



June 19, 2018

MINUTES

The Holly Springs Town Council met in regular session on Tuesday, June 19, 2018 in the Council Chambers of Holly Springs Town Hall, 128 S. Main Street. Mayor Sears presided, calling the meeting to order at 7 p.m. A quorum was established as the mayor and five council members were present as the meeting opened.

Council Members Present: Mayor Sears, Councilmen Dan Berry, Tom O'Brien and Peter Villadsen and Councilwomen Cheri Lee and Christine Kelly.

Council Members Absent: None.

Staff Members Present: Daniel Weeks, interim town manager; John Schifano, town attorney; Joni Powell, town clerk (recording the minutes); Linda Harper, deputy town clerk; Gina Clapp, director of planning and zoning; Sean Ryan, planner; Melissa Sigmund, principal planner; Kendra Parrish, director of engineering; Paul Allen, real estate acquisition agent; Dirk Siebenbrodt, project engineer; Tina Stroupe and Patty Dressen, senior accountants; Irena Krstanovic, economic development director; John Herring, police chief; Kimberly Keyes, project manager; Mark Andrews, public information officer; John Herring, police chief; Jay Bruner, police captain; Erika Phillips, human resources director; Luncie McNeil, public works director; Seann Byrd, director of water quality; Adam Huffman, assistant parks and recreation director; LeRoy Smith, fire chief; Tamara Ward, communications specialist; and Billy Whitehead, information technology analyst.

2 and 3. The Pledge of Allegiance was recited, and the meeting opened with an invocation by Rev. Jonathan Scherrod pastor of Kirk of Kildaire Presbyterian Church.

4. Agenda Adjustment: The June 19, 2018 meeting agenda was adopted with changes, if any, listed below:

Motion by: O'Brien

Second by: Villadsen

Vote: Unanimous

5. Public Comment: At this time, an opportunity was provided for members of the audience who had registered to speak to address the Council on any variety of topics not listed on the night's agenda. The following comments were recorded: None.

Chief Smith – Reported to the Council that his department will be providing Mrs. Leach, a 103-year-old resident, a special birthday celebratory ride in a fire truck. He invited public to line Earp Street to wave to her and wish her a happy birthday.

6a. Wake County CDBG Partnership – Ms. Alicia Arnold or Kelly Baraldi said that Wake County is eligible to participate in federal entitlement programs such as CDBG, ESG, HOPWA, HOTMA, and HOME. These federal programs aim to assist low and moderate income persons, and others, faced with housing problems and opportunities. Wake County encourages each municipality within its boundaries to participate under the Wake County Program umbrella, for successive 3-year increments. This agreement is for Federal Fiscal Years 2019-2021 (October 1, 2018 - September 30, 2021).

This would be the first time Holly Springs joined the Wake County Partnership. Current members include Apex, Garner, Fuquay-Varina, Knightdale, Morrisville, Rolesville, Wake Forest, Wendell, and Zebulon.

Two representatives from Wake County Housing will provide a presentation to Town Council at the meeting. Among other benefits, our residents would be able to benefit in various ways, like:

Residents of Holly Springs would be eligible to participate in the County's Elderly & Disabled (E&D) and Emergency Grant Rehabilitation program.

Emergency grants of up to \$5,000 and E&D grants of up to \$20,000 are available for repairs, with an additional \$10,000 possible for lead based paint.

Between 2015 and 2020, participating jurisdictions will receive \$330,000 in CDBG funds for public facilities projects such as sidewalks, water line replacements, road surfacing, playgrounds and community centers. Holly Springs developers of affordable housing will be eligible for approximately \$3 million in funding during the Tax Credit and Non-Profit RFP cycles.

Councilman Berry asked for confirmation that any housing projects conducted under the partnership would still be required to go through the Town's development review and permitting processes. Ms. Arnold said yes.

Action: The Council approved a motion to enter into a cooperation agreement with Wake County Partnership for CDBG programs.

Motion by: Lee

Second by: Kelly

Vote: Unanimous

7a. Public Hearing: Development Fee Study – Ms. Parrish said the North Carolina General Assembly in 2017 passed House Bill 436. The bill adds Article 8- System Development Fees to Section 162A of the General Statutes, and revises other sections of chapter 160A regarding the town's authority to operate a public enterprise. This article describes the requirements and process for municipalities to develop and administer system development fees.

She introduced Charles Archer of the independent engineering consulting firm Freese & Nichols that conducted a study and filed a report that was completed and has been out for public comment for 45 days. Publication for 45 days and a public hearing are the two requirements of the new law prior to the Town's adopting the fee.

