



Council Minutes – Regular Meeting

August 18, 2020

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of August 18, 2020 at 6:30 pm at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov and Clerk of Council Jennifer Mason. Staff tele-present were Finance Director Bethany Staats, Law Director Mitch Banchefsky, Police Chief Greg Jones, Administrative Services Director Adrienne Joly Deputy, Community Development Director Jennifer Chrysler, Deputy Development Director Mike Barker, Engineer Ed Ferris, Public Service Director Mark Nemec, Planning Manager Stephen Mayer, and Chief Communications and Marketing Officer Scott McAfee.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

| | |
|----------------------|------------------|
| Mayor Sloan Spalding | P – tele-present |
| CM Colleen Briscoe | P – tele-present |
| CM Marlene Brisk | P |
| CM Michael Durik | P |
| CM Chip Fellows | P |
| CM Kasey Kist | P |
| CM Matt Shull | P |

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the proposed July 21, 2020 regular meeting minutes and asked if there were any additions or corrections. Hearing no changes, Mayor Spalding moved to adopt the July 21, 2020 regular meeting minutes. Council Member Shull seconded and council voted with seven yes votes to approve the July 21, 2020 regular meeting minutes.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE

HEARING OF VISITORS:

Proclamation Recognizing Dr. Philip Heit For His Years Of Service To the Community – Mayor Spalding noted that one proclamation did not do Dr. Heit's work justice. He read the proclamation. Mayor Spalding, on behalf of council, thanked Dr. Heit and looked forward to his future contributions.

House District 19 Representative Mary Lightbody (*in person*) presented to Dr. Heit (*tele-present*) a commendation from the House of Representatives of the 133rd General Assembly. After reading the commendation, she personally thanked Dr. Heit for helping her to bring the Healthy New Albany license plate to the public. \$25 of each plate would go to the Healthy New Albany program.

Dr. Heit expressed excitement and thanked council and Rep. Lightbody. He was glad to hear the Healthy New Albany (HNA) license plates would finally be available. He said HNA would not be in the position it

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was today without council's generosity, sense of community, and commitment to the well-being of residents. On a related note, Dr. Heit was grateful to have the opportunity to learn so much from *(former Council Member)* Dr. Glyde Marsh.

Council Member Kist thanked Dr. Heit for being a force in New Albany. Dr. Heit set the tone for all things healthy and led the way with the moniker "making New Albany one of the healthiest suburbs in America." Council Member Kist knew Dr. Heit wouldn't be sitting still for very long.

Council Member Brisk wanted to convey the respect she had for "Dr. Heit" and the warmth and friendship she had for "Phil." She commended him for being an incredible individual who had set an example of volunteerism, leadership, and camaraderie. New Albany was lucky to have him. She would see him on the walking paths.

Council Member Briscoe recognized Dr. Heit for his ability to get the community's support for the HNA endeavor. Council Member Shull commended Dr. Heit on his legacy.

Franklin County Auditor's Office - Triennial Review Presentation – Samuel Runta, Franklin County Auditor Community Outreach Coordinator. Mr. Runta presented the attached PowerPoint slides. Mayor Spalding and Mr. Runta discussed the dogs in the Auditor's logo design, reminding the public that the Auditor also handled dog licensing.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: Mayor Spalding reported that, on August 3, PC approved a zoning change for the Motor Enclave. On August 17, the PC heard a Final Development Plan and variances for the relocated Duke & Duchess which item was tabled by the applicant. The PC approved a zoning change for the 2.9 acre parcel on Beech Road. The PC denied a variance for a pool on Ackerly Farm Road.

Mayor Spalding commended the PC members. They were experienced, came well-prepared, asked thoughtful questions, were respectful to the applicants and staff, and issued well-reasoned opinions. He thanked them for all their work.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: Council Member Shull reported that the ARB approved a Certificate of Appropriateness to approve a material other than wood or brick to be used on a new home on Kitzmiller Road. The approval was conditioned on a brick chimney. Council Member Durik asked and Council Member Shull replied that he thought vinyl could be approved in the future on a case-by-case basis. In this situation, it was appropriate.

BOARD OF ZONING APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

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PUBLIC RECORDS COMMISSION: No meeting

CEMETERY RESTORATION ADVISORY BOARD: No meeting.

CORRESPONDENCE AND COMMUNICATION:

NONE

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

NONE.

