

**MINUTES OF REGULAR MEETING
OLDHAM COUNTY
PLANNING AND ZONING COMMISSION**

Tuesday, February 24, 2015

At 9:00 a.m., local time on the above date, this meeting of the Oldham County Planning and Zoning Commission, hereinafter called the Commission, was called to order in the Courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky, by Chairman Kevin Jeffries.

Other Commission members present were:

Joyce Albertsen	Kevin Mesker
Bob Arvin	Mary Ann Smith
Denia Crosby	Joe McWilliams
William Douglas	Robert Zimlich
Jan Horton	

Others present and sworn in were Planning and Development Services Director Jim Urban and Senior Planner Amy Alvey. Also present were Administrative Assistant Ethel Foxx and County Attorney John Carter.

Approval of Minutes – January 27, 2015

Motion was made by Commissioner Albertsen and seconded by Commissioner Zimlich to approve the January 27, 2015 minutes as submitted and corrected.

Motion carried by unanimous voice vote.

Secretary Foxx called and read Docket PZ-15-007:

DOCKET PZ-15-007 - Application has been filed by Oldham County Fiscal Court for review of the Site Plan for the Correctional Facility to be located at 3405 W Highway 146, LaGrange, as requested by the Commission related to the Community Facility Review approval from December 17, 2012 (Docket PZ-12-018).

(1) Introduction of the application by staff and questions by the Commission:

Administrator Jim Urban presented a review of the application:

The two applications being heard are a community facility review. The Commission's job is to review the projects and determine whether or not they are in agreement with the

Comprehensive Plan. If the Commission feels that the application is in agreement with the Comprehensive Plan they can accept the proposal. If the Commission disagrees, they would need to make recommendations as to how the proposal can come into compliance with the Comprehensive Plan. The Commission does not reject the plan but determines how the community facilities fit in with the adoptive plan of 2014. Originally they came with a general plan for the proposed jail. The Commission made a decision that day that they were to return with a site plan.

Planner Amy Alvey presented the following:

- Summary of application.
- Notes and Issues (Exhibit A: Staff Report dated February 24, 2015).
- Site history.
- Aerials and photos of site.

(2) Presentation by the applicant or representative and others in support of the application:

Magistrate Bob Dye, 10502 Mountain Ash Lane, Prospect, was present and sworn prior to speaking on behalf of this application:

- Is Chairman of the steering committee for the construction of the new detention center and introduced the engineer in charge of this project:

David Garber, Garber-Chilton Engineers & Land Surveyors Inc., 205 Parker Drive, LaGrange, was present and sworn prior to speaking in behalf of this application.

- Presented a drawing (Exhibit B) of the proposed building and property.
- The building is set up to house 250 inmates and a potential addition that will hold an additional 250 (a total of 500).
- Showed location of the administration building, how the property drains, location of a pond to become a detention basin, and many acres of farm land to the rear which is run by Roederer Farm although property is owed by KSR.
- Showed area where there will be plenty of parking for staff, visitors and work release people, the outdoor exercise area, and area that is entirely fenced.
- The property will be served by sewers, showed location of the dedicated utility and the location for fire hydrants and utilities.
- Showed the proposed entrance where a semi can access and egress with no problems.

- The County is proposing future use of the property located to the right, such as the Police Department, EMS and Sheriff's Department.

Mike Simpson, 4019 Stone Mill Road, Crestwood, was present and sworn prior to speaking on behalf of this application.

- Is the Oldham County Jailer, and can answer any questions regarding the jail operations.

(3) Testimony and questions by those opposing the application:

Paulette Lawson, 3501 West Highway 146, LaGrange, was present and sworn prior to speaking concerning this application.

- Is not opposed to this application but does have concerns regarding the location of the proposed sewer easement which is to be located behind her building.
- Feels the easement will interfere with future plans should she wish to expand her business.
- Requests to be compensated should she lose part of her property for the proposed plan.

(4) Questioning of the applicant and those opposing the application by the Commission:

Paulette Lawson responded to questions by the Commission:

- Reiterated she is not opposed to the facility as will be feasible for the county.
- There is only eight feet between the property lines and the easement will take some of her property.

