

**MINUTES  
CITY OF NORTH LAS VEGAS  
PLANNING COMMISSION**

March 13, 2013

**BRIEFING:** 5:30 P.M., Caucus Room, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

**CALL TO ORDER:** 6:01 P.M., Council Chambers, 2250 Las Vegas Boulevard North, North Las Vegas, Nevada

**ROLL CALL:** Chairman Steve Brown - Present  
Vice-Chairman Jay Aston - Present  
Commissioner Laura Perkins - Present  
Commissioner Sylvia Joiner-Greene - Present  
Commissioner Willard Ewing - Present  
Commissioner Nelson Stone - Present  
Commissioner Felix Acevedo - Absent

**STAFF PRESENT:** Frank Fiori, Community Services and Development Director  
Marc Jordan, Planning Manager  
Robert Eastman, Principal Planner  
Toni Ellis, Planner  
Bethany Rudd Sanchez, Sr. Deputy City Attorney  
Jennifer Doody, PW - Development & Flood Control  
Jeff Herb, Public Works, Traffic  
Clint Fuji, Utilities Department  
Jo Ann Lawrence, Recording Secretary

**WELCOME:** Chairman Steve Brown

**VERIFICATION:** Jo Ann Lawrence, Recording Secretary

**PLEDGE OF ALLEGIANCE:** Commissioner Sylvia Joiner-Greene

**PUBLIC FORUM**

There was no public participation.

**NOTICE**

Due to technical difficulties, there was no recording of the March 13, 2013 Planning Commission Meeting.

**MINUTES**

- **APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 13, 2013 (FOR POSSIBLE ACTION)**

ACTION: APPROVED

MOTION: Commissioner Perkins

SECOND: Commissioner Aston

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone

NAYS: None

ABSTAIN: None

**NEW BUSINESS**

1. **AMP-03-13 (45666) DEMETER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TED GUNDERSEN, NICHOLAS & COMPANY ON BEHALF OF VALLEY BANK OF NEVADA, PROPERTY OWNER, FOR AN AMENDMENT TO THE MASTER PLAN OF STREETS AND HIGHWAYS, TO REDUCE A PORTION OF ANN ROAD FROM AN 80 FOOT RIGHT-OF-WAY TO A 60 FOOT RIGHT-OF-WAY COMMENCING AT LINN LANE AND PROCEEDING EAST TO SLOAN LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-28-801-002. (FOR POSSIBLE ACTION)**

Item Nos. 1 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of AMP-03-13.

**Jeff Foster, Hansen-Rice Construction, 1717 East Chisholm Drive, Nampa, ID 83687** appeared on the application indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

**MOTION: Vice-Chairman Aston**

**SECOND: Commissioner Perkins**

**AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone**

**NAYS: None**

**ABSTAIN: None**

2. **VAC-05-13 (45667) DEMETER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TED GUNDERSEN, NICHOLAS & COMPANY ON BEHALF OF VALLEY BANK OF NEVADA, PROPERTY OWNER, TO VACATE THE NORTHERLY 20 FEET OF ANN ROAD COMMENCING AT LINN LANE AND PROCEEDING EAST TO SLOAN LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-28-801-002. (FOR POSSIBLE ACTION)**

Item Nos. 1 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of VAC-05-13 with Condition No. 3 amended to read: "A 10-foot wide City Of North Las Vegas public utility easement, located adjacent to the Ann Road right-of-way, shall be recorded concurrently with the vacation. The easement shall be provided and maintained in a drivable condition to facilitate the operation and maintenance of the water main. No trees (except for shallow root plants), signs, parking areas, temporary or permanent structures or any other improvements that would interfere with the normal operation and maintenance of the existing water line shall be allowed within the easement." The original recommended conditions are as follows:

1. Should the Amendment to the Master Plan of Streets and Highways (AMP-03-13) not be approved by the City Council, VAC-05-13 shall be deemed null and void.
2. The vacation shall record concurrently with the dedication of ten (10) feet for El Campo Grande Avenue. Should the Order of Vacation not record within one (1) year from the approval date, the vacation shall be deemed null and void.
3. The 20-foot wide area proposed to be vacated shall be reserved as a City of North Las Vegas public utility easement and the easement shall be recorded concurrently with the vacation. The easement shall be provided and maintained in a drivable condition to facilitate the operation and maintenance of the water main. No trees (except for shallow root plants), signs, parking areas, temporary or permanent structures or any other improvements that would interfere with the normal operation and maintenance of the existing water line shall be allowed within the easement.