INTRODUCTION AND FIRST READING OF ORDINANCES

ORDINANCE O-13-2020

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 19.68 +/- ACRES OF LAND GENERALLY LOCATED NORTH OF STATE ROUTE 161, SOUTH OF SMITH'S MILL ROAD AND WEST OF KITZMILLER ROAD FOR AN AREA TO BE KNOWN AS THE "MOTOR ENCLAVE ZONING DISTRICT" FROM ITS CURRENT ZONING OF INFILL PLANNED UNIT DEVELOPMENT (I-PUD) TO INFILL PLANNED UNIT DEVELOPMENT (I-PUD) AS REQUESTED BY THE MOTOR ENCLAVE NEW ALBANY LLC C/O AARON UNDERHILL, ESQ.

Planning Manager Stephen Mayer told council that this zoning was for a private automobile garage campus. Garage owners could store their vehicles in the Enclave, but it was really meant for social gatherings. Manager Mayer described the location. The zoning text prohibited traditional self-storage and did not allow for commercial storage and repair. The zoning did not permit any residential uses or the storage of gasoline, oil, large propane tanks, or any type of fuel inside or outside the garage structures. There was no exterior storage of vehicles, equipment, or personal property allowed outside of the garages while they were not actively in use. A community building would serve the owners of the garages. Supportive services could include coffee shops, detailing, and other auto services. The community building could be rented.

Manager Mayer described the layout of the garages and land with preservation zones. The applicant was required to provide addition natural landscaping along Kitzmiller Road and committed to preserve the trees along State Route 161. PUD zoning meant that a secondary review process was required. The landscape plan would need to be approved by the Planning Commission at the time of the Final Development Plan.

The zoning text required barn-style architecture to maintain the rural character of the corridor. The text also required additional and final architectural details be approved by the Planning Commission during the secondary review. This unique use was consistent with the Strategic Plan's commercial land use recommendation. This application was approved by the Rocky Fork Blacklick Accord in June of 2020 and by the Planning Commission in August of 2020.

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Council Member Kist asked and Manager Mayer answered that the developer had created at least two other motor enclaves in Michigan and Indiana. The plans and business model were similar to the other enclaves. New Albany's specific architectural design was to preserve the rural character of the area.

Council Member Brisk asked and Manager Mayer responded that it was primarily a car storing facility in condo form. People would buy garage spaces. Each owner could design their garage space with different amenities. It was made for recreation, for owners to congregate. Unit floor spaces ranged from 600 to 2,400 square feet per unit.

Council Member Kist asked and Manager Mayer answered that code allowed for the community building to provide similar services as a country club. To serve alcohol on the premises, they would have to go through the Ohio Department of Liquor Control to get licenses.

Council Member Briscoe pointed out a stream on the property. Manager Mayer stated that the applicant committed to a deed restriction to not allow for oil or gas to leak on site. No pollution was allowed on- or off-site. Council Member Briscoe asked and Manager Mayer answered that the zoning text did not require that cars be kept in the garages. They expected cars to come and go off the lot.

Council Member Durik asked and Director Chrysler responded that the city understood that each garage unit would be sold and get its own tax ID. The garage condo would be appraised and the condo owner would pay property taxes. Aaron Underhill, attorney for applicant, confirmed. Each unit would have its own mailing address and pay taxes.

Mr. Underhill referenced the similar development in Pontiac, Michigan with a more industrial design and a racetrack. Mr. Underhill explained that this product would serve those who needed additional garages or detached garages. This site would be a place for car enthusiasts to go and keep their cars. He showed a few completed car condo pictures. The developer was also pursuing projects in Tampa and Nashville. "Country club" and "marina" were both apt descriptions. People would invite friends, family, and business associates to congregate. There would be some limited circumstances where people would probably use this as office space. Mr. Underhill did not expect much traffic. It would be rare that all owners would show up at once, it would likely be busier on weekends. The community building would provide supporting or ancillary uses, possibly including limited exotic car sales, a café, and events. The whole community would be gated with key card or pad access. Non-owners would have to be invited and let in. This was a unique opportunity for land that had been zoned for office use for nearly 25 years.