Based on the capital infrastructure needed for growth the revised and reduced fees for new development of a single-family residential home are as shown below:

- Water \$4,054
- Wastewater \$3,741

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

Action: The Council approved a motion to approve the development fee report prepared for the Town and to incorporate the resulting water and sewer capacity fee structure into the Town's operating budget.

Motion by: Villadsen

Second by: Berry

Vote: Unanimous

7b. Public Hearing: FY 2018-19 Budget - Mr. Weeks said that at the May 14 budget workshop, Council discussed revenues and expenditures and made no major changes to the budget proposal. Small adjustments and changes that were requested are reflected in the latest budget proposal.

He recommends town council take action on the proposed budget ordinance and a proposed ordinance setting the water and sewer rates for FY 2018-19.

Councilman Berry suggested that staff wait to make capital outlay purchases until after Jan. 1 after most people pay their property taxes so the Town's cash flow can build after July 1.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

Action #1: The Council approved a motion to adopt Ordinance 18-06 adopting the FY 2018-19 town budget with clerical corrections noted.

Motion by: Berry

Second by: Lee

Vote: Unanimous

A copy of Ordinance 18-06 is attached to these minutes.

Action #2: The Council approved a motion to adopt Ordinance 18-07 setting the water and sewer rates for FY 2018-19.

Motion by: O'Brien

Second by: Lee

Vote: Unanimous

A copy of Ordinance 18-07 is attached to these minutes.

7c. Public Hearing: Rezoning Petition 18-REZ-04 - Ms. Sigmund said this petition is a Town-initiated request to rezone five parcels totaling 4.52 acres of Town-owned property from Planned Unit Development, R-10 and R-30 to RT: Research and Technology. The five remnant parcels are located throughout the Holly Springs Business Park. The parcels are generally vacant and undeveloped, with the exception of the site of the Town's reclaimed water tower/tank. No further development of the parcels is proposed at this time. The requested rezoning would allow for the continued orderly development of the business park and employment uses as the area is designated on the future land use map.

With that explanation completed, Mayor Sears opened the public hearing. The following input was recorded: None.

There being no input, the public hearing was closed.

Action #1: The Council approved a motion to accept the following statements as being true: *"The requested zone map change from R-10, R30, and PUD to RT: Research and Technology is consistent with the objectives of the Vision Holly Springs Comprehensive Plan by identifying land for future industrial development and ensuring adequate infrastructure to serve industry. Rezoning these parcels to RT: Research and Technology District will provide an appropriate continuation of zoning consistent with the Future Land Use Plan and will facilitate the orderly development of surrounding properties in a manner consistent with the Comprehensive Plan."*

Motion by: Kelly

Second by: Villadsen

Vote: Unanimous

Action #2: The Council approved a motion to Ordinance 18-REZ-04 to approve and enact Zone Map Change Petition #18-REZ-04 to change the zoning of 0.766 acres of Wake County PIN 0649505099 from PUD to RT: Research and Technology District, and 0.76 acres of Wake County PIN 0648590926 from R-30 to RT: Research and Technology District, as submitted by the Town of Holly Springs.

Motion by: Villadsen

Second by: Berry

Vote: Unanimous

A copy of Rezoning Petition 18-REZ-04 is attached to these minutes.

7d. Public Hearing: Special Exception Use 18-SEU-04, Triangle Wine Company - Mr. Ryan said the applicant is requesting Special Exception Use approval for a 250-square-foot bar area associated with retail alcohol sales at Holly Lakes at Sunset Lake Commons. The integrated

center, currently under construction, is located at the southeast corner of Lassiter Road and Sunset Lake Road. The specific location of the bar would be at 4204 Lassiter Road, which is tenant Unit K. While retail sales of alcohol is permitted in the LB District, on-site dispensing and consumption is considered a bar, and a Special Exception Use is required to evaluate the appropriateness at this location.

With that explanation completed, Mayor Sears opened the public hearing. The following sworn testimony and evidence was submitted by those who had been administered the oath by the deputy town clerk: None.

There being no testimony, the public hearing was closed.

Councilman Kelly asked if food trucks would be part of the business and how it would be handled.

Mr. Ryan deferred to the applicant to answer the question, and he explained the Town's temporary use requirements.

Daniel Brown, Wake Forest -- Mr. Brown said the center would welcome food trucks to the extent that they would not compete with other tenants in the center. If food trucks were allowed, the owners would follow the same regulations as trucks in other locations.