Mike Simpson responded to questions by the Commission:

- The original facility will be a one story facility and will house 250 inmates.
- The proposed middle section, which is for housing only, will house 250 additional inmates and therefore, able to house a total of 500 inmates.
- The initial plan will support 500 inmates consisting of a laundry area, kitchen, programing, and medical department.
- The current facility on Main Street has 23 staff; the proposed jail will have a total of 29 staff, administrative and officers.

- The future expansion will probably require 35 staff depending on outside programs as they may house State, Federal, local and other County inmates and have recently signed up with Immigration.
- The proposed parking will accommodate the staff of 35; there are three parking areas, to the rear behind the fence, to the right front and to the far left of the property (the restricted custody area).
- The current capacity of the existing jail is 115.
- They have been land-locked all these years and can now move forward and expand as needed which is what they have wanted for a long time.

David Garber responded to questions by the Commission:

- The road at the north side is connected but it is overgrown, is not used and cannot be seen.
- There are no plans for the land that loops around the lake.
- Are only in the design phase concerning the enlargement of the lake.
- The land they will use consists of about 10 acres.
- They propose 70 parking spaces and four of them will be for the handicap.
- Explained how the curbs around the islands help protect the blacktop; plan to “catch and release” water so that it will go through the grassy area before going into the detention basin.
- The Highway Department stated they could place the entrance anywhere they wish.
- The sewer easement originally proposed behind Mrs. Lawson’s property will be moved to the Beach property operated by Tim Smith.
- All utilities will be underground and inside the security fence.
- There are plans for the existing farm gate to eventually be removed but not until the initial entrance is constructed.
- There are plans for landscaping and landscaping islands which will be reviewed at staff level.
- The State Highway Department informed him that because there will be little traffic, it would not warrant a turning lane on Highway 146.

Magistrate Dye responded to the Commission:

- The remainder of the land may be used for farming, to construct a facility to run a bakery (as another facility has done), and possibly construct a building that would house emergency services such as Sheriff, Police and EMS in the future.
- Any additional proposed use of the land would have to be approved by Fiscal Court.

- Informed the Commission that the County did not buy this property but traded property with the State.
- The facade will be a mix of brick and stucco and the building will have a vertical roof.

Mike Simpson continued response to the Commission:

- There are jails in Kentucky that have what is referred to as “programming” having the ability for inmates to get their GED, attend AA classes, etc. and there is a program at KSR where inmates can train pets for adoption.
- There are two separate entrances, one for male inmates and one for female inmates; is a total minimum security mindset as some are released every day, some have their private jobs; some are on a work program, i.e. Recycle Center, County Road Department.
- The proposed jail will be about a 56,000 square foot building.
- Housing unit requirements for inmates are 40 square feet per inmate.
- There is no minimum requirement for the kitchen which will be equipped for a 500 inmate jail.
- This is an Oldham County facility and they serve Oldham County first and do not turn away Oldham County needs.
- Any inmate out of the County such as the State or Federal is a source of revenue.
- There are two sets of security fencing and there is an internal control officer having an intercom and security camera system where they can allow a delivery trucks or staff member vehicle to enter the facility.

Amy Alvey responded to questions by the Commission:

- The Commission accepted the proposed plan and use in December of 2012.
- The only thing they are reviewing today is the site plan and not the proposed use.
- The Applicant does comply with the setback Zoning Regulations and Comprehensive Plan.

FOR THE RECORD: Five minutes was added to allow more questioning (at 10:06 a.m.)

(5) Rebuttal evidence and Cross Examination by the Applicant: None

(6) Rebuttal evidence and Cross Examination by the Opposition: None

(7) Final statement of the Opposition:

Mrs. Lawson stated that although the utility easement will be placed on the Beach property, she feels that she will still be landlocked. Most likely she would not be able to purchase any of the

Beach property. Because her property sits lower than the proposed detention center, she is concerned there could be water run-off issues.

(8) Final statement of the Applicant:

David Garber requested the Commission approve this application. He assured the Commission that there should be no water drainage issues to Ms. Lawson’s property due to the location of the catch basin. Should Ms. Lawson wish to expand her business in the future, the sewers can be relocated so as not to interfere with building expansion.

END OF PUBLIC HEARING

Ms. Alvey outlined the application stating that the Commission is asked to accept the site plan as presented. In December of 2012 this Commission had requested the Applicant to come back before the Planning Commission for approval of the Community Facility Review Site Plan.