Applicant Brad Oleshansky stated that the condos were personal spaces for people's passions. Most customers were car enthusiasts, which was usually the justification for the investment. It was about community and camaraderie and a space to enjoy. One of his customers had a collection of model ships and airplanes. One person bought a unit to host dinner parties. Some used it to host sports watching. It was a place to host people which wasn't customer's primary residence. In response to council's questions about pollution run-off, Mr. Oleshansky stated that most of his customers did not work on their own cars. Mr. Oleshansky differentiated his motor enclave properties as more community-focused than garage-focused. The club house would offer additional, simpler car storage, gathering space, and visual entertainment. They

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didn't intend to have a full restaurant or bar, but wanted customers to have access to food and beverages there. He was happy with the New Albany building and landscape design and thought it would fit nicely in the community.

Aaron Underhill, attorney for applicant, added that the condominium documents were very detailed and restrictive. The applicant was meticulous about how the property was kept. The zoning text had three pages describing permitted and prohibited uses.

Mayor Spalding set the ordinance for second reading at the September 1, 2020 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS

RESOLUTION R-27-2020

Mayor Spalding read by title A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A COMMUNITY REINVESTMENT AREA AGREEMENT AND ONE OR MORE DEVELOPMENT AGREEMENTS FOR THE AMAZON.COM SERVICES LLC PROJECT AND MAKING RELATED AUTHORIZATIONS.

Community Development Director Jennifer Chrysler told council this resolution authorized the city manager to execute agreements related to the Amazon.com Services LLC project. Director Chrysler described the proposed 100 acre location for the project. The estimated total investment was \$250 million which included \$125 million for the construction of a minimum of a 700,000 square foot first floor footprint. The potential project would create a minimum of 1,000 new jobs by the end of 2024 with a minimum estimated aggregate annual payroll of around \$31.2 million. Construction of the potential project could begin in September, however the company had not made a final decision. This legislation was one step in that process. The city was offering 100% real property tax abatement for 15 years through the Community Reinvestment Area (CRA) program. The numbers provided by the company pertaining to future jobs and payroll were statutory benchmarks per the Agreement. Like most of the city's other agreements, this was a revenue generation per square foot benchmark. The exact amount of the benchmark would be determined when they understood a little more about how big the building was and what was actually built.

This resolution also authorized the city manager to enter into one or more development agreements, which was a normal part of the development process. This would be for any infrastructural improvements needed specific to roadway improvements that were typically part of the city's engineering and civil review.

Council Member Briscoe asked and Director Chrysler confirmed that this Agreement included guaranteed payments to the city.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

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Mayor Spalding moved to adopt the resolution. Council Member Brisk seconded and council voted with six yes votes to approve Resolution R-27-2020.

STANDING COMMITTEE REPORTS:

- A. Finance Committee: No report
- B. Safety Committee: No report.
- C. Public Utilities: No report.
- D. Service and Public Facilities Committee: No report.
- E. Planning and Economic Development Committee: No report.
- F. Administration Committee: No report.
- G. Grants and Non-Profit Funding: No report.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Stefanov reported that the Regional Housing Strategy (RHS) would be released to the public on September 2nd. The RHS would be a toolbox-type of format to help communities address the housing shortage. New Albany was a sponsor.
- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany Plain Local Schools: Council Member Brisk reported that the NAPLS intended to open up schools on September 8th, a delayed start. The first few days, they would bring in 50% of the students at a time. Eventually, they intended to get all the students in, excepting the roughly 25-30% who had opted to be fully online for the semester. New Albany Schools Superintendent Michael Sawyers could not make promises. The NAPLS would do their best to stay open and stay safe, but education could go back to being on-line. The last day of school would be around June 8th.

Council Member Kist reported that the Governor DeWine was allowing sports to proceed, including football, soccer, and contact sports that were previously prevented from competing. Games would be parents-only, no fans. The school was working on live-streaming games.

- D. Council Representative to Plain Township: Council Member Durik reported that the township fire and EMS services were seeing significant increases in their runs, some due to COVID, but more due to assisted living facilities on State Route 62 and now on Smiths Mill Road. In

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Franklin County, 70 firefighters had tested positive for COVID. None of Plain Township's firefighters tested positive, but mask usage in the fire station had been increased.

