

Jim Harris, Chair
Tiffany Wilson, Vice Chair
Suzannah Ballard
Joan Dzuro
Paul Lehr
Gabriele Medley
JP Thornton
Phil Annett, Alternate
Mary Costa, Alternate
Lonnie Stevenson, Alternate



Lake Havasu City
Police Facility
2360 McCulloch Blvd North
Lake Havasu City, Arizona
86403
www.lhcaz.gov

Planning and Zoning Commission Regular Meeting

Minutes - Final

Wednesday, October 1, 2025

9:00 AM

1. CALL TO ORDER

Chair Harris called the meeting to order at 9:00 a.m.

2. PLEDGE OF ALLEGIANCE

Chair Harris led the Pledge of Allegiance.

3. ROLL CALL

Present: 9 - Suzannah Ballard, Joan Dzuro, Paul Lehr, Tiffany Wilson, Lonnie Stevenson, Jim Harris, Mary Costa, JP Thornton and Phil Annett

Absent: 1 - Gabriele Medley

With one vacancy, Chair Harris invited Commissioner Annett to the dais.

4. CORRESPONDENCE AND ANNOUNCEMENTS

Planning Division Manager Chris Gilbert noted City Council approved the Planned Development/Rezone for La Fortuna at 2015 Moyo Drive.

The 2026 General Plan Update has two upcoming public workshops:

- Wednesday, October 29, 2025, from 1:30 p.m. - 3:30 p.m.
- Thursday, October 30, 2025, from 11:30 a.m. - 1:30 p.m.

The workshops will be in the Mohave County Library Community Room, 1770 McCulloch Blvd N. They will be an open house format, so residents are invited to drop by at any time during the sessions.

6. PUBLIC HEARING

Chair Harris provided an overview of the Public Hearing process, noting today's item is for public hearing and discussion only. No action will be taken.

[ID 25-4947](#) A Request for a Major General Plan Amendment Revising the Future Land

Use Map Designations for 1040 McCulloch Boulevard North, Metes and Bounds Parcel #107-15-015, 87.9 Acres, from Open Space and Park (OSP) to Commercial Mixed Use (CMU), Resort Residential (RE-RES), and Resort Related Island (RE-ISL) (Chris Gilbert)

Mr. Gilbert stated that since the agenda was published, Staff received three emails related to this item. Copies were provided to the Commissioners.

He explained this hearing is for public comment on a proposed Major General Plan Amendment (GPA) to the City's 2016 General Plan (GP), which is a long-range guide for land use and development. It is 30,000-foot framework that provides direction, but does not grant land use entitlements. Zoning actions must conform to the GP, or the GP must be amended, which is the case today. He provided an overview of the Arizona Statutes that apply to general plans and the amendment process.

Mr. Gilbert stated this is the first of two required Commission hearings and no action will be taken today. The second hearing is scheduled for Wednesday, November 5, 2025. The companion Planned Development/Rezone (PD/Rezone) request will immediately follow.

Regarding the site, Mr. Gilbert highlighted the following [displayed PowerPoint]:

- The site is approximately 90-acres located on the south side of the island.
- It is south of Beachcomber Blvd. The Islander Resort is to the west, Nautical Beachfront Resort is to the east, and Nautical Estates condos and Island Storage & Marine are to the northwest.
- It was previously a golf course on leased State land until it was abandoned by its operators.
- Following abandonment, a developer petitioned the Arizona State Land Department (ASLD) to sell the property. Public auction was held in September 2023. It was acquired by the current owner, not the petitioner.
- The current GP designation is Open Space and Park (OSP), consistent with its previous use as a golf course.
- The current zoning is Golf Course (GC) District, which will not accommodate the proposed mixed-use development.

Mr. Gilbert explained the proposed GPA consists of Commercial Mixed Use (CMU) in the northwest of the site, Resort-Residential (RE-RES) in the central portion, and Resort Related-Island (RE-ISL) in the southeastern portion. These categories all support the uses proposed in the upcoming PD/Rezone request. No comments were received from outside agencies and the proposed amendment is in conformance with many of the GP's goals and objectives. The applicant provided details on how they intend to meet additional goals and objectives of the GP, which is included in the agenda packet.