Attorney Carter informed the Commission that if they wish to accept the plan as presented, a motion is needed to accept the plan as presented and as conforming to the requirements of the Comprehensive Plan.

**FINDINGS AND DECISIONS
PZ-15-007
Community Facility Review Site Plan**

Motion was made by Commissioner Horton and seconded by Commissioner McWilliams to approve Docket PZ-15-007 along with any suggestions and changes the Applicant has made because:

1. It is not in conflict with the Comprehensive Plan.
2. It is in compliance with the Zoning Ordinance under CF1-2, CF1-4 and LU1-3.

The vote was as follows:

YES: Commissioners Albertsen, Arvin, Crosby, Douglas, Horton, Mesker, McWilliams, Smith and Zimlich.

NO: NONE

ABSTAIN: NONE

ABSENT: Commissioners Bohne, Falvey, Finney, King and Klingenfus

Motion passed on a vote of 9-0.

Secretary Foxx called and read Docket PZ-15-006:

DOCKET PZ-15-006 - Application has been filed by Oldham County Environmental Authority for approval of a Community Facility Review for a regional wastewater treatment plant to be located at 6115 Hitt Lane, Louisville. The zoning is AG-1 Agricultural/Residential.

(1) Introduction of the application by staff and questions by the Commission:

Amy Alvey presented the following:

- Summary of application.
- Notes and Issues (Exhibit A: Staff Report dated February 24, 2015).
- Site history.
- Aerials and photos of site.

Ms. Alvey responded to questions by the Commission:

- There was a lawn care business on the site at one time.

(2) Presentation by the applicant or representative and others in support of the application:

Jim Hagerty, Hagerty Consulting, P.O. Box 459, Goshen, was present and sworn prior to speaking on behalf of this application.

Presented the following exhibits:

- Exhibit B, a colorized map of the Oldham County area and presented an overview stating that the purpose of this project is to serve the Crestwood and the South Fork of Curry's Fork service areas of Oldham County.
- Exhibit C, "Regional Facility Plan Public Meetings" chart:
 - Plan has been in development since 2007 and the facility plan must be reviewed and approved by the State for any improvements or expansion of treatment plants for sewers having over 30 percent of capacity expansions.
 - There was a plan in 2008 however was rejected by the State and has been picked up and revised.
 - Stated the dates of reviews and public hearings held with several organizations including the Oldham County Environmental Authority Office along with

workshops in 2012 and met with Oldham County Fiscal Court in 2014 for funding of the facility.

- Exhibit D, map showing “Existing OCEA Facilities”
Needed a good plan for the county; eight were built in the early 1970’s and 80’s and have exceeded their service life and necessary to come up with a plan to consolidate and replace them.
- Exhibit E, “Construct New Plant WWTP” chart showing a map of existing facilities of Willow Creek, Orchard Grass and Ash Avenue, Cherry Wood Apartments, Country Village and Friendship Manor having a package treatment plant.
- Exhibit F, “Benefits of the Selected Plan” chart:
 - The task was to determine how to eliminate the facilities and eliminate discharges to Floyds Fork Creek and replace the facilities with new plans, with lower capital costs.
- Exhibit G, “Implementation Plan” showing an aerial having four phases.
 - First phase to eliminate Willow Creek treatment plant and Orchard Grass treatment plan; have come up with a new regional facility in the Industrial Agricultural Park corridor.
 - The first phase cost is about twelve to fourteen million dollars and have committed to the Division of Water to complete by June 2016.
- Exhibit H, an aerial photo showing the Orchard Grass and Willow Creek facilities and Sleepy Hollow Lake.
 - Explained where the State mandate they get out of Sleepy Hollow Lake and a priority to allocate some of the discharge to Oldham County so it would not all go to MSD
 - Showed the small tributary to Hite Creek which is about ½ mile from MSD and the only area they were allowed to discharge.
 - Showed location of the ten acre Stutzenberger property that they purchased and although quarries underneath will not impact the treatment plant.
- Exhibit I, rendering of the South Oldham Regional Facility, the final facility showing the location of the basins, the operations building that will house the electrical components, a small lab area for testing and will have alum, a metal salt used for removal of

phosphorous, and the location of the headworks for the treatment plant which is a covered facility.