Action #1: The Council approved a motion to make and accept the findings of fact to be recorded in the minutes for Special Exception Use Petition #18-SEU-04 as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a 250 sq. ft. bar in the LB District at the property located at 4204 Lassiter Road, also known as Holly Lakes at Sunset Lake Commons Unit K, Wake County PIN 0669160768, as submitted by Bass, Nixon & Kennedy.

Special Exception Use Findings of Fact:

A special exception use may only be granted upon the presentation of sufficient evidence to enable a written determination that:

- a. The proposed use will not be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
- b. The proposed use will not injure or adversely affect the adjacent area;
- c. The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan;
- d. The proposed use shall conform to all development standards of the applicable district (unless a waiver of such development standards is requested as part of the special exception use petition and approved as set forth above, in which case the proposed use shall conform to the terms and conditions of such waiver).
- e. Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency;
- f. Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood;
- g. The lot, building or structure proposed for the use has adequate restroom facilities, cooking facilities, safety equipment (smoke alarms, floatation devices, etc.), or any other service or equipment necessary to provide for the needs of those persons whom may work at, visit or own property nearby to the proposed use;
- h. Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the needs of the proposed use;
- i. The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts; and,
- j. The type, size, and intensity of the proposed use (including but not limited to such considerations as the hours of operation and numbers of people who are likely to utilize or be

attracted to the use) will not have significant adverse impacts on adjoining properties or the neighborhood.

Motion by: O'Brien

Second by: Kelly

Vote: Unanimous

A copy of Special Exception Use Petition #18-SEU-04 are attached to these minutes.

Action #2: Having made the necessary findings of fact, the Council approved a motion to approve Special Exception Use #18-SEU-04 as specified in Unified Development Ordinance Section 3.02 LB Local Business District to allow for a 250 sq. ft. bar in the LB District at the property located at 4204 Lassiter Road, also known as Holly Lakes at Sunset Lake Commons Unit K, Wake County PIN 0669160768, as submitted by Bass, Nixon & Kennedy, with the following conditions:

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 18-SEU-04.
2. All previous approval conditions for Holly Lakes Shopping Center Development Plan apply to this amendment as well.

Motion by: Berry

Second by: O'Brien

Vote: Unanimous

7e. Annexation Ordinance A18-01 – Ms. Clapp said at the last Town Council meeting this item was tabled. She explained that the applicant is requesting to table and continue public hearing until July 17 meeting.

Action: The Council agreed to table and continue this public hearing until the July 17 meeting.

8. Consent Agenda: The Council approved a motion to approve all items on the Consent Agenda. The motion carried following a motion by Councilman O'Brien, a second by Councilman Villadsen and a unanimous vote. The following actions were affected:

8a. Minutes – The Council approved minutes of the Board's meetings held in May and June 2018.

8b. Budget Amendment Report – The Council received a report of monthly administrative budget amendments approved by the Town Manager. *A copy of the budget amendment report is attached to these minutes.*

8c. Tax Collection Order 18-01 - The Council adopted tax collection order 18-01. *A copy of Tax Collection Order 18-01 is attached to these minutes.*

8d. Resolution 18-21 - The Council adopted Resolution 18-21 closing out the NMAC playground project. *A copy of Resolution 18-21 is attached to these minutes.*

8e. Resolution 18-22 – The Council adopted Resolution 18-22 setting a public hearing for July 17 to receive input on the bond order for the 2018 Transportation Bond Referendum. *A copy of Resolution 18-22 is attached to these minutes.*

8f. Resolution 18-23 - The Council adopted Resolution 18-23 establishing a development fee reserve account. *A copy of Resolution 18-23 is attached to these minutes.*

8g. Statement P-045, Town Limits Signs Policy – The Council adopted Policy Statement P-045, a town limits signs policy.

8h. Wayfinding Signs Design – The Council approved to award a contract for wayfinding signs design, fabrication and installation to Signs, Etc.

8i. Town's Tennis Program – The Council approved to enter into a contractual agreement with Brian Rosenthal to oversee the Town's tennis program.

8j. FY 2017-18 Year-End Budget Amendments – The Council adopted an amendment to the FY 2017-18 budget to provide end of year adjustments to accounts. *A copy of Year-End Budget Amendments are attached to these minutes.*

9a. Unfinished Business: Special Exception Use 17-SEU-16 and Development Plan 17-DP-16 for United Community Bank. – Mr. Ryan said that this agenda item is a continuation of the discussion from May 15, 2018 and April 17, 2018. The Town Council tabled action of the item to allow the applicant to propose changes to the plans to address Town Council concerns. Staff received revised plans (included in the packet) depicting additional landscaping along the eastern property line and a location for stormwater treatment. Mr. Ryan noted that the petitioner had emailed regarding other concerns raised by the Town Council and clarifying that United Community Bank is not willing to financially cover road improvements associated with the tearoom or providing a walk-up ATM.

