

MINUTES OF TOWN OF HULL BOARD MEETING
COUNTY OF PORTAGE, WISCONSIN HELD ON
WEDNESDAY FEBRUARY 17, 2016

- 1) Call to order by Chairperson John Holdridge at 5:30 p.m. at the Hull Municipal Building, 4550 Wojcik Memorial Dr, Stevens Point, WI, 54482.

Present: Chair Holdridge, Supervisors David Pederson, Dave Wilz, Jan Way and Rick Stautz.

- 2) Pledge of Allegiance
- 3) Citizens wishing to address the board non-agenda items. Non-agenda items are for discussion with possible action

No one present re: non-agenda items.

Announcements by Chair Holdridge:

- The Town of Hull at the urging of the Portage County Planning and Zoning Committee is developing a rewrite of the R2 Single Family Zoning Ordinance. We will have a zoning ordinance that will probably be called Urban Zoning. It will apply to R2 Single Family. This grew out of a real challenge we had on Maple Bluff Road.
- Well 11 discussions are on-going.
- County surveyors will be out looking for monument corners.
- The Hull board meeting in March will be on March 7th.
- Note sent to Nick Kaminski, acting Road Foreman, for him to identify the work plan for this spring and summer.

At Chair Holdridge request Clerk Wolle commented on the February 16 election: There were a total of 779 who voted. This was a total of 22% of our registered voters. Everything went very, very well. People were great. They trickled in all day long starting right before 7 a.m.

Holdridge: did you have many who did not have their photo ID?

Wolle: There were some who left and went home to get their photo ID. We explained a provisional ballot was available.

Holdridge: Was that the first time voters had to show an ID?

Wolle: Here yes.

- 4) Discussion/with possible action re: proposed construction of U.S. Cellular cell tower in Section 9, Town 24 N, Range 8 E abutting Jordan Road on the Justin and Amanda Weir property

Holdridge: We are going to hold a public hearing tonight on U.S. Cellular. Is Todd Anderson here?

Todd Anderson of U.S. Cellular is present.

Holdridge: We took this topic up back in August of 2015 and many of you were here then that are here tonight. We listened to citizens. I think there was sort of a straw vote taken of those citizens that were here who reside in the area of the proposed tower. It was 8 to 1 against the tower. When the board voted it was 4 to 1 opposing the tower. It was then supposed to go to Portage County Board of Adjustment in September or October and that never happened. Tracy Pelky (Asst. PC Zoning Adm.) , please explain why it never got to the Board of Adjustment which supposedly makes the final decision on this.

Pelky: Because the Stevens Point has an Airport Height Limitation ordinance, due to the close proximity to the airport I did not want to put it on the agenda after the Town Board acted on the tower. We are on hold. We did get the determination back and there was time for discussion but with the height of the tower being reduced from 195' down to 130' my thought then, due to the concerns at the town level I felt with a shorter tower and the fact the tower is not lit, we should come back to the town to have the town relook at it.

Holdridge: That is what we are doing tonight. We sent out notices to households around the Weir property.

Wolle: A total of 30 notices were sent out.

Holdridge: We had the hearing in August. We took the vote. U.S. Cellular came back with a revised proposal which eliminates the flashing light. This was a real concern of people living in the area. They also reduced the tower from 195' to 130'. When you say single pole or monopole, what does that mean? Is it similar to a flag pole?

T Anderson: It is more like a transmission power pole. It is a pole that goes up. It is 3' at the base and tapers up.

Holdridge: This goes up 130' feet. Besides U.S. Cellular are there going to be other carriers?

Anderson: This tower is designed for 3 carriers.

Holdridge: The question came up last time about property values. I wrote a letter to Jeremy Kurtzweil, our assessor. The following read by Chair Holdridge is from Jeremy Kurtzweil: 9-21-2015
"In response to the letter with concerns of the proposed cell tower I will address the concerns from my end. As far as the Department of Revenue is concerned the sales in close proximity to a cell tower have not shown any lose of value due to such a structure. In the area I assess with towns confirm this. My assessment would also confirm this; however in other locations I have homes further away than your proposed location which is why I ran this by the Wisconsin Department of Revenue. Also upon viewing the proposed site on Friday to make sure of the nature and make-up of the proposed site and the surrounding neighborhood being predominately wild and wooded, the effect of the cell tower visual will be very limited. So as far as what I can speak of on the proposed cell tower, it would have negative effect on the value of the properties with proximity of the proposed site. Please let me know if you need additional information".