- Exhibit J, “Phase 2” of the program scheduled to start in 2016, will build a pipeline from Ash Avenue to the Orchard Grass facility and will then pump into the new regional pump. The Ash Avenue facility will be eliminated will be about six million dollars of pipe lines and is to be done in the next three to four years.
- Exhibit K, “Phase 3” of the program (Ash Avenue Treatment Plant) is an existing sewage plant that provides sewer capacity to the Confederate Estates Development and will extend the gravity sewer to Cherrywood Apartments, a package plant to be taken off line.
- Exhibit L, “Phase 4” is to extend the pipeline from the Cherrywood Apartments treatment plant to Country Village – allowing Oldham County to eliminate the Country Village treatment plant one day; it has no issues with capacity and is in good shape but has been in the planning to get rid of it and envisioned the next five to ten years.
- Exhibit M, “Grading Landscaping Plan” site plan showing location of the four SBR treatment basins, the self-contained blowers are very quiet. Explained how they will treat odor concerns. Showed access road location to Hitt Lane.
- Exhibit N, topo of South Oldham Regional Facility Aerial Overlay, location of Pro-Turf Landscaping, Taylor Homes, Dorma, an overhead door facility, and Liter’s Quarry.

Kevin Gibson, Oldham County Environmental Authority, 700 West Jefferson Street, LaGrange, was present and sworn prior to speaking in behalf of this application.

- The facility will staff one to three people, three to four hours a day.
- There will be very little truck traffic, and there will be sludge trucks on occasion to remove sludge out of the facility.

(3) Testimony and questions by those opposing the application:

Eric Koleda, 10901 Pebble Creek Drive, Louisville, was present and sworn prior to speaking in opposition to this application.

- Presented Exhibit O, aerial showing the location of his home 0.2 miles from the MSD plant and 0.9 miles from the new OCEA plant.

- He and a small group of Rock Springs residents are concerned with the potential of the long-term impact of both plants located adjacent to their neighborhood which is .7 miles between the two plants.
- Stated concerns regarding the closing and consolidation of the facilities.
- Applicant did not address the environmental protection enforcement actions against OCEA with regard to the plants and which have banned any new sewer connection to those facilities.
- Had several questions as to plans for assessing synergies between the MSD and OCEA plant, whether there will be consolidation or closure of the MSD and the new Plant:
 - Of the ten acres purchased, only two are being used; what are the plans for the remaining 8 acres?
 - How much larger is the plant going to be in the next 20 years,
 - How many tanker trucks to and from the OCEA plant a day and how many days per week,
 - How much sludge will be generated,
 - What road routes will the tanker trucks take to access the plant should OCEA have received approval for construction as it is already underway.

At this time, Administrator Urban responded that this is a Community Facility Review as to how it complies with the Comprehensive plan. If the Commission does not accept, can make recommendations as to how to make it better. As to questions requesting the OCEA minutes and history of the approval process, he would have to ask the Applicant for those minutes.

Presented Exhibit P, a site plan showing the buffer zone area that would be good for the proposed plant.

Mr. Koleda continued stating the following:

- Wish to be good neighbors as there is a need for this facility.
- Would like to be involved and have meetings with them especially regarding landscaping concerns and how it would affect the residents of Rock Springs.
- Who owns the property near Taylor Homes for possible expansion.
- Would like to visit other plants having “state of the arts” facilities as to the environmental impact they have had if any.

(4) Questioning of the applicant and those opposing the application by the Commission:

Mr. Hagerty responded to questions by Mr. Koleda as follows:

- Plans are available at the Oldham County Environmental Authority for review.