Mr. Gilbert reviewed the proposed General Development Plan:

- Approximately 62,650 sq. ft. of commercial space off Beachcomber Blvd.
- Residential development in the central area.
- A resort with associated resort related uses in the southeastern portion.
- A 15-foot shoreline access and preservation easement.

This plan is subject to change and will be presented at the November 5th Commission Meeting. The applicant's design team is present. There were no questions for Staff at this time.

David Megdal represents Falcon Eye Ventures, the applicant and developer. Mr. Megdal explained he has been coming to Lake Havasu with his family for years and it means a lot to him personally, not just professionally. When they say this project comes from a place of passion and respect for the community, they mean it. They are not here to change Lake Havasu; their vision is to enhance it. They have assembled a world-class team of design professionals with experience in Arizona development and public engagement. These partners were chosen not just for their expertise, but for their experience working effectively with local leaders and communities. He introduced their team:

- Berry Riddell, zoning attorney
- Community Outreach & Technical Solutions
- Dig Studio, landscape architects
- Nelsen Partners Architects & Planners
- Sustainability Engineering Group, civil engineering
- Lokahi, traffic engineering

Mr. Megdal explained they did not rush this process and spent over twenty-four months planning, refining, and listening. Listening not just to consultants, but to residents, business owners, and Staff. Their focus is not to push something through, but to get it right. Their proposal is a thoughtfully planned mixed use community that reflects the energy and character of Lake Havasu City. It is a hospitality forward design that includes a resort, a walkable commercial area, a focus on open space, and a blend of housing options for both year-round and seasonal residents. It will include a public beach and boat launch, trails, waterfront views, and plenty of boat parking and space for people to enjoy the water.

Mr. Megdal stated they do not view this as a one-off project, but rather a project to build something that will compliment and enhance what already makes Lake Havasu great. They've listened to the community and made design changes based on input, such as:

- Including more open space and reducing retail space.
- Site and design changes to minimize traffic impacts.

- Lowering building heights and increasing buffers and screening.

Mr. Megdal recognized how important shoreline access is to the community and noted 100% of the shoreline will be accessible. This is a community centered approach to planning and they intend to keep listening. It is their hope this project will be seen as the result of genuine collaboration and a long-term investment by people who care deeply about this community.

Jeff Brand, Nelson Partners, stated they appreciate the opportunity to immerse themselves in the community and to design a plan that will reflect the City's vision for development and growth. They have used the City's GP as framework to guide the project and look forward to gaining more insight from the community. He provided a recap of the proposed land use categories Mr. Gilbert mentioned, noting there will be fewer zoning categories than land use categories. The PD/Rezone application will request a zoning of Island Body Beach/Planned Development (I-B/PD.) This is not part of today's hearing, but provides a reference for their request.

Mr. Brand explained the resort is the project's anchor. It is the most prominent, visible, and publicly accessible piece of the property. The resort component will enhance and improve public access and amenities. The commercial component located off Beachcomber Blvd will serve both the community and The Waterfront development. Residential infill in the center will offer a mixture of housing options and will be a walkable, master planned area that ties into both the resort and retail uses.

Mr. Brand stated after careful review of the GP, they've identified several goals and policies their proposal will enhance, including:

- LU.2.3.b – Mix of Uses: They will create a destination that combines large-scale resort development with a mixture of commercial and residential uses. In addition to the resort, their development will offer opportunities for commercial uses, such as retail, banks, gas stations, and other personal services, while supporting secondary uses like higher-density residential. These are services people who live on the island and in the community can utilize.
- GM.3.1.a – Water Conservation: They will work with Staff to implement a plan that maximizes water conservation.
- LU.2.3.b – Shoreline Access: Community outreach identified shoreline access as a critical component. They will maintain the shoreline with a 15-foot access and preservation easement. Shoreline areas most usable and accessible will be improved and enhanced. This was a factor that dictated the location of the resort.

Mr. Brand reviewed changes made to the original plan, based on public feedback:

- Retail space was reduced 26%, from 84,900 sq.ft. to 62,650 sq.ft.