Holdridge: I would say they may not have evidence at the Department of Revenue who collects all the assessment data. It just seems to me if you live in that area and somebody puts up a tower with a flashing light on it and it is in close proximity to you it is going

to have some impact. It is a little bit like our problem over on Maple Bluff where a resident moved there and sort of made it a dump yard out of his yard and he is right across from some very expensive houses and we have been told by realtors when they show a house that is across from him, when people come out and see what is across the street, they don't want to buy it. I am a little bit skeptical that it wouldn't have some impact on property values. But that is what Jeremy said.

Holdridge: When I went back through the minutes there is a radiation question. Tracy, I would think that ought to be one of your rolls as a county representative, we never deal with this because it has always been a county issue, to run that down to see if there is any evidence of radiation problems. Is that possible?

Pelky: I don't have any data on that.

Holdridge: Why can't you get some?

Pelky: It is not very common that we should have more data than (interruption)

Holdridge: Well Todd is trying to sell us. I'm happy to listen to Todd but you are our county agent or representative on this. Depending on what we do tonight, it probably isn't going to make any difference what we do it is going to the Board of Adjustment and reading the minutes it seems like the Board of Adjustment is the group that ought to look at that. You are sort of their agent.

Pelky: In the 2013 state budget, Act 20 was created which really hamstringed counties from denying towers. If you are not familiar with that we are very limited Board of Adjustment/Zoning Department on monitoring. There is nothing about setbacks, what zoning district a tower can go in or property lines.

Holdridge: No, no I think we can ask questions. This is local government and the state has done all kinds of stuff to us, imposing positions on local government. All I am saying is there some way you can research that and see if there is any radiation.

Pelky: Sure

Holdridge: That came up in the minutes. One of our citizens asked. I don't know but it seems to me that ought to be something we ought to know about when it goes to the Board of Adjustment. The other things about the Board of Adjustment, all of the people are local people and I think they are appointed by the County Board Chair. They have a role to play but none the less they are local. That ought to be looked at, the radiation. If there is an issue we ought to know about it. If there is not an issue then, somebody ought to know that.

Holdridge: Todd (Anderson), do you want to introduce your new proposal and comment on that and then we will get the reaction to that.

Anderson: Sure. The pole is a monopole. The height is 130' and it will not be lit. There will be multi-carriers. There will be trees around it.

Holdridge: How high are those trees in that pine plantation?

Anderson: I'm guessing 60'.

Holdridge: In terms of once we act tonight, we know whether we support or oppose it, it will go to the Board of Adjustment. What is your process? Do you have to get more approvals from agencies?

Anderson: We have to go to the State and Federal government.

Holdridge: How far away are you from actually constructing something? Six months, a year?

Anderson: We have a study that has to be done, I don't know if that has been accomplished yet. We are 90 to 120 days from doing testing. All has to be sent to the Indian tribes. I would estimate construction fall of 2016.

Holdridge: We thank you for coming back. Why don't we listen to our citizens..

D Wilz: The last time we met and noted in the minutes one of the suggestions was if there is a different or better location for the tower. I believe that we as a board voted for a different location or to have that looked at. You have come back with a modification of the tower for the proposed site; did you look at other locations?

Anderson: This is the location that fits in. No I didn't look at other locations.

Holdridge: I had a discussion with Todd and I raised the same issue. I even suggested why don't you put it right behind our municipal building?

Anderson: You are close to the airport.

Holdridge: So that was explored and you indicated that wouldn't work better for whatever reason. Okay. I appreciate anyone who wants to comment to come to the podium and identify your name and address and make your comments.

Susan Studinski, 1647 Wilshire Dr., this is a small residential area. We don't know about radiation fallout. That should be known. This is not a good location

Frank Sniadajewski, 3328 Jordan Road, I agree with Sue. This is not a good site. There can be good things and bad things but don't find out those things for years.

Dennis Reeve, 1777 Wilshire Dr, with a reduction in coverage why can the tower not be moved at least a little distance to get it out in the middle of a field?

Anderson: The tower feeds off of other sites. This is a fill in site to work with other locations.