- There are no plans for interconnection with MSD's facility; Oldham County Board determined that the cost of connecting to the MSD Hite Creek treatment plant was greater than building their own regional facility.
- The City of Crestwood has two pipelines, a 16" and a 12" that runs through the easement along Hitt Lane; that goes to the Hite Creek facility and is served by MSD.
- The site consists of 10 acres but only two acres are currently used.
- The facility plan calls for 1.25 million gallons per day capacity and meets the expected growth for the service area over the 20 year facility.
- The plant also has a single basin that can be converted for solid storage and can be expanded to about a capacity of one-half million gallons a day that meets the expected growth for the service area.
- The growth projections should provide adequate capacity for the next 20 years.
- Showed area having large setbacks and where expansion can occur on the 10 acres; there is a 20 to 30 foot buffer area.
- At this point there are no plans to expand.
- OCEA has three facilities and talk about bringing the maintenance vehicles to this site and may serve as an operation center if needed.
- Gave the peak capacities for each of the facilities.
- Once they get all the facilities, talking about 100,000 gal per day and day one will be about 900,000 gallons.
- They do not expect to provide service to Pewee Valley.
- At this point there are no plans for OCEA to purchase any more property; the Stutzenbergers' own most of the property; there are quarries underneath and not good for home development.
- As to waste sludge deliveries, expect about 1 to 2 sludge trucks per day.
- Traffic is expected to be at about 15 vehicles a day, Monday through Friday; only staff will be operating on weekends to check status.
- Out of the 15 trucks, the only chemical delivery on this plant is alum, a metal salt which is safe and used for drinking water; it is not toxic to aquatic organisms.
- Chlorine will not be used as is done in many facilities, but will use ultra violet disinfection at this facility.
- Sludge will be delivered to the KSR facility for processing, or propose buying a dewatering system to dewater the sludge on site; anticipate one truck a week of dewatered sludge coming out of the facility.
- Showed the route Ernst Concrete will use off Haunz Lane and no major impact by this operation; most will be pick-up trucks and service vehicles by OCEA.
- Copies of violations may be obtained through open records request.
- They are in discussions with the Division of Water regarding enforcement on consent order to deal with the old package plants.

- Violations have been related with aged facilities structures and overflow during rain events.
- Facility will have full emergency power back-up; is being designed with a peak capacity of four million gallons per day.
- Will maintain the existing package plants and will decommission the Orchard Grass and Ash Avenue facility.
- Do have a plan how to deal with peak flows and even electrical gear will be very reliable.
- The plant will have full emergency power redundancy capability.

At this time Administrator Urban addressed the question as to construction of the plant being underway. The Planning office always makes sure public facilities come through this process.

Mr. Hagerty continued response as follows:

- There are public notices required by the Division of Water and Oldham County Environmental Authority plans additional reviews because of the size and spending of this program.

Kevin Gibson responded as follows:

- All OCEA Board meetings are taped and copies of minutes are available at their office through open records request along with plans and public meeting documents.

Mr. Hagerty continued as follows:

- They are in the process of developing a landscape plan.
- MSD treatment plant borders Worthington Development and they only have a 30 foot buffer behind the homes.
- Referred to Exhibit I, South Oldham Regional Facility Aerial Overlay, showing the boundaries and pointed out where they propose to put a six to nine foot tree buffer spaced 20 feet and which will take six to nine years to grow and is more buffer than they would typically have.
- Oldham County liked this site because it is near an industrial area and three quarters of a mile from any residential area.
- Confirmed that the subject site is zoned Agricultural and the majority around it is zoned Industrial.
- There are similar facilities in Bowling Green, Barbourville, and a small one in Simpsonville (150,000 gallon per day) which is the closest; this one is modeled after the one located in Corydon, Indiana. There are 10 to 12 SBR (Sequencing Batch Reactor) facilities in Kentucky. Explained the SBR process.

- Referred to photo of the South Oldham Regional Facility (Exhibit I), showed the locations of each basin and described its purpose. This plant is designed to deal with a peak day load of 2.5 million gallons per day. If one basin should fail, they can increase the cycle on the other two and can still treat 125,000 gallons.

Mr. Hagerty responded to questions by the Commission:

- The waste referred to is construction waste.
- If there are plant closures, it would be due to violations due to the sewers having degraded over the years when there have been rain events.
- Total capacity for the new facility is designed for 1.25 million gallons a day, average annual flow.
- Redundancy gets one to 2.5 million gallons per day and redundancy is a failsafe.
- If there is a failure can still treat 2.5 million gallons per day (can only claim 1.25 due to regulatory standpoint); maintenance is usually planned during periods of lower flow.
- On the first day, will be at 900,000 gallons which is 72.3 percent.
- The MSD footprint is much bigger (at 5 MGD) than the proposed plant.
- The one story buildings are about $\frac{3}{4}$ of a mile from Rock Creek and are designed to limit visibility to all the surrounding area and not just Rock Creek Subdivision.
- Clarified Phase one is Orchard Grass and Willow Creek; Phase 2 is Ash Avenue, Friendship Manor and possibly KCIW, the women's prison.
- There may be a new pumping station at Willow Creek and at Orchard Grass, however, may be issues regarding Orchard Grass because of location and wish to avoid specialized pumps.
- Referred to Exhibit G, Implementation Plan, and showed how they will bring in the new pipe line; the one from Willow Creek to Orchard Grass has already been constructed and most of the flow from Willow Creek already goes to Orchard Grass.
- Pointed out on that exhibit where they will bring in another pipe from Stutzenberger's and bordering Liters Quarry. Environmental studies have been done for treatment plant but need to finish environmental studies to see if there any Bat-habitat trees; there are no endangered animals in the area; only issues are habitat for the Indiana Bat and Running Buffalo Clover; there may be trees that they need to avoid and that may be the last of the environmental studies.

