subsidized housing and point of fact it is a type of subsidized housing. HUD calls it subsidized housing. He told them that we need some subsidized housing here but lets call it what it is. The more grieves one that they have in there on pg 32 in the packet of stuff they gave out today. They claim that in both the adult workforce housing you have 5 low income, 52 moderate income, 15 middle-upper income. Those numbers are completely wrong according to PUD standards. What is required for this program they are doing it at the mostly 50-60% level they are defining it their own way of doing it. It does not go with the PUD program. That bothers him and is clearly wrong.

Mrs. Segar asked how he thought it should be wrote up?

Mr. Andrews stated that they should use the PUD's definition. PUD's definition is to give it to low income or very low income. That is what the vast majority of what they asked for states. Lets call it what it is and not sugar coat to mislead people. He has talked to Rob and he agrees.

Chairman Jones asked if he knew if Rob was discussing that with them?

Mr. Andrews was not sure if he has talked to them about it. It might not bother others.

Chairman Jones stated that it needs to be correct.

Mrs. Segar asked if when he talked to Shiree did he make that clear to them?

Mr. Walters stated that he did but she didn't say much.

Chairman Jones stated he spoke to the head attorney for them and they talked about the things that it seemed that they were dodging.

NEW BUSINESS

Chairman Jones stated that the new bylaws state that they are to elect a Chairman, Vice Chairman and Secretary at the June meeting.

Chairman Jones asked if there were any nominations for Chairman?

Mr. Mundie nominated David Jones.

Mrs. Segar agreed.

Mr. Andrews seconded.

AYES: 6, NAYES: 0, ABSENT: 1

Chairman Jones asked for nominations for Vice Chairman?

Mr. Mundie nominated the Honorable Angelo Stevens Jr.

Mr. Walters seconded the nomination.

AYES: 6, NAYES: 0, ABSENT: 1

Chairman Jones stated that we need someone to nominate Kelly for Secretary.

Mrs. Segar nominated Kelly. Mr. Stevens Seconded. AYES: , NAYES: 0, ABSENT: 1

Mr. Mundie asked since he was going to be out of town for the next meeting if he could still call in?

Mr. Huntley explained that he could.

ADJOURN

Having no further discussion, a motion to adjourn was made and seconded. AYES: 6, NAYES: 0, ABSENT: 1

Chairman