Paul Kubowski, 3308 Jordan Rd, with the lower tower you don't need a light? Does U.S. Cellular have the right to not have a light?

Anderson: The lighting is set by federal regulations. 170' is the cutoff for lighting by an airport.

Kubowski: Question for Portage County. You are stating because of Act 20, does that state you guys cannot turn down the building of a tower? Or does Portage County still have the right to deny the cell phone tower?

Pelky: Yes, the Board of Adjustment still has the right to deny it, but they can't deny it based on reasons from Act 20 (66.0404). Hull does not have an ordinance regarding cell towers, Portage County does. Again, in very few incidences could the board deny it, but there still is that chance they could.

Kubowski: I looked at the Portage County ordinance and it is 500'. There is no structure that can be built within 500' of a tower.

Pelky: And that requires setback greater than what we have in a commercial zoning district.

Holdridge: The county ordinance would have no standing at all.

Pelky: Portage County cannot be more restrictive than Act 20.

Holdridge: So right now the county ordinance says it has to be more than 500' from a residence.

Pelky: If there is a residence on the property.

Holdridge: On this parcel there is no residence. Right?

Pelky: He is in the process of building a house.

Holdridge: Do you have any building permits or anything?

Pelky: Not yet. The timing is a little bad right now. There is a permit for the shed. But the plan is the Weir's will build a house.

Kubowski: But it doesn't necessarily mean they are going to build one. You just have a plan. I have a plan to retire one day too.

Holdridge: But there has been no building permit taken out.

B Brilowski: There is a zoning permit for the shed.

Holdridge: Isn't there a shed associated with the tower?

Anderson: Yes.

Holdridge: Does that need a separate permit first or is that just part of the tower?

Anderson: We will be applying for the tower and the shelter.

Joe, Studinski, 1647 Wilshire Dr, a lot of people have concerns. Barb said she had one (cell tower) in her back yard but there are probably 15 or 20 residents that are closer than she is from the tower in her back yard. It is an eyesore for me. I walk out the front door it is going to be there. Come here Paul (Kubowski), stand up. Okay, if you walk in the room what is the first thing you see?

Holdridge: You see Paul!!! (laughter)

Wolle note: Paul Kubowski is much taller than Joe Studinski.

J Studinski: When you go outside you will have 70' sticking above the trees. We just built a new house. When I walk outside we don't want to look at a tower all the time. It's an eyesore and they don't know of any studies being done on health issues.

Holdridge: I think Barb probably admits, hers is in a great location, there aren't any residents around, right?

Brilowski: Right.

Kubowski: You have many years people have been in their homes, they are well over 200-300 total years living here. Why are the

residents paying taxes? We can't say no we don't want this? We've been through this once; now going through this again, when is the next time?

Holdridge: I suppose if we didn't hold this public hearing, what would happen it would go right to the Board of Adjustment.

J Studinski: "We the people" in the area, like Paul said, I've lived there 30 some years. We the people in the area cuz we don't want to live in town. We don't want to live where you have eyesores all over with buildings. We like it out there. I can't believe they can't find somewhere, how about just to the north of there, there is nobody there.

Sniadjewski: I agree with Joe. We bought that property 50 some years back. We have invested a lot of money and taxation and everything else. We figure the board should consider us. Not the new people. All they are looking for is getting that monthly check from U.S. Cellular. We don't know if they will build a house there or not.

Holdridge: As I understand it initially, U.S. Cellular approached several land owners and at least one turned them down on the basis they did not want to antagonize the neighbors. It seems to me that are the kind of thoughts we ought to have more in a representative democracy. You look out for your neighbor on issues. My understanding is the rent is somewhere between 600 and 700 dollars a month.

Anderson: Every lease is different.

Holdridge: That is what we have right now. We brought it back. I would assume if we hadn't done that it would have probably gone to the Board of Adjustment. I thought U.S. Cellular did make a compromise by getting rid of that obnoxious red light and they lowered the size of the tower. That is some movement that makes it more appealing.

Kubowski: Did they lower the tower because they wanted to be nice, or did they lower the tower because the airport stated you can go up and not go any higher than 130' in this area?

Holdridge: Without having a light maybe.

Kubowski: In my eyes they just turned around and said this is what we have to do and the minimum we can be because of the airport and that is what we are going to lower it to.

Holdridge: Is that accurate if once you get below 130' you don't need a light?