Others present to speak regarding this application:

Bob Thiemann, 7002 Wooded Meadow, Louisville, was present and sworn prior to speaking concerning this application.

Is the developer of Rock Springs and appreciates the hard work everyone has done and is in full support of this project. There are plans for 17 lots having \$500,000 homes. Because the two-

story homes in the subdivision may have visibility to the facility, is requesting applicant and home owners work with him, meet on site and get a visual as to the best type landscaping to be used for that area whether it be fencing or screening.

(5) Rebuttal evidence and Cross Examination by the Opposition:

Mr. Koleda stated that he does have some technical ability for data and has concerns regarding the average daily flow capacity of the plants that are being closed.

(6) Rebuttal evidence and Cross Examination by the Applicant:

Mr. Hagerty responded to Mr. Koleda regarding the daily flow capacity and that the table Mr. Koleda is referring to is the pump station's peak capacity which is larger than the treatment plant. Building permits have been low over the past five to seven years and they are only serving the Crestwood and South Floyds Fork area. OCEA's overall plan is for regionalizing treatment for three facilities, KSR, the Reformatory Facility, the Ohio River Facility (mostly the Ohio River area) and the South Oldham Facility which is under construction. The ultimate goal is to eliminate Ash, Orchard Grass, Willow Creek, Country Village, Lockwood and Lakewood Valley area.

(7) Final statement of the Opposition:

Mr. Koleda thanked the Commission for allowing him to state his concerns. They wish to be good neighbors and look forward to working with OCEA and making it a successful plant.

(8) Final statement of the Applicant:

Mr. Hagerty stated they wish to be good neighbors and invites anyone interested to visit their office to review the site plan and landscaping plan.

END OF PUBLIC HEARING

Administrator reminds the Commission that it is their decision whether or not to accept this application, whether it is in compliance with the Comprehensive Plan and if not, to make recommendations to bring it into compliance with the Comprehensive Plan.

FINDINGS AND DECISIONS

PZ-15-006

Community Facility Review – Wastewater Treatment Plant

Motion was made by Commissioner McWilliams and seconded by Commissioner Mesker to approve Docket PZ-15-006 because:

1. The plan complies with the Oldham County Comprehensive Plan.

The vote was as follows:

YES: Commissioners Mesker, McWilliams, Smith, Zimlich, Albertsen, Arvin, Crosby, Douglas and Horton.

NO: None

ABSTAIN: None

ABSENT: Commissioners King, Klingenfus, Bohne, Falvey and Finney.

Motion passed on a vote of 9-0.

OTHER BUSINESS:

Oldham County School – Three Year Enrollment and Growth Comparison

Michael Williams, Director of Pupil Personnel, Oldham County Board of Education, presented the yearly projections and recommendations based on housing starts and the number of students that have been enrolled. Looking at the growth, all show a reduction in student projections. Recommendation is that they will use the three year average, and for every housing start will assign .274 students per building permit or housing start.

Motion was made by Commissioner McWilliams and seconded by Commissioner Horton to accept the Oldham County School Three Year Enrollment and Growth Comparison Report.

The motion was stated, vote taken, and motion carried 9-0.

There being no further business, the meeting adjourned at 12:10 p.m. The next regular meeting is scheduled for Tuesday, March 24, 2015, at 9:00 a.m. in the courtroom of the Oldham County Fiscal Court Building, LaGrange, Kentucky.

Respectfully Submitted:

Ethel Foxx, Secretary

Approved:

Kevin Jeffries, Chairman