

AGENDA

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

MAY 20, 2021

1:30 P.M.

1. Approve the minutes of the May 6, 2021, Planning and Zoning Commission meeting
2. CASE FILE NO. 2021-07-Z
Open a public hearing to consider approval of the request by Maribel Caballero, applicant, to rezone from Special Dwelling District (SPD) to Office (O) of an approx. 0.138 acre tract, being Lot 28, Block 2, Odessa Housing, City of Odessa, Ector County, Texas (northeast of the intersection of Coronado Ave. and W. 8th St.)
3. CASE FILE NO. 2021-08-Z
Open a public hearing to consider approval of the request by Leeco Energy and Investment, Inc., owner, LCA, agent, for original zoning of Special Dwelling District (SPD) on the proposed Desert Ridge, 2nd Filing, Phase 7 Subdivision, City of Odessa, Ector County, Texas (northeast of the intersection of Dawn Ave. and Wrigley Dr.)
4. CASE FILE NO. 2021-28-P
Consider approval of the preliminary plat of Desert Ridge, 2nd Filing, Phase 7, being a 13.07 acre tract located in Section 2, Block 42, T-2-S, T&P RR. Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Dawn Ave. and Wrigley Dr.)
5. CASE FILE NO. 2021-09-Z
Open a public hearing to consider approval of the original zoning request by Leeco Energy & Investment Inc., owner for Special Dwelling District (SPD) on a 119.92 acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of E. 61st St. and N. Grandview Ave.)
6. CASE FILE NO. 2021-29-P
Consider approval of the preliminary plat of Yukon Ridge, 1st Filing, being an approximately 119.92 acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of E. 61st St. and N. Grandview Ave.)

7. CASE FILE NO. 2021-30-P
Open a public hearing to consider approval of Parks Bell Ranch North, 5th Filing, being a replat of a 0.491 acre portion of Lot 3, Block 5, Parks Bell Ranch North, 3rd Filing, City of Odessa, Ector County, Texas (southeast of the intersection of E. Yukon Road and N. Faudree Road)
8. CASE FILE NO. 2021-31-P (ETJ)
Consider approval of the preliminary plat of Westfork Subdivision, 4th Filing, being a 31.95 acre tract located in Section 10, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of N. Milkyway Ave. and W. 42nd St.)
9. CASE FILE NO. 2021-32-P (ETJ)
Consider approval of the preliminary plat of Frontier West Addition, 1st Filing, being a 24.69 acre tract and 3.70 acre tract in Section 14, Block 43, T-2-S, T&P RY, Co. Survey, Ector County, Texas (southwest of the intersection of W. 42nd St. and N. Exxon Ave.)
10. Other business
11. Adjourn

Be it said and remembered that at 1:30 p.m. on the 20th day of May, 2021 there came on and was held a Planning and Zoning Commission meeting in the Council Chambers, 5th Floor, 411 W. 8th Street, Odessa, Texas.

MEMBERS PRESENT: Jimmy Peacock, Chairman
Connie Coots
Renee Earls
Wayne Russell
Gary Sims

MEMBERS ABSENT: Lance Marker
Steve Tercero

OTHERS PRESENT: Randy Brinlee, Director of Development; Lorraine Quimiro, Planning Manager; Tim McDaniel and Maria Prieto, Planners; Jared Aguilar, Planning Tech; Joe Tucker, Assistant Building Official; and Anne Roney, Secretary.

The minutes of the May 6, 2021, Planning and Zoning Commission meeting were approved, motion for approval being made by Member Coots, seconded by Member Sims, with the vote being a unanimous "aye".

CASE FILE NO. 2021-07-Z (approved)

Open a public hearing to consider approval of the request by Maribel Caballero, applicant, to rezone from Special Dwelling District (SPD) to Office (O) of an approx. 0.138 acre tract, being Lot 28, Block 2, Odessa Housing, City of Odessa, Ector County, Texas (northeast of the intersection of Coronado Ave. and W. 8th St.)