REPORTS OF CITY OFFICIALS:

- A. Mayor: No report.
- B. Clerk of Council: Clerk Mason reminded council to watch for emails about the September 11, 2020 Council Retreat and Capital Projects Workshop. She would be distributing New Albany logo t-shirts to council.
- C. Finance Director: No report.
- D. City Manager: City Manager Stefanov reported that staff continued to work through design issues for the project at State Route 161 and US 62. The city received an Ohio Public Works Commission grant and an Ohio Department of Transportation safety grant. The ODOT grant came with some stringent design guidelines. He hoped to have good news to report in the next month. The city was also working on the Market Street extension project. Staff was working to merge the aesthetic and engineering issues. He hoped to have a preliminary plan to share within the next 30-60 days.

Staff was preparing for the September 11th Capital Projects Workshop and would try to streamline that as much as possible. He expected to have solid numbers to show council as it looked at what to focus on for the next 3-5 years.

The Harlem Road leisure trail initial ground work had been completed. Some utilities had be relocated and some of the path base had been installed. The project was on schedule.

On August 19th, City Manager Stefanov signed a Memorandum of Understanding (MOU) with the City of Gahanna. The goal was for New Albany to develop a partnership to allow New Albany Mayor's Court cases to be moved to Gahanna. Gahanna signed the MOU the week prior. Both city's teams would work together to develop policies and procedures. City Manager Stefanov would be bringing this to council towards the end of 2020 or early in 2021.

Police Chief Greg Jones received information that there would be a Save Our Children rally to draw attention to the issue of pedophilia and child trafficking. There would be a group of demonstrators in New Albany, probably on Saturday. Police Chief Jones was working with the event organizers to obtain more information and to give them guidance regarding the city's expectations for these types of rallies and events.

The Health Department reported that New Albany had seven currently active COVID-19 cases. Council Member Kist understood there had been around 71 total cases in New Albany. Council Member Brisk had seen confused remarks on social media. Were there seven individual cases or more cases inside of seven households? Chief Jones clarified that six households had a member

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diagnosed with COVID, and one household had more than one case. Council Member Brisk wanted to clarify that message going forward.

- E. City Attorney: Law Director Mitch Banchefsky reported that one of the provisions in House Bill 197, the COVID virus relief bill, was that companies would continue to withhold their employee's income taxes based on the physical location of the company office. The Buckeye Institute had filed a lawsuit challenging that provision. Since then, Senate Bill 352 had been introduced to repeal the commuter tax language from HB 197. Law Director Banchefsky had been discussing the potential financial impact of SB 352 with City Manager Stefanov who had been working with Finance Director Bethany Staats and RITA. Council Member Durik asked and Law Director Banchefsky replied that he didn't know how the legislature was leaning on this issue. Council and staff speculated when the General Assembly might take up the new bill.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

NONE.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22 (G)(1) to consider appointment of a public official. Council Member Shull seconded and council voted with seven yes votes to go into executive session at 8:07 pm.

Mayor Spalding moved that council come out of executive session and resume the regular meeting. Council Member Briscoe seconded and council voted with seven yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 8:45 pm.

OTHER BUSINESS:

Council Member Fellows reported that Todd Brubaker, Mohit Gupta, Tammy Krings, and Steven Light had indicated their willingness to be reappointed to their respective positions on the Rocky Fork Blacklick Accord and New Albany East Community Authority. He moved to reappoint these board and commission members per Clerk Mason's Memorandum to Council dated August 17, 2020 for the three year terms specified. Council Member Durik seconded and council voted with seven yes votes to approve the reappointments per the Memorandum (*attached*).

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Mayor Spalding moved and Council Member Kist seconded to adjourn the August 18, 2020 regular council meeting at 8:47 pm.



Council Minutes – Regular Meeting

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ATTEST:


Jennifer H. Mason, Clerk of Council


Sloan Spalding, Mayor


Date



- Franklin County Auditor Triennial Update
Samuel Runta, Community Outreach Coordinator

≡NEW ALBANY≡



Triennial Value Update Franklin County Auditor's Office





Triennial Review Update

- 🏠 The Triennial Update is done by analyzing trends of current sales in the county.
- 🏠 The values are adjusted to reflect current market values for the area and are intended to be used for the **next three years** ('20, '21, '22)
- 🏠 Residential and commercial property values are updated.
- 🏠 Appraisal neighborhoods have been updated for this triennial to improve the comparisons used.