- Height reduction of the multifamily building adjacent to Nautical Estates from 3-stories to 2-stories.
- A 37,060 sq. ft. pocket park has been added. A secure pedestrian gate to Nautical Estates will be installed.
- The commercial area was reconfigured so truck access and loading areas will not abut Nautical Estates. The square footage of the grocery store has been reduced.
- The commercial roadway was moved away from the park to reduce its impact on users and Nautical Estates residents.
- Landscape buffers for retail adjacent to Nautical Estates were increased to 40-feet, with a minimum building setback of 125-feet.
- Buffers to The Islander Resort will range from 50-feet to 100-feet.
- Additional trees, shrubs, ground covering, and landscaping provided.
- Addition of two enhanced pedestrian crossings for Beachcomber Blvd, providing safe connections to the Island Trail.
- The two existing lighthouses will remain.
- They will replace the existing waterline, increasing the size from 8-inches to 12-inches, which will improve water pressure for the surrounding area.
- Existing effluent pond will be removed and replaced with an underground reclaimed water system.
- Installation of wave attenuators for the marina and boat docks.
- “Dark sky” lighting will be utilized across the site.

Mr. Brand reiterated the 15-foot shoreline easement will ensure 100% of the shoreline is accessible. The current plan prioritizes open space, offering an 87% increase in total open space. Only 18.2 acres open space is required, but their plan provides 34 acres, which is equivalent to 37% of the entire site. A total of 2.3 acres will be parks and paseos.

Regarding parking and traffic, Mr. Brand explained their plan provides 939 automobile spaces and 45 boat/RV spaces, which is 57% more than the minimum requirement of 627 automobile spaces. Along with Staff, they reviewed the City’s “Second Bridge Feasibility Study”, which indicates the island will be at just 68% of traffic capacity through 2045. Their mixed-use design will help reduce traffic by providing retail services and restaurants for residents on the island, as well as walkability and outdoor opportunities, all of which will help minimize the need for cars to leave the island.

John Berry Esq., Berry Riddell, thanked the Commission for their time, explaining he will provide a project summary. He thanked Vice Chair Wilson for alerting City Staff to property ownership being an out-of-state LLC not licensed in Arizona. Their application is pending with Arizona Corporation Commission.

Mr. Berry explained how important collaboration and listening to the community has been,

and continues to be, to this process. They held two formal public meetings and participated in many other outreach opportunities to gather input before submitting their application. State Statutes only require one public meeting. He acknowledged shoreline access is a clear priority and is something they are focused on. They will enhance access with beach improvements, a public boat launch, expansion of public parking areas, and open space. He noted the I-B Zoning District requires a 15-foot public access easement, but they are committed to going beyond that by improving areas that have the most value to the public.

Concerns about traffic and parking have been heard and Mr. Berry explained they will continue to work with Staff to address traffic concerns. The second bridge, currently in the works, will not only provide emergency access, but offer more than ample capacity for traffic generated by The Waterfront. The commercial and resort components will provide services to residents on the island, such as a new boat launch and retail/restaurants, that will help reduce the number of cars leaving the island.

Mr. Berry explained they consistently heard how important public infrastructure is to the community, with water pressure being a concern shared by many island residents. They worked with a civil engineer to identify solutions, which includes the installation of a new 12-inch waterline that exceeds City requirements for water pressure and fire flow and will have a positive impact on adjacent developments. In addition, they volunteered to replace an air valve at Nautical Estates to improve their water system.

Another concern expressed was pump noise, mosquitoes, and odors from stagnate water at the existing retention pond. Mr. Berry stated they will remove and replace the pond with an underground reclaimed water system. Reclaimed water will be used for landscaping. This will not only enhance water conservation efforts, but help address these concerns.

Mr. Berry explained they've had multiple meetings with residents and leadership from Nautical Estates. They have been, and will continue to be, involved. Some changes implemented in response to their comments include integrated open space corridors and substantial building setbacks. There will be a minimum setback of 125-feet from Nautical Estates to the adjacent 1-story retail buildings, with some areas having a setback of nearly 200-feet. This will create a new 37,060 sq. ft. public pocket park that will include a private, secured access gate for Nautical Estates residents.

Mr. Berry stated the resort will be the anchor and heart of this project. The GP mentions the importance of resort related uses on the island and in the I-B District. Amenities that will be open to the public include dining, beach access, entertainment, and water-based recreational opportunities. The resort's intent is to embrace the public and community.