Ms. Quimiro gave the following presentation: There were 7 notices mailed to surrounding property owners, with no notices returned, 3 written approvals and 1 written protest.

The property involved in this request is located northeast of the intersection of Coronado Ave. and W. 8th St. The site is currently zoned Special Dwelling District (SPD) and is vacant. Land use in the area consists of single-family residential development, apartments, a daycare and vacant land.

The applicant is Maribel Caballero, and the purpose of the rezone request is to construct an office check cashing/bill pay service.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Comprehensiveness: The subject area is located in an established area of the City of Odessa. While the rezone request is considered standalone it is on a corner lot facing a main thoroughfare (8th St.)

Livability: The proposed zoning would not have a negative impact on this site or surrounding properties.

Reasonableness: The applicant has submitted a site plan to show adequate parking and access to the location. The proposed zone change would be a good compliment to the neighborhood and provide a service to the neighboring residents.

There being no questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Russell moved the rezoning request be approved to Office (O). Member Coots seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-08-Z (approved)

Open a public hearing to consider approval of the request by Leeco Energy and Investment, Inc., owner, LCA, agent, for original zoning of Special Dwelling District (SPD) on the proposed Desert Ridge, 2nd Filing, Phase 7 Subdivision, City of Odessa, Ector County, Texas (northeast of the intersection of Dawn Ave. and Wrigley Dr.

Mr. McDaniel gave the following presentation: There were 5 notices mailed to surrounding property owners, with no notices returned, no written approvals and 2 written protests.

The property involved in this request is located northeast of the intersection of Dawn Ave. and Wrigley Dr. The site is currently designated Future Development (FD) and is vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Leeco Energy and Investment, Inc., owner, LCA, agent, and the purpose of the original zoning request is to accommodate 60 lots (approx. 6,000-7,500 sq. ft.) for single-family residential development.

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Consistency: A Special Dwelling District (SPD) zoning would be a continuation of existing zoning in the area and would not be out of line with the City of Odessa's Comprehensive Master Plan.

Land Use/Housing: The proposed land use for this area is consistent with the identified City priority of "vibrant new neighborhoods" and a "diverse range of housing."

Livability: The proposed development is intended to be a quality new neighborhood that will maintain its long-term value through the attention to design and neighborhood

amenities, which is consistent with the City's priority for a high quality of life for its residents.

Based upon the preceding analysis, Staff recommends approval of this request.

There being no questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Mr. Peacock asked about the protests. Mr. McDaniel stated this subdivision has been developed with no alleys. Trash pick-up is from the street.

Member Sims moved the original zoning request be approved to Special Dwelling District (SPD). Member Coots seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-28-P (approved with conditions)

Consider approval of the preliminary plat of Desert Ridge, 2nd Filing, Phase 7, being a 13.07 acre tract located in Section 2, Block 42, T-2-S, T&P RR. Co. Survey, City of Odessa, Ector County, Texas (northeast of the intersection of Dawn Ave. and Wrigley Dr.)

Mr. McDaniel gave the following presentation: The property involved in this request is located northeast of the intersection of Dawn Ave. and Wrigley Dr. The site is zoned Special Dwelling District (SPD) and designated Future Development (FD) with a pending request of Special Dwelling District (SPD). The tract is currently vacant. Land use in the area consists of single-family residential development and vacant land.

The applicant is Leeco Energy and Investment, Inc., owner, LCA, consultant, and the purpose of this preliminary plat is to create 60 lots (approx. 6,000-7,500 sq. ft.) for single-family residential development and ownership purposes.