Anderson: FAA came back and gave U.S. Cellular 170' with no light. The city of Stevens Point height limitation ordinance brought the tower down to 130'.

Motion Supervisor Pederson, second Supervisor Way, **close the public hearing.** (6:10 p.m.) Motion carried.

Holdridge: Now it is up to the board. You can ask questions of anyone you want to ask.

R Stautz: To start with, I'd like to ask everyone who has a cell phone to raise their hand. Okay. Are you exposed to more radiation using a cell phone against your head or a tower? Can you tell me that?

Kubowski: Do I have that cell phone next to my ear all day long, 24 hours long, 7 days a week?

Stautz: How far from the cell phone tower are you?

Kubowski: I'd say maybe 150 yards, maybe 500 or 600 feet.

Stautz: From what I understand radiation fall drops off quite a bit as you move away. When you watch your cell phone it is all right there. That was just one question I had.

J Studinski: If he has a cell phone and there is a cell tower by him, does he get twice the radiation?

Stautz: I can't say. I'm not a scientist. Is it microwave frequencies?

Anderson: Yes.

Stautz: I can't say and I'm asking these questions to see how far people are away. Does anyone have a direct line of sight to the tower or is it wooded all around?

Studinski: I've got direct sight.

Stautz: So there are no woods between you and the tower?

Studinski: There are woods but 70' of the tower is higher than the trees.

Stautz: If you are standing here and there is a tree that is 70' tall over here and the tower is over there you probably are not going to see the tower over the top of the trees.

Kubowski: You will see the tower as plain as day.

Studinski: In my view the trees are by the tower.

Stautz: So the trees are not right near you?

Studinski: The trees are only going to hide 60' of the tower, I'll still see 70'.

Holdridge: There is a fairly extensive pine plantation.

Stautz: I guess there are all kinds of things we could do with our properties that are going to affect our neighbors, like putting lights up or taking trees down. We have no control over those kinds of things. I can see this is a question that everyone has because this is something new to the neighborhood. I'm new to the area. When I moved here one of the first things I did when I was looking at houses,

was to get my cell phone out and say I have good service here. I might buy this house. You are talking about property values in the future for your neighborhood, if you want to sell your house and somebody comes out there and their cell phone doesn't work that might have a negative value on your house. I think that is something you need to consider too.

Holdridge: Does everyone living in the area have cell phone reception now?

Kubowski: I can go anywhere in my house and have good reception. At the last meeting we had the Weir's say they had no reception, so after the meeting I went on Butch's land right where they built their shed, but on Butch's land, and I got reception. And yet they stated they could not get any cell phone contact.

J Way: I live up the road from you and for many years we were dropped all the time until AT&T build a tower. Do you have any idea how many households this would be on advantage considering there is variance on coverage? Do you have any idea?

Anderson: I have no idea.

Way: I did want to make mention as I drove to the meeting tonight I saw all of the electrical poles as driving. And I am wondering how many people are aggravated about electrical poles. I do agree with Rick. I do know people to look for a home and that is number 1 on their list, do they have cell service.

Kubowski: We all want cell towers; we just want them in a different location.

Way: When AT&T built a tower we get better service and we have WiFi.

Holdridge: How many of you folks can get broadband high speed internet? And who is your carrier?

Citizen: Charter.

Pederson: Act 20 was brought up. This is another example of loss of local control.

S Studinski: The tower won't guarantee we will have better service.

Motion Supervisor Wilz, **at this time with the reconsideration of the changes of configuration, though that was something that was done that was positive, it still doesn't take away the fact that the majority of the people here don't like cell tower location. I move that we as a board decline support for this effort.** Motion seconded by Supervisor Pederson. Motion carried unanimously.

Holdridge: This will be communicated to Portage County. Hope U.S. Cellular will look at other areas without residents.