**Jeff Foster, Hansen-Rice Construction, 1717 East Chisholm Drive, Nampa, ID 83687** appeared on the application indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

**ACTION:** APPROVED WITH CONDITION NO. 3 AMENDED TO READ:

3. A 10-FOOT WIDE CITY OF NORTH LAS VEGAS PUBLIC UTILITY EASEMENT, LOCATED ADJACENT TO THE ANN ROAD RIGHT-OF-WAY, SHALL BE RECORDED CONCURRENTLY WITH THE VACATION. THE EASEMENT SHALL BE PROVIDED AND MAINTAINED IN A DRIVABLE CONDITION TO FACILITATE THE OPERATION AND MAINTENANCE OF THE WATER MAIN. NO TREES (EXCEPT FOR SHALLOW ROOT PLANTS), SIGNS, PARKING AREAS, TEMPORARY OR PERMANENT STRUCTURES OR ANY OTHER IMPROVEMENTS THAT WOULD INTERFERE WITH THE NORMAL OPERATION AND MAINTENANCE OF THE EXISTING WATER LINE SHALL BE ALLOWED WITHIN THE EASEMENT.

FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION

**MOTION:** Vice-Chairman Aston  
**SECOND:** Commissioner Joiner-Greene  
**AYES:** Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone  
**NAYS:** None  
**ABSTAIN:** None

3. **SPR-02-13 (45669) DEMETER. AN APPLICATION SUBMITTED BY TED GUNDERSEN, NICHOLAS & COMPANY ON BEHALF OF VALLEY BANK OF NEVADA, PROPERTY OWNER, FOR A SITE PLAN REVIEW IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW A 373,000 SQUARE FOOT FOOD DISTRIBUTION CENTER. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND LINN LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-28-801-002. (FOR POSSIBLE ACTION)**

Item Nos. 1 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of SPR-02-13 with the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances, with the following exception:
  - a. Perimeter landscaping and a wrought iron fence along El Campo Grande Avenue shall be deferred until the construction of El Campo Grande is required by the Public Works Department.
  - b. Landscaping is only required in the following locations: 10 feet along the street rights-of-way, required foundation landscaping, parking lot landscaping within the employee vehicle parking along Ann Road.
2. With construction of Phase One, a barrier, subject to staff review and approval shall be provided between the undeveloped and developed portions of the site to prevent vehicle use on undeveloped areas of the site.
3. The first phase of development shall include all landscaping and screening next to Linn Lane, and Ann Road.
4. The applicant shall comply with all conditions of approval for VAC-05-13.
5. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans.
7. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

8. Dedication of the following right-of-way is required per the *Master Plan of Streets and Highways* and *City of North Las Vegas Municipal Code* section 16.20.160:
  - a. El Campo Grande Avenue 10 feet
  - b. CAT bus turn-out on Sloan Lane near El Campo Grande Ave per the *Clark County Area Uniform Standard Drawings* Number 234.1 and 234.2.
9. Construction of the following streets and/or half streets is required per *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. Ann Road
  - b. Linn Lane
10. El Campo Grande Avenue adjacent to this proposed developed parcel will need to be designed and bonded for with the civil improvement plans for this site. However, actual construction of the improvements for this portion of El Campo Grande Avenue may be delayed until plans for the construction of El Campo Grande Ave to the north or to the east have been approved, or as otherwise required by the Director of Public Works.
11. Approval of a traffic impact study is required prior to submittal of the civil improvement plans.
12. Prior to approval of the traffic study, on-site circulation with a WB-50 vehicle (minimum) shall be demonstrated using AutoTurn.
13. Commercial driveway geometrics are to be designed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1.
14. The property owner is required to grant a roadway easement for commercial driveway(s).
15. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
16. A revocable encroachment permit for landscaping within the public right of way is required.
17. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the *City of North Las Vegas Municipal Code* and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

18. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
19. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e. telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.