Comments were sent to the consultant for review on May 11th, 2021.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Ownership and original tax certificates needed prior to filing the plat.
- Yards along 61st St. should be noted as rear yards and dimensioned.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

- 16,767 c.f. excavation per acre of development from Pond A-1 needs to be done. Include excavation plans in the construction plans.
- Water & sewer, paving & drainage plans need to be submitted for review and acceptance.
- An Improvements Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

Commission action is requested on the following items:

1. Cul-de-sac length is restricted to 600'. Reduce length to comply with subdivision ordinance. Movement of Bluebell Dr. to the east should suffice. (Planning/Public Works)
2. Add a note to the plat: No direct access to 61st Street is allowed. (Public Works)
3. Add a note to the plat: No direct access to Dawn Ave. is allowed. (Public Works)
4. The utility easement on Lot 78, Block 24 needs to be 15' wide. (Public Works)
5. 61st St. should be listed as E. 61st St. (Ector County 911)

Mr. Peacock asked if the City has received any comments from the applicant, being told we have not.

Member Coots moved the preliminary plat be approved with the following conditions:

1. Cul-de-sac length is restricted to 600'. Reduce length to comply with subdivision ordinance. Movement of Bluebell Dr. to the east should suffice.
2. Add a note to the plat: No direct access to 61st Street is allowed.
3. Add a note to the plat: No direct access to Dawn Ave. is allowed.
4. The utility easement on Lot 78, Block 24 needs to be 15' wide.
5. 61st St. should be listed as E. 61st St.

Member Earls seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-09-Z (approved)

Open a public hearing to consider approval of the original zoning request by Leeco Energy & Investment Inc., owner for Special Dwelling District (SPD) on a 119.92

acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of E. 61st St. and N. Grandview Ave.)

Ms. Prieto gave the following presentation: There were 9 notices mailed to surrounding property owners, with no notices returned, no written protests and 1 written approval.

The property involved in this request is located northwest of the intersection of E. 61st St. and Grandview Ave. The site is currently designated Future Development (FD) and is vacant. Land use in the area consists of vacant land to the north, west and east and residential development to the south.

The applicant is Leeco Energy & Investment, Inc, owner, LCA, consultant, and the purpose of the original zoning request of Special Dwelling District (SPD) is to allow for 658 single family residential lots (approx. avg. size between 5,130-5,500 sq. ft.).

Using the City's identified priorities contained in the City of Odessa's Comprehensive Plan to evaluate zoning amendments the following comments are offered:

Comprehensiveness: The proposed zone request is not contrary to the established land uses in the general area or the land use plan of the City of Odessa's Master Plan.

Livability: The proposed zoning would not have a negative impact on this site or surrounding properties. The proposed single-family development is not out of line and consistent with development in the area.

Reasonableness: The proposed zoning district will be encircled by existing single-family housing and will facilitate a compatible development to the existing land uses in the area.

Based upon the preceding analysis, Staff recommends approval of the request.

There being no questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Coots moved the original zoning be approved to Special Dwelling District (SPD). Member Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-29-P (approved with conditions)

Consider approval of the preliminary plat of Yukon Ridge, 1st Filing, being an approximately 119.92 acre tract in Section 2, Block 42, T-2-S, T&P RR Co. Survey, City of Odessa, Ector County, Texas (northwest of the intersection of E. 61st St. and N. Grandview Ave.)

Ms. Prieto gave the following presentation: The property involved in this request is located northwest of the intersection of E. 61st St. and N. Grandview Ave. The site is designated

Future Development (FD) with a pending zoning request of Special Dwelling District (SPD) and is currently vacant. Land use in the area consists of vacant land to the north, west and east and residential development to the south.

The applicants are Leeco Energy & Investment, Inc, owner, LCA, consultant, and the purpose of this preliminary plat is to create 658 single family residential lots (approx. avg. size between 5,130-5,500 sq. ft.).

Comments were sent to the consultant for review on May 11, 2021.