Mr. Berry explained that as a child he visited Lake Havasu with his family on their small aluminum skiff and was intrigued by Robert McCulloch's vision of bringing the London Bridge here, which led him to learn more about McCulloch and his vision for Lake Havasu. He explained McCulloch's vision focused on master planning, which they sought to incorporate into their design. It will include a variety of housing types, all of which will be part of a master homeowners' association that will provide design and maintenance standards, assuring high quality architecture, landscaping, and designs. The association will be responsible for ensuring roads, common spaces, and landscaping are maintained to a high standard.

Mr. Berry stated they received a variety of feedback on the types of housing options people prefer. The GP highlights the importance of varied housing options and the community's need for multifamily housing. This development will offer a mix of housing, including single family, townhomes, multifamily, and resort villas.

In response to community feedback on heights and light pollution, Mr. Berry noted they reduced the proposed heights for residential and commercial areas, making them compatible with existing development. Dark sky lighting will be implemented throughout The Waterfront, as the importance of reducing light pollution was heard loud and clear. The lighthouses will be retained as a celebration of Lake Havasu's unique history and character. Mr. Berry reiterated the importance of open space and adequate parking, adding their proposal greatly exceeds the minimum requirements for both.

Mr. Berry stated The Waterfront will be an investment of approximately \$398 million. If their requests are approved, they intend to start plan review and construction as soon as possible, noting the developer has sufficient means to do so. In closing, they agree with Staff that the project meets many goals and objectives of the City's 2016 General Plan.

Mr. Megdal thanked the Commission for their time and thoughtful attention. Throughout the planning process, they have focused on listening and responding, not just presenting. The project has evolved significantly as a direct result of feedback from neighbors, Staff, and the broader community. Every change reflects their commitment to doing this the right way, not just the fast way. It isn't about maximizing density, but maximizing quality, compatibility, and connection to Lake Havasu's unique identity. Their plan will offer improved public shoreline access, a walkable mixed-use core, boat friendly infrastructure, and a hospitality experience designed to elevate the island, not overrun it. Over a third of the property will be dedicated open space to not just preserve views, but to invite people in. The investment will go beyond amenities; it will bring local jobs in construction, long-term operations, and expanded tourism opportunities, all of which align with the GP. On behalf of Falcon Eye Ventures, Mr. Megdal stated they are committed to being

present, responsible, and responsive. This isn't just a transaction, but a long-term relationship with a community they respect. They look forward to partnering with Lake Havasu City to deliver something meaningful, lasting, and worthy of this iconic place.

Commissioner Dzuro asked if the organization that maintains the lighthouses will retain access. Mr. Berry responded affirmatively, noting they have spoken with the Lighthouse Association.

Regarding water conservation, Commission Dzuro noted they reference a Slow the Flow program. Mr. Berry stated that is a City program referenced in the GP.

Commissioner Dzuro inquired about anticipated costs of residential units. Mr. Berry explained they do not have an answer at this time. There is a wide variety of lot sizes for single family homes, as well as different configurations for multifamily units, but it is too early to provide precise price points.

Commissioner Dzuro asked if the walking path will be free to the public. Mr. Berry responded affirmatively.

Regarding construction of the second bridge, Commissioner Dzuro asked how the timeline of the bridge construction and this development align and if there would be any overlap. Mr. Berry explained that, based on his understanding of the City's timeline, the bridge would be completed before the first phase of their project.

Commissioner Annett asked if the association's CC&Rs would exclude or limit vacation rentals. Mr. Berry responded that it is still too early to begin crafting CC&Rs, but given the likely price point, there may be a desire to forego or limit short-term rentals. They welcome feedback on the topic.

Commissioner Annette asked if the townhomes and apartments will be for sale or rent. Mr. Berry stated the townhomes are expected to be for sale, while the apartments will likely be long-term rentals, but that may change.

Regarding the private streets, Commissioner Ballard asked if they would be maintained by the City or the association. Mr. Berry confirmed they would be maintained by the association.

Vice Chair Wilson thanked the applicant's team for taking quick action to address the owner's eligibility to conduct business in Arizona, noting that while it may seem like a minor technicality, this project may set precedent for future requests. It is important the community knows that all aspects, big and small, are being looked at.

Vice Chair Wilson noted the project is still in the early planning phase of securing land use entitlements. As they are still collecting community feedback, it makes sense that specifics such as CC&Rs, unit costs, and other details will not be decided until they have formal approval to move forward and get further into the design and build phases. As a \$398 million project, pricing will be in line with that, but more information will be available once they can factor in final design fees and construction costs. Mr. Berry agreed that is a very accurate analysis.