**Jeff Foster, Hansen-Rice Construction, 1717 East Chisholm Drive, Nampa, ID 83687** appeared on the application indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS**

**MOTION: Vice-Chairman Aston**

**SECOND: Commissioner Perkins**

**AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone**

**NAYS: None**

**ABSTAIN: None**

4. **UN-07-13 (45670) DEMETER (PUBLIC HEARING). AN APPLICATION SUBMITTED BY TED GUNDERSEN, NICHOLAS & COMPANY ON BEHALF OF VALLEY BANK OF NEVADA, PROPERTY OWNER, FOR A SPECIAL USE PERMIT IN AN M-2 GENERAL INDUSTRIAL DISTRICT TO ALLOW THE STORAGE OF HAZARDOUS MATERIAL (ANHYDROUS AMMONIA). THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF ANN ROAD AND LINN LANE. THE ASSESSOR'S PARCEL NUMBER IS 123-28-801-002. (FOR POSSIBLE ACTION)**

Item Nos. 1 through 4 were presented together.

The application was presented by Robert Eastman, Principal Planner who explained Staff was recommending approval of UN-07-13 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all conditions of approval for SPR-02-13.
3. The applicant shall comply with all conditions of approval for VAC-05-13.

**Jeff Foster, Hansen-Rice Construction, 1717 East Chisholm Drive, Nampa, ID 83687** appeared on the application indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

**MOTION: Vice-Chairman Aston**

**SECOND: Commissioner Perkins**

**AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone**

**NAYS: None**

**ABSTAIN: None**

5. **UN-84-02 (45652) TAVERN AT ANN/DECATUR (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DECATUR CROSSING LLC, PROPERTY OWNER, FOR AN EXTENSION OF TIME TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT TO ALLOW A RESTRICTED GAMING ESTABLISHMENT. THE PROPERTY IS LOCATED AT 4790 WEST ANN ROAD. THE ASSESSOR'S PARCEL NUMBER IS 124-30-401-026. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending approval of UN-84-02 subject to the following conditions:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The extension of time shall be valid until April 17, 2014.

**George Garcia, G.C. Garcia, Inc., 1711 Whitney Mesa Drive, Suite 110, Henderson, NV 89014** appeared on behalf of the applicant indicating he concurred with Staff recommendation.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

**ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS;  
FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION**

**MOTION: Commissioner Stone**

**SECOND: Commissioner Ewing**

**AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-Greene, Ewing, and Stone**

**NAYS: None**

**ABSTAIN: None**

6. **T-1352 (45651) GOLDFIELD I. AN APPLICATION SUBMITTED BY WILLIAM LYON HOMES INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN AN R-1 SINGLE-FAMILY LOW DENSITY DISTRICT TO ALLOW A 61 LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF LAMADRE WAY AND GOLDFIELD STREET. THE ASSESSOR'S PARCEL NUMBERS ARE 124-34-701-011, 020, 021, 025, 026, 029, 032, 038 AND 053. (FOR POSSIBLE ACTION)**

The application was presented by Marc Jordan, Planning Manager who explained Staff was recommending approval of T-1352 subject to conditions listed in Memorandum dated March 13, 2013 as follows:

1. Unless expressly authorized through a variance, waiver or another method, development shall comply with all applicable codes and ordinances.
2. Enhanced landscape treatments shall be provided at each entry way, subject to staff review and approval.
3. A 15-foot wide pedestrian access shall be provided from Alejandro Way to La Madre Way and from Ave Marina Avenue to Eagle Way. The pedestrian access shall be designed to integrate into the perimeter sidewalk and landscaping.
4. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.
5. Approval of a drainage study is required prior to submittal of the civil improvement plans.
6. The size and location of any drainage facilities and/or easements shown are contingent upon review and approval of a Technical Drainage Study. The proposed ten foot wide easement within a common lot between lots 15 and 16, if approved, shall be privately maintained by the Home Owner's Association.
7. All local facilities and street centerline grades must be constructed in conformance with the City of North Las Vegas' *North Neighborhood Flood Control Master Plan*, or as otherwise approved by the Director of Public Works or his designee.

8. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans.
10. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:
  - a. La Madre Way
  - b. Eagle Way
  - c. Goldfield Street
11. All common elements shall be labeled and are to be maintained by the Home Owners Association.
12. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards.
13. Street names must be approved by the City of Las Vegas Central Fire Alarm Office.
14. The property owner is required to grant a pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way.
15. A revocable encroachment permit for landscaping within the public right of way is required.
16. Prior to the installation of any subgrade street improvements, all required underground utilities (i.e., telephone, power, water, etc.) located within public rights-of-way, shall be extended a minimum of ten (10) feet beyond the project boundary.
17. All residential driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.
18. Proposed residential driveway slopes shall not exceed twelve percent (12%).

19. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
20. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing No. 206.S1 Option A*, with the addition of the required landscape area to comply with *City of North Las Vegas Municipal Code - Title 17*.