Staff Comments:

- Original ownership and tax certificates need to be submitted prior to filing the plat.
- A blanket refuse collection easement is needed on the plat.
- Water and sewer plans have been accepted. No pro rata is due.
- Drainage letter needs to be submitted. This tract is not in a special flood hazard area.
- Water, sewer, paving and drainage plans need to be submitted for review and acceptance.
- An Improvements Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and Policies.
- Crosley Drive is phonetically similar to Cross B Road in the city of Odessa.
- Rogers Court is similar in name to Roger Avenue in the city of Odessa.
- Dodger Street should be a continuation of Lupton Street.
- Yankee Street should be a continuation of Expos Street.
- Indian Drive is similar in name to Indian Blanket Trail in Ector County. In the event that a caller was to truncate the name of Indian Blanket Trail to just Indian during an emergency this could result in confusion and a delayed response for emergency response teams.
- Also, recommendation is for consideration by developers to assign proper names on plats to avoid any potential confusion during future addressing phases by Odessa Building Inspection personnel.

Commission action is requested on the following items:

1. Include dedication of Dawn with the plat. Needs to be constructed for circulation. (City of Odessa Public Works)
2. Construction of Grandview will need to be included in the plans. (City of Odessa Public Works)
3. This plat appears to be dedicating 30' of 61st Street. Dedicate 40'. (City of Odessa Public Works)
4. Crosley cul-de-sac is too long. Needs cut through street. (City of Odessa Public Works)
5. Label 35' easement along 61st Street as a common area. (City of Odessa Public Works)
6. Label the property adjacent to Dawn as a common area. (City of Odessa Public Works)
7. Label 25' easement along Grandview as a common area. (City of Odessa Public Works)
8. Add drainage easement at the south ends of the cul-de-sacs. (City of Odessa Public Works)
9. All easements shall be a minimum of 15' wide. (City of Odessa Public Works)
10. Dimensions on all lots. (City of Odessa Public Works)
11. Adjust plat to match adjustment of Bluebell Dr. in Desert Ridge 2nd Phase 7. Show preliminary Desert Ridge 2nd Phase 7 plat on this plat. (City of Odessa Public Works)
12. 61st Street on the plat is actually E. 61 St. (Ector County 911)
13. Recommendation is to assign new street names to Indian Drive, Crosley Drive, Rogers Court, Dodger Street, and Yankee Street to avoid any potential confusion for emergency response teams. (Ector County 911)

Mr. Peacock asked if there would be a Homeowners' Association that would take care of the common area. Mr. Tucker stated he thought the owner would take care of the common area. He stated the areas in question should either have a lot number or be designated as a common area. Ms. Earl stated the question is who would maintain those areas. Since this is a requested condition from the Public Works Department, would the City maintain those areas. Mr. Tucker stated the City does not maintain common areas. Mr. Tucker

stated Public Works would not object if the requested common areas were given lot numbers.

Ms. Melanie Martinez with LCA approached the lectern. She indicated Mr. Landgraf would prefer the areas in question should have lot numbers instead of being listed as common areas. Mr. Peacock asked about the comments on the street names, with Ms. Martinez stating those comments were not a problem. Mr. Brinlee stated the streets needed to have some direction on the streets such as north, south, etc. Mr. Brinlee stated the Commission action on numbers 5, 6 and 7 need to be for the areas in question have lot numbers.

Member Sims moved the preliminary plat be approved with the following conditions:

1. Include dedication of Dawn with the plat. Needs to be constructed for circulation.
2. Construction of Grandview will need to be included in the plans.
3. This plat appears to be dedicating 30' of 61st Street. Dedicate 40'.
4. Crosley cul-de-sac is too long. Needs cut through street.
5. Label 35' easement along 61st Street, the property adjacent to Dawn and the 25' easement along Grandview with a lot number.
6. Add drainage easement at the south ends of the cul-de-sacs.
7. All easements shall be a minimum of 15' wide.
8. Add dimensions on all the lots.
9. Adjust plat to match adjustment of Bluebell Dr. in Desert Ridge 2nd Phase 7. Show preliminary Desert Ridge 2nd Phase 7 plat on this plat.
10. 61st Street on the plat is actually E. 61 St.
11. Recommendation is to assign new street names to Indian Drive, Crosley Drive, Rogers Court, Dodger Street, and Yankee Street to avoid any potential confusion for emergency response teams.