Chair Harris agreed, noting this hearing is specific to the Major GPA and those are specifics to be discussed at a later time.

Commissioner Lehr inquired to what extent the residential area will be gated, or will it be incorporated into the public areas? Mr. Berry confirmed private residential areas will be gated, with public access to the resort, shoreline amenities, and commercial areas separate.

With no further questions for the applicant, Chair Harris opened the Public Hearing.

Harold Meeks, resident, stated this sounds like a beautiful plan, but expressed concerns about infrastructure, specifically sewer and electrical. He understands the City sewer is at max capacity, which has limited development. As an electrical contractor, he is concerned about how this may negatively impact existing electrical infrastructure, which can lead to increased costs for existing customers.

Tim Kellett, Deputy Director of Public Works, explained the comment that the City's sewer is at or near capacity is false. The current capacity is approximately 52%. The City recently completed a Masterplan, which is available on the City website, that projects capacity reaching approximately 63% by 2040. Electrical services are not under the City's purview, so he can't speak to that.

Chair Harris thanked Mr. Kellett for the clarification.

Emiliano Torres, resident, explained much of the discussion has been regarding minute details, and not the big picture of this being a major amendment to the GP. The City is currently undergoing a General Plan Update and he suggested any changes be reviewed as part of that process. He expressed concerns regarding conditions or fees being imposed in the future on public access to shorelines, parks, parking, and lighthouses.

Steve Greeley, resident, asked if there are any other agencies that can make zoning decisions within City limits. Specifically, can the State dictate zoning changes?

Kelly Garry, City Attorney, explained the City is given authority through State Law to make zoning decisions. However, enforcement of zoning on state and federal owned lands may be limited in some situations.

Mr. Greeley encouraged the Commission to reject the request to send a message to the ASLD that the City will not support rezoning land they auction off. He is concerned this will set a precedent that encourages the sale and development of State-owned land on the north side of the island or Body Beach. This will send a message that our shorelines and island are not open for public sale and development.

Kelly Lutz, resident, stated he supports the proper development of a resort. The developers of Havasu Riviera made promises for resort and commercial features that never came to be. He would like to see stronger guarantees and assurances that the resort and commercial components will be developed. He inquired about the phasing, specifically if the resort will be developed first. This property had been a golf course, but it has been abandoned and is no longer cared for. This project will revitalize the old golf course and bring in tax revenue, jobs, and support the community. He encouraged the developer to consider expanding the 15-foot shoreline access easement, noting 15-feet is not a substantial amount for public use. He thanked them for the time, money, and effort they have put into their design and hopes there is some control to ensure the project goes forward as presented and is not changed later.

Mark Monson, island resident, stated there is prominent smell at the entrance to the Nautical Beachfront Resort. He is not sure if it is the old sewer infrastructure or lack of maintenance of the retention pond, but the sewer improvements and underground retention basin are needed. The abandoned golf course is an eye sore. It has become a large dirt lot, resulting in lots of dust and is not a good for the island. He noted Scottsdale Quarter, a development attributed to this design team, is an amazing mixed-use development with great restaurants. He supports this development, but expressed concern about traffic and asked the Commission and Staff to be diligent in ensuring there is proper mitigation to prevent traffic congestion.

Bonny Toy, resident, asked the applicant to consider access for those with disabilities, noting the Americans with Disabilities Act (ADA) outlines minimum requirements. Developers can choose to install enhanced features. Regarding traffic, Ms. Toy noted construction on the second bridge has not yet started and asked if an additional traffic study for a single bridge is needed in case the second bridge construction stalls. Ms. Toy noted private developers may choose to charge for parking or other services, but that isn't always a bad thing if it helps fund upkeep and improvements. Finally, she recommended considering alternate names unique to the area.

With no additional comments, Chair Harris invited the applicant back to the podium.

Mr. Berry explained they are still very much in the listening and development phase and appreciate all the comments. Regarding comments on infrastructure, this is something they are very attuned to. It came up at both public meetings and he's heard it discussed at City Council meetings. He understands quality roads and infrastructure are a priority.