Constituent Outreach and Options

- 🏠 We are encouraging residents to learn more about their home value and what that means for government services
- 🏠 We are also seeking input to finalize the values through informal hearings
- 🏠 We expect thousands of property owners to participate in both informal hearings this fall and formal appeals next year regarding property values
- 🏠 All the information here and more as the campaign continues can be found at: your2020homevalue.org



Triennial Timeline

- August 21, 2020**
 - Tentative Value Letters Mailed
- September 1-October 3**
 - Informal Review Sessions
- October 9**
 - Deadline to Submit Documents for Review
- October 2020**
 - FCAO prepares final abstract of values
- November 2020**
 - FCAO submits final abstract to the Ohio Department of Taxation
- December 2020**
 - Final values and rates are approved by the state & tax bills are issued



Tentative Value Mailer



ADDRESS 1
ADDRESS 2
ADDRESS 3
ADDRESS 4

YOUR OFFICIAL TENTATIVE HOME VALUE ENCLOSED

TO SCHEDULE A REVIEW OF YOUR PROPERTY VALUE FROM THE COMFORT OF YOUR HOME, VISIT YOUR2020HOMEVALUE.ORG or call (614) 525-HOME.

In the interest of public health, the Franklin County Auditor's Office is limiting in-person reviews. If you need to schedule an in-person review at one of our satellite locations in Hilliard, Columbus, or Reynoldsburg, please visit the link or call (614) 525-HOME.

For more information, including what documents to have available, visit Your2020HomeValue.org.



UNDERSTANDING THE VALUE OF YOUR HOME



Your2020HomeValue.org



Dear Neighbor,
Ohio law requires that Franklin County property values be updated in 2020 so they accurately reflect the current real estate market.
This update is not intended to increase or decrease taxes, but rather to keep property values up to date.
The goal as your Franklin County Auditor is to complete the most accurate assessment of property possible. It is my commitment to make sure you, the property owner, are a part of this important process.

- 1 IF YOU ARE SATISFIED THAT THE TENTATIVE VALUE IS ACCURATE.**
There is nothing you need to do. The value will be used to calculate your property taxes in the future.
- 2 IF YOU BELIEVE THE TENTATIVE VALUE IS INCORRECT OR YOU HAVE QUESTIONS.**
Visit Your2020HomeValue.org to review your property's information and its proposed value.
Schedule an informal value review to discuss your property's value with appraisers.
If you would prefer an in-person review at one of the satellite locations, you can also schedule that at the satellite office.
- 3 FINAL VALUE LETTERS WILL BE MAILED TO THOSE WHO PARTICIPATED IN THE INFORMAL PROCESS.**
If you still disagree with the final value, you may file a complaint with the Franklin County Board of Review by March 31, 2021.

The Franklin County Auditor's office is here to serve you. If you have any questions or concerns, please contact me at (614) 525-HOME or at auditor@franklincountyohio.gov.

Michael Stinson
Michael Stinson
Franklin County Auditor

YOUR 2020 TENTATIVE HOME VALUE

(NAME)
located at (ADDRESS)
Tentative Value: (AMOUNT)
Current Value: (AMOUNT)

AN INCREASE OR DECREASE IN VALUE DOES NOT NECESSARILY MEAN A CHANGE IN PROPERTY TAXES.

HOW IS MY HOME VALUE DETERMINED?

- Comparable Sales
- Improvements & Changes
- Aerial Pictometry



PROPERTY TAX DOLLARS FUND SERVICES LIKE

- MEMORIALS
- PARKS
- LIBRARIES
- SERVICES FOR OLDER ADULTS
- ZOO
- LOCAL GOVERNMENT

For more information, including what documents to have available, visit Your2020HomeValue.org.



Changes to Informal Review Experience

- 🏠 In September 2020, FCAO will hold Informal Review Sessions. In light of COVID-19, we will be setting up infrastructure for remote informals and will be encouraging residents to participate remotely.
- 🏠 Participation matters, in 2017 of more than 19,000 parcels reviewed, 72% saw a decrease.
- 🏠 We will have limited in-person reviews at three satellite locations; Hilliard, Reynoldsburg and Columbus Urban League.
- 🏠 For the first time in Franklin County, we are asking **all** residents who wish to utilize the Informal Review Process to schedule an appointment in advance. This will be done through our website or over the phone.
- 🏠 Previously only available for commercial property owners



What to Expect from the Triennial Review

FCAO is looking at the following tentative increased value changes across FCAO based on past three year data (County Wide Averages):