Member Coots seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-30-P (approved with conditions)

Open a public hearing to consider approval of Parks Bell Ranch North, 5th Filing, being a replat of a 0.491 acre portion of Lot 3, Block 5, Parks Bell Ranch North, 3rd

Filing, City of Odessa, Ector County, Texas (southeast of the intersection of E. Yukon Road and N. Faudree Road)

Mr. McDaniel gave the following presentation: The property involved in this request is located southeast of the intersection of E. Yukon Road and N. Faudree Road. The site is zoned Retail (R) and is currently vacant. Land use in the area consists of single-family residential development, retail development, and vacant land.

The applicant is 2012 Cross B, LLC, owner, LCA, agent, and the purpose of this replat is to create one lot (0.491 ac.) for retail development and ownership purposes.

Comments were sent to the consultant for review on May 11th, 2021.

Staff Comments:

- A Blanket Refuse Collection Easement is noted on the plat.
- Ownership and original tax certificates needed prior to filing the plat.
- Remnant of Lot 3 will need to be re-platted to avoid potential for future permitting problems.
- Water and sewer are available for extension. No pro rata is due.
- Drainage report has been submitted. This tract is not in a special flood hazard area.
- No access to Yukon is allowed as noted on the plat.
- Water & sewer plans need to be submitted for review and acceptance.
- An Improvements Agreement will be required.
- A Blanket Refuse Collection Easement Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and policies.

Commission action is requested on the following items:

1. Submit the utility easement for extension of water and sewer. (Public Works)
2. Submit the access easement on the east side of the plat. (Public Works)
3. Yukon Road should be listed as E. Yukon Rd. (Ector County 911)

There being no questions for City Staff, Chairman Peacock opened the public hearing. With no one coming forward to speak for or against the request, Chairman Peacock closed the public hearing.

Member Earls moved the replat be approved with the following conditions:

1. Submit the utility easement for extension of water and sewer.
2. Submit the access easement on the east side of the plat.
3. Yukon Road should be listed as E. Yukon Rd.

Member Russell seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-31-P (ETJ) (approved with conditions)

Consider approval of the preliminary plat of Westfork Subdivision, 4th Filing, being a 31.95 acre tract located in Section 10, Block 43, T-2-S, T&P Ry. Co. Survey, Ector County, Texas (northwest of the intersection of N. Milkyway Ave. and W. 42nd St.)

Member Quimiro gave the following presentation: The property involved in this request is located northwest of the intersection of N. Milkyway Ave. and W. 42nd St. The site is located outside the City limits, is in the City of Odessa ETJ and is vacant.

The applicant is OBBCO Ranch Corporation, owner, SW Howell, consultant, and the purpose of the plat is to create thirteen (13) lots for ownership purposes.

Comments were sent to the consultant for review on May 11, 2021.

Staff Comments:

- Original ownership and tax certificates are needed prior to filing the plat.
- This tract is outside the City limits and is in the ETJ.
- Water and sewer are not available.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- This tract is outside the City limits and is in the ETJ.
- Water is not available.
- Drainage report has been submitted. This tract is not in a special flood hazard area.

Commission action is requested on the following items:

1. Cul-du-sac needs to be developed to County standards if it is to be used for access. (Planning)
2. The streets should be designated as water line easements. When the groundwater gives out ECUD will not be able to serve this subdivision without water line easements. (ECUD)

Mr. Peacock asked about the streets being used as water line easement. Mr. Tucker stated the easements could be added after the fact.

There being no further questions or comments, Member Coots moved the preliminary plat be approved with the following conditions:

1. Cul-du-sac needs to be developed to County standards if it is to be used for access.
2. The streets should be designated as water line easements. When the groundwater gives out ECUD will not be able to serve this subdivision without water line easements.