In response to Mr. Torres's comments about this being a GP amendment, Mr. Berry explained State Statutes acknowledge that, as a 10-year planning document, there needs to be a process to update general plans as a community's needs or circumstances change. The process is very involved and requires public input and coordination with City Staff and other local agencies. Amendments are not common, but they worked to respect and dignify how unique this request is by their expanded public outreach efforts, two-year planning process, and the plan they've put forward.

Regarding Mr. Torres's concerns about changes to public access, Mr. Berry pointed out the I-B District requires a 15-foot access and preservation easement. If their requests are approved, one of the next steps will be to work out a public easement agreement, which would be reviewed by the City Attorney, and legally approved and recognized. The easement will serve as a guarantee for public access to the shoreline.

Mr. Berry acknowledged the frustration some residents may feel over the sale of State land for development and understands the uncertainty that comes with change and growth, but they are committed to developing this project in a responsible way to address things such as traffic and infrastructure. As one speaker stated, the golf course has been abandoned and fallen into disrepair, causing it to become an eye sore. They would like to improve it in a way that enhances and uplifts the surrounding area.

In response to Mr. Lutz's question about phasing, Mr. Berry explained they anticipate the resort to be the first phase, followed by the residential component, and finally the commercial portion. That may change, but that is their anticipated phasing plan.

Mr. Berry thanked Ms. Toy for her comments regarding accessibility, noting they have spoken previously and he listened to comments she's made at Council meetings. He commended her for being a great advocate, adding they take her concerns to heart.

With no additional speakers, Chair Harris closed the Public Hearing.

Vice Chair Wilson asked how soon after review of the GPA will Staff present the PD/Rezone and can they be reviewed concurrently. Mr. Gilbert explained the GPA requires two public hearings before the Commission, while the PD/Rezone only requires

one. The accompanying PD/Rezone request will immediately follow the second GPA hearing on November 5, 2025.

Vice Chair Wilson asked if the Commission will vote to take action on both requests at that meeting. Mr. Gilbert responded affirmatively.

Commissioner Dzuro explained she has heard concerns about emergency services on the island. Currently, service levels are adequate and work on the second bridge for emergency access is underway. Is there reason to be concerned that emergency services would be affected by a project of this size?

Chief Pilafas, LHC Fire, explained they have done a preliminary review of this project that indicated the current level of emergency services will meet the needs of the island.

Commissioner Thornton stated he likes this project and supports growth and development. He wants to ensure the things they are presenting and promising, from the amenities to public access, are in fact guaranteed. He suggested including them in the planned development or other binding document.

Chair Harris asked if these are guarantees that could be included in deed restrictions.

Mr. Berry explained there are two levels of potential control, one is the City and the other is private restrictions. This is the first project he's been involved with in Lake Havasu, but his understanding is the PD/Rezone will include a stipulation with verbiage such as "must substantially conform to the approved development plan," meaning the plan they submitted. Substantially allows for minor changes. Major changes, like removing access points or changing uses, would require them to come back to the City for approval. A recent example is the Havasu Riviera, which asked to change a parcel that had at one time been designated for commercial use, and then multifamily use, to a low density townhome development. That same kind of strict adherence would apply to their project, giving the City a strong level of control in assuring the development moves forward as planned. Mr. Berry stated he is not as familiar with the use of private deed restrictions, but it is something they can look in to.

Ms. Garry clarified today's discussion is only about changes to the GP and the proposed Planned Development will be presented in November with additional details and conditions.

With no further discussion from the Commission, Chair Harris concluded the discussion item. The Commission did not vote to take action or give direction.

Discussion Only – No Action Taken

7. CALL TO PUBLIC

Chair Harris gave an overview of Call to Public and opened Call to Public.

Bonny Toy, resident, reiterated the need for improved accessibility not just in new developments, but throughout the City. ADA requirements represent minimum standards only, and cities have the ability to adopt stricter requirements. She encouraged the City to consider improved accessibility standards.

Seeing no additional comments, Chair Harris closed Call to Public.

8. FUTURE MEETING

The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, October 15, 2025, in the City Council Chambers, 92 Acoma Blvd S.

The second public hearing for The Waterfront Major GPA will be at the Commission's regular meeting on Wednesday, November 5, 2025, in the City Council Chambers.

9. ADJOURNMENT

Chair Harris adjourned the meeting at 10:17 a.m.

Jim Harris, Chair

Shelby Hennigan, Recording Secretary