ADDENDUM

- 1) Discussion/action re: email from Mike Pagel, Chair of Portage County Unit WI Towns Association re: items for discussion at the March 28th WTA Unit meeting

Holdridge: Came up with 3 issues just to get something on the table but you might well have others:

- The Portage County 2016 budget situation, particularly potential cuts both in the Planning & Zoning Department and the Sheriff's Dept. In Hull 30% of what the householders spend on their property tax goes to Portage County. The 2 big items we have are really police services and planning & zoning services. We ought to ask the County Executive and the County Board what the cuts are about.
- The Town of Stettin conflict between a citizen and a town chairperson which ultimately ended up with a federal court decision in Chicago. This has not even been reported by the Town's Association in their Newsletter. Ultimately the court decision favored the Town of Stettin.
- Town of Grant's conflict with Portage County in the role of the Portage County town as a group or individuals supporting the

Town of Grant – united town action taking a group position on an issue. Mike Pagel is reluctant to have a position by the towns whether it's concern with Portage County or whatever. But I think it is the sort of thing we ought to be talking about because I think what has happened to Grant, there is no question they would have much cheaper services and much more effective service getting their ambulance service out of Wisconsin Rapids.

Pederson: There is an erosion of local control in many areas. The Wisconsin Town's Association is vigilant.

Way: I think all of those suggestions are good but I'm not sure that's what Mike is looking for. I thought he was looking to help new officials who have never served in office before.

Holdridge: Yea, that is what started it.

Pederson: It is more sharing of war stories and solutions.

Wilz:

- ✓ Frequently asked questions – how do I do this, how do I deal with this
- ✓ Conflict resolution at a meeting – what to do when you have conflict in a board room with a citizen.
- ✓ How to effectively use Robert's Rules of Orders
- ✓ Deal with budget challenges and understand how they work
- ✓ How to run a meeting – how to open it up – how not to restrict flow but how to open it. It gets a little scary but it is the best way to do it.

Holdridge: The basic role of the local government is to listen to their citizens. Where would these poor souls go if we at the lowest level of government didn't listen?

Way: That is a good point to make.

Stautz: One of the things everybody is going to have to look at in the next few years is in order to communicate with younger people; you can't do it by posting a notice on the board or anything like that. They

don't look for that. It has to be out there on Facebook or someplace like that (social media). With that they will take an interest in it. They will see it, they will think about it. I think we are missing a lot of what could be good participation from the younger people just because they don't even think about looking in the newspaper or other places like that for meeting notices.

Pederson: Thinking along that same line, I can see where holding a meeting in a physical place is probably going to change too. We will probably get communication via the internet.

Board members:

- Loss of local control
- How to deal with conflict resolution at meetings
- Understand budget challenges
- Robert's Rules of Orders

Holdridge: Regarding the budget situation, maybe we can add to that. I see what is happening at the county level with cut backs having a real impact.

Stautz: How many towns have their own planning & zoning?

Holdridge: None.

Stautz: So basically all of the planning and zoning for all of the towns is done by Portage County. They are going to cut staff at county and towns will be hurt the most.

Holdridge: Getting back to Rick. We have 17 towns in Portage County. Fifteen towns are under Portage County. One town has their own zoning and one town doesn't have any zoning.

Stautz: But they don't do any planning and zoning for the city or the Village of Plover. If they are going to cut on staff it is going to effect the towns.

Holdridge: When I first got in to this when I went to a Finance Committee meeting on broadband. I was walking out and Mike Lucas

came out and said, John I can't support \$25,000 for broadband. I asked why. Lucas said we (Sheriff's Dept) got cut by \$400,000. Fortunately Louie Molepske the DA came over, heard the conversation and said to Mike we need broadband in Portage County.

Way: There is conflict between towns and counties due to budget cuts.

Pederson: There are some towns that use the county for their road maintenance too.

Holdridge: The purpose of county government was to serve the unincorporated areas.

Holdridge: We could add local control and conflict resolution and then #1 we could expand that to say what budget cutbacks are there.

Stautz: Is there any communication between those people on the county board who represent the Town of Hull and the Town of Hull?

Holdridge: That is a good one. We should invite Don Butkowski, Stan Potocki and Bob Gifford to attend Hull board meetings.

Stautz: This is our way of saying you are on the county board, you represent the whole county but you are from our area. This is what our concerns are. You make these decisions and you don't check with us. There needs to be some coordination because you are representing us at the county and what we need to know (interruption).

Holdridge: Don Butkowski wrote a pretty strong letter about this cell tower. I asked Don if he would like this in this backyard. He became quiet.

Stautz: I think if that guy from U.S. Cellular would have said more about what the effects would be. But everything was "I don't know".

Way: And the fact the property owners where the cell tower is going I would have liked them to come to the podium. Otherwise I was ready to come in and vote to approve it.