**Robert Cunningham, Taney Engineering, 6030 South Jones, Las Vegas, NV 89118**  
appeared on behalf of the applicant indicating he concurred with Staff recommendation.

ACTION: APPROVED SUBJECT TO CONDITIONS LISTED IN MEMORANDUM  
DATED MARCH 13, 2013

MOTION: Commissioner Stone

SECOND: Commissioner Perkins

AYES: Chairman Brown, Vice-Chairman Aston, Commissioners Perkins, Joiner-  
Greene, Ewing, and Stone

NAYS: None

ABSTAIN: None

OLD BUSINESS

7. AMP-02-13 (45541) MAVERIK INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MAVERIK INC. ON BEHALF OF SHAMOUN GHASSAN, ZORA ZUHAIR AND SEQUOIA FINANCIAL SOLUTIONS INC. FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN, LAND USE ELEMENT, TO CHANGE THE CURRENT DESIGNATION OF EMPLOYMENT TO NEIGHBORHOOD COMMERCIAL. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALEXANDER ROAD AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-410-007 THRU 139-04-410-014. (FOR POSSIBLE ACTION) (CONTINUED FEBRUARY 13, 2013)

It was requested by the applicant to withdraw AMP-02-13.

ACTION: WITHDRAWN

8. ZN-02-13 (45542) MAVERIK INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MAVERIK INC. ON BEHALF OF SHAMOUN GHASSAN, ZORA ZUHAIR AND SEQUOIA FINANCIAL SOLUTIONS INC. FOR A RECLASSIFICATION OF PROPERTY FROM A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT TO A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALEXANDER ROAD AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-410-007 THRU 139-04-410-014. (FOR POSSIBLE ACTION) (CONTINUED FEBRUARY 13, 2013)

It was requested by the applicant to withdraw ZN-02-13.

ACTION: WITHDRAWN

9. T-1350 (45545) MAVERIK INC. AN APPLICATION SUBMITTED BY MAVERIK INC. ON BEHALF OF SHAMOUN GHASSAN, ZORA ZUHAIR AND SEQUOIA FINANCIAL SOLUTIONS INC., PROPERTY OWNER, FOR APPROVAL OF A TENTATIVE MAP IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND IN A C-P PROFESSIONAL OFFICE COMMERCIAL DISTRICT (PROPOSED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT) TO CREATE A SINGLE LOT COMMERCIAL SUBDIVISION. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALEXANDER ROAD AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-410-009 THRU 139-04-410-014. (FOR POSSIBLE ACTION) (CONTINUED FEBRUARY 13, 2013)

It was requested by the applicant to withdraw T-1350.

ACTION: WITHDRAWN

10. UN-06-13 (45544) MAVERIK INC. (PUBLIC HEARING). AN APPLICATION SUBMITTED BY MAVERIK INC. ON BEHALF OF SHAMOUN GHASSAN, ZORA ZUHAIR AND SEQUOIA FINANCIAL SOLUTIONS INC., PROPERTY OWNERS, FOR A SPECIAL USE PERMIT IN A PUD, PLANNED UNIT DEVELOPMENT DISTRICT AND A C-P, PROFESSIONAL OFFICE COMMERCIAL DISTRICT (PROPOSED C-1, NEIGHBORHOOD COMMERCIAL DISTRICT) TO ALLOW A CONVENIENCE FOOD STORE WITH GAS PUMPS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF ALEXANDER ROAD AND MARTIN LUTHER KING BOULEVARD. THE ASSESSOR'S PARCEL NUMBERS ARE 139-04-410-009 THRU 014. (FOR POSSIBLE ACTION) (CONTINUED FEBRUARY 13, 2013)

It was requested by the applicant to withdraw UN-06-13.

ACTION: WITHDRAWN

#### PUBLIC FORUM

There was no public participation.

#### DIRECTOR'S BUSINESS

Community Services and Development Director Frank Fiori informed the Commission Jo Ann Lawrence was retiring and this would be her last meeting.

#### CHAIRMAN'S BUSINESS

Chairman Steve Brown thanked Jo Ann Lawrence for her service to the Commission.

#### ADJOURNMENT

The meeting adjourned at 6:21 p.m.

APPROVED: April 10, 2013

/s/ Steve Brown  
Steve Brown, Chairman

/s/ Julie Shields for  
Jo Ann Lawrence, Recording Secretary