Member Sims seconded the motion, with the vote being a unanimous "aye".

CASE FILE NO. 2021-32-P (ETJ) (approved with conditions)

Consider approval of the preliminary plat of Frontier West Addition, 1st Filing, being a 24.69 acre tract and 3.70 acre tract in Section 14, Block 43, T-2-S, T&P RY, Co. Survey, Ector County, Texas (southwest of the intersection of W. 42nd St. and N. Exxon Ave.)

Ms. Prieto gave the following presentation: The property involved in this preliminary plat request is located southwest of the intersection of W. 42nd St. and N. Exxon Ave. The site is located in the City of Odessa Extra-Territorial Jurisdiction (ETJ), does not have a zoning designation and is currently vacant. Land use in the area consists of vacant land to the north, commercial development to the east and residential development to the south and west.

The applicant is Lunar Investments, LLC, owner, and Maverick Engineering, consultant and the purpose of the preliminary plat is to create thirty (30) single-family residential lots and fifteen (15) manufactured home sites and a 1 acre commercial site (approx. avg. size between 5,130-5,500 sq. ft.).

Comments were sent to the consultant for review on May 11, 2021.

Staff Comments:

- Original tax certificates needed prior to filing the plat.
- A blanket refuse collection easement is needed on the plat.
- This tract is outside the City limits and is in the ETJ.
- Drainage report needs to be submitted. This tract is not in a special flood hazard area.
- Water is available through ECUD.
- Water must be extended to serve all lots prior to filing the plat.
- An Improvements Agreement will be required.
- Any work in the right of way or easements will require a permit from the Engineering Division and must comply with current City Ordinances and Policies.
- Recommendation is for consideration by developers to assign proper names on plats to avoid any potential confusion during future addressing phases by Ector County Engineering personnel.
- Recommendation is for consideration to remain consistent with Ector County's addressing scheme and name East and West bound roadways "Street" and North and South bound roadways "Avenue". Also, to remain consistent with the Ector County addressing scheme each roadway should utilize a prefix directional (ex. E, W, N, S) to assist in identifying the location of each street to avoid any potential confusion for emergency response teams.

Commission action is requested on the following items:

1. Submit water plans for ECUD review and approval. (City of Odessa Public Works)
2. Add a note to the plat: No direct access to 42nd Street is allowed. (City of Odessa Public Works)
3. Private roads need to be designated as utility and access easements. (City of Odessa Public Works)
4. Water Line Easements must be provided on the plat. Min. of 20' wide. (ECUD)
5. Frontier West Addition does not have any GPS points. (GIS)

6. N. Sooner Street should follow Ector County's addressing scheme and be N. Sooner Avenue. (911 Ector County)
7. N. Wingate Street should follow Ector County's addressing scheme and be N. Wingate Avenue. (911 Ector County)
8. Lunar Circle should follow Ector County's addressing scheme and be N. Lunar Circle. (911 Ector County)

There being no questions or comments, Member Sims moved the preliminary plat be approved with the following conditions:

1. Submit water plans for ECUD review and approval.
2. Add a note to the plat: No direct access to 42nd Street is allowed.
3. Private roads need to be designated as utility and access easements.
4. Water Line Easements must be provided on the plat (Minimum of 20' wide).
5. Frontier West Addition does not have any GPS points.
6. N. Sooner Street should be N. Sooner Avenue, N. Wingate Street should be N. Wingate Avenue, and Lunar Circle should be N. Lunar Circle in accordance with Ector County's addressing scheme.

Member Russell seconded the motion, with the vote being a unanimous "aye".

There being no further business to come before the Commission, the meeting was adjourned at 2:00 p.m.

Anne Roney, Secretary, placed the minutes in the Minute Book on May 20, 2021.

Jimmy Peacock, Chairman