🏠 Residential Class

🏠 +20.32% Tentative Change

🏠 Commercial Class

🏠 +15.35% Tentative Change

🏠 Industrial Class

🏠 +16.94% Tentative Change

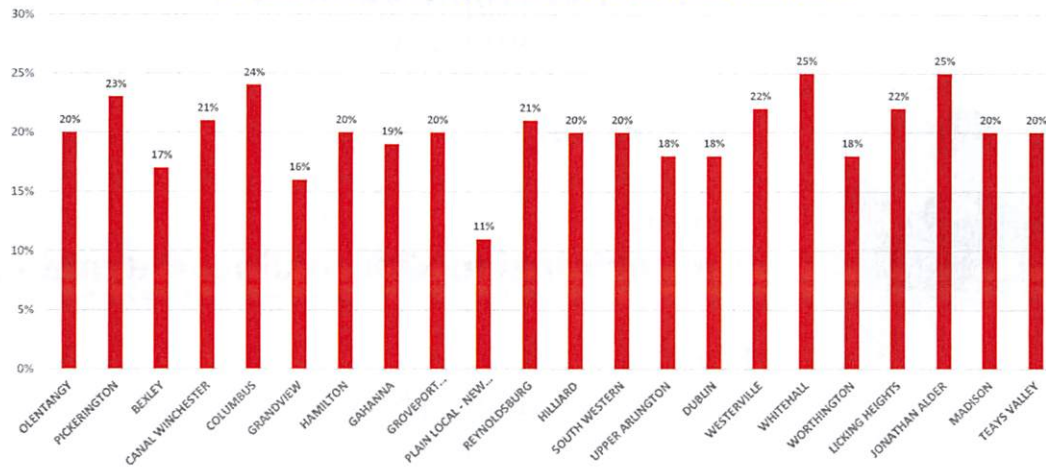
🏠 Exempt Class

🏠 +14.27% Tentative Change



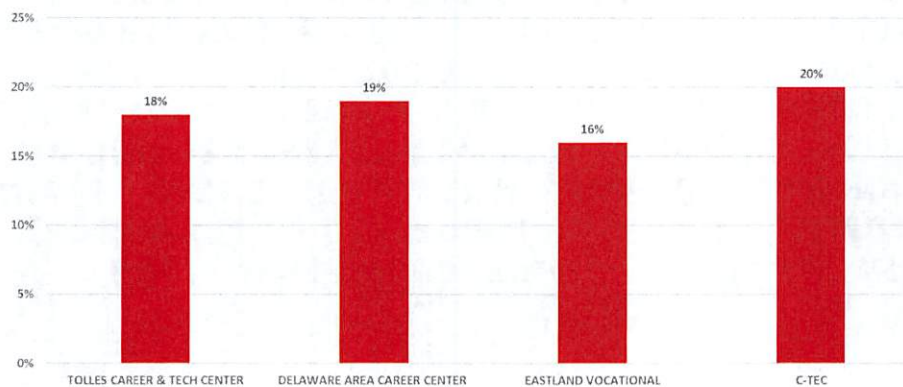
Average Percent Increase Per School District

AVERAGE PERCENT INCREASE PER SCHOOL DISTRICT



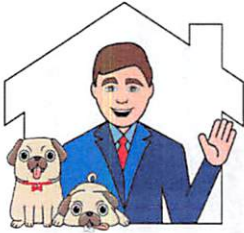
Average Percent Increase Per School District

AVERAGE PERCENT CHANGE PER VOCATIONAL SCHOOL DISTRICT





Questions?



Know Your Home Value Website:
your2020homevalue.org

Contact Us:

Email:
AuditorStinziano@franklincountyohio.gov

Phone:
614-525-HOME (4663)

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≡ NEW ALBANY ≡



TO: Council

FROM: Jennifer Mason, Clerk of Council

DATE: August 17, 2020

RE: Board and Commission Appointments

This memo details those willing to be appointed or reappointed to board and commission positions.

Rocky Fork Blacklick Accord

3 year terms

- Todd Brubaker is willing to be reappointed to the term 7/1/20-6/30/23
- Mohit Gupta is willing to be reappointed to the term 7/1/20-6/30/23

New Albany East Community Authority

2 year terms

- Tammy Krings is willing to be reappointed to the term 5/18/20-5/17/22
- Steven Light is willing to be reappointed to the term 5/18/20-5/17/22