Stautz: That is how I voted last time. I think they let the ball drop in this case too because they could have said we are making these steps. At the Lola Car Show, there is a portable cell tower they set up there because of the traffic. Why can't they bring a portable cell tower and set it there and see what it does?

Holdridge: Or even here.

Stautz: Or here and see what it does for the area? Then you've got your ammunition, you have your facts, this is what it is going to do

Holdridge: You have a copy of Mark Kluck's memo who is a big supporter of the cell tower. I was going to write back and say what we need from you Mark is you identify around Hull where you have dead spots. Maybe we become through our Plan Commission more aggressive and solicit Sprint, CelCom and say look we have dead spots. We know we need some service. Why don't you come in and look at us, instead of them coming in and doing their research and putting the proposed tower in sort of an expanded neighborhood and then wonder why they are getting the static about the tower.

Wilz: I talked with Mark at the Fire Department about two issues. Fire Department needs for cell coverage out there. I explained if the board declined the tower tonight it will go to the Board of Adjustment and they tell us there is very little they can do. We understand you need a cell phone and we do too. And the other thing I asked him about was the water. One of the things in Hull for the Fire Department we don't have access to water in all the places we probably should. We are always looking for places. People are putting in ponds or whatever and we ask if we can put a dry hydrant in there. I said suddenly he (Weir) is going to put a pond in? Mark said yes. Dave, "how did this start, did you ask him?" Mark said no. Mr. Weir put a door in Mark's house and brought it up to him. He must have known Mark was the Fire Chief. Dave indicated to Mark this is a separate issue and asked if there was a proposal waiting for

the board? Mark “no, he is probably trying to leverage me to get to leverage you”. Dave told Mark we will talk about the FD water problems, but not tonight.

Holdridge: We have a permit system to go through our right-of-way and they have to get to the cell tower. They have to get a permit from Hull. I just stone wall. That really throws it in to sort of a top hand. That has been our practice. If you want to invade our ROW by putting a driveway in for example, we said we did not approve it so we aren't going to give you a permit.

Stautz: There is no driveway on the site now?

Holdridge: No.

Wilz: There is a road in to the Weir property.

Pederson: But they have to get a permit to run utilities

Wilz: And get equipment in, in the right-of-way

Pederson: And they would need access

Wilz: I read Act 20 between last time and this time. And though you feel lack of local control, and it might be Dave, it was put in to place in a lot of states because there is so much riff-raff locally and we have to get cable and cell towers in. They allow the locals to give input but if they say no eventually they are going to put it up because they need it. They have a right to link one community to another. So, is there lack of local control there, probably but I'm thinking not (could not understand tape) but I have read about that. And that Tracy is interrupting correctly. Government, from all levels, I don't want that bridge going across the river by my house. Well we are putting bridges in because we are building infrastructure. It is going to go in someplace.

Holdridge: The question there is, why would you put it where you have an expanded neighborhood? Why wouldn't you put it somewhere, put it where Barb put her's

Wilz: You have 3 roads with all of the exposure from all of those houses on those 3 different roads instead of you being just Jordan and you got through somebody's back yard.

Pederson: I think even putting it here by the town hall; we have a lot of people.

Holdridge: We got feedback from the neighborhood over here (city subdivision). They were concerned about the red light.

Pederson: You also have the trailer courts, etc.

Holdridge: When that was on the table at least they got wind of it and they called us about the flashing red light on this high tower they would look out and see.

Wilz: Back to Mike's memo, your (John) issues are fine. I think the other one is conflict resolution; understanding your budget challenges; dealing with difficult people.

Pederson: Yes, those are probably more pertinent to the idea than what we are discussing.

2) Operators license – application from Jan Coleman

Motion Supervisor Wilz, second Supervisor Stautz, **recommend we follow Janet's recommendation to grant an Operator's License to Jan Coleman.** Motion carried.

Holdridge: We received a memo from Mike Wiza about Stevens Point Fire Department competing with Wausau to see how many people they can get to use a defibrillator. We ought to give the memo to Mark Kluck, maybe Hull's Fire Department ought to do something like that.

- 3) Adjournment: Motion Supervisor Pederson, second Supervisor Way, **adjourn the meeting**. Motion carried. Meeting adjourned at 6:55 p.m.

Janet Wolle, Clerk