Mike Zacardo – Representing the applicant, Mr. Zacardo said the applicant proposes additional plantings in the site plan as well as a stormwater management device. He noted that the owner plans to subdivide the property.

Councilman Berry asked what would happen to the new lot. Mr. Zacardo said the owner would likely sell it.

Mayor Sears asked if the applicant would be helping with the cost of the road improvements for a neighboring development. Mr. Zacardo said the applicant is not interested in spending money on property that it does not own; however, the company is willing to participate in using a shared contract to take advantage of economies of scale.

Councilman Kelly asked if the applicant had considered a walk-up ATM machine to enhance the pedestrian-friendliness of the project in the Village District. Mr. Zacardo said the applicant company did not want to use a walk-up ATM for patron security; however, he noted that residents could walk up to the drive-through ATM, which will be well lit.

Councilwoman Kelly said the neighbors she has talked to will be disappointed.

Councilman O'Brien said he was disappointed that the applicant is not willing to pay toward the neighboring project's street improvements.

Jimmy Boykin, representing the applicant – Mr. Boykin explained that the petitioner could not monetarily contribute to another project because the petitioner would get in trouble with the banking commission. He added that the petitioner is willing to pay a fine or share a contractor with the neighboring project.

Councilman Berry said he felt like the applicant has put a good faith effort to augment the site plan and to make amends for the inadvertent removal of trees from the lot. He noted additional plantings and buffering.

Councilwoman Lee said she was disappointed that the company was not doing more to make restitution for removing the trees.

Councilman Villadsen said missteps were made but there has been a good faith effort by the applicant to make amends and he said he was okay with the fact that the drive-up ATM, which would be accessible at all hours, would also serve pedestrians.

Action #1: The Council approved a motion to adopt Resolution #18-15, subject to staff's editorial control to add provision of certain penalty fees and to have a walkable drive-through ATM as conditions, to make and accept the necessary findings of fact for Special Exception Use 17-SEU-16; Variance Of Development Standards 17-VARTC-09 and 17-VARTC-10; and Waiver of Architectural and Design Requirements 18-WAV-02 and 18-WAV-03, as submitted by Wetherill Engineering, as specified in Exhibit A (with the following additional findings, if any).

Motion: O'Brien

Second: Lee

Vote: Unanimous

A copy Resolution 18-15 is attached to these minutes.

Action #2: Having made the necessary findings of fact that the project meets the requirements to be granted a Waiver of Regulations of UDO, the Council approved a motion to approve waivers of UDO Section 3.08 Architectural & Site Design Requirements 18-WAV-02 and

18-WAV-03 in association with development petition #17-DP-16 for United Community Bank, as submitted by Wetherill Engineering.

Motion: Villadsen

Second: Berry

Vote: Unanimous

Action #3: Having made the necessary findings of fact that the project meets the requirements to be granted a variance, the Council approved a motion to approve Variance Petition 17-VARTC-09: A request for a variance from Unified Development Ordinance Section 3.03 B. 2. a. Front Yard and Building Setback, to allow for an increase in the maximum front yard along Earp Street from 15 feet to 26 feet. The property is located at 120 N. Main Street (property to be readdressed as 130 and 134 N Main Street), Wake County PIN 0649925487, with the following condition:

This variance shall apply only to project number 17-DP-16 for United Community Bank.

Motion: Lee

Second: O'Brien

Vote: Unanimous

Action #4: Having made the necessary findings of fact that the project meets the requirements to be granted a variance, the Council approved a motion to approve Variance Petition 17-VARTC-10: A request for a variance from Unified Development Ordinance Section 3.03., b., 8., c., Outdoor Operations, to allow for two (2) vehicle service windows or automatic teller machines (drive through lanes). The property is located at 120 N. Main Street (property to be readdressed as 130 and 134 N Main Street), Wake County PIN 0649925487, with the following condition:

1. This variance shall apply only to project number 17-DP-16 for United Community Bank.

Motion: Berry

Second: Villadsen

Vote: Unanimous

Action #5: Having made the necessary findings of fact that the project meets the requirements to be granted a Special Exception Use, the Council approved a motion to approve Special Exception Use 17-SEU-16, a request to allow for a Special Exception Use as specified in Unified Development Ordinance Section 3.03 A. 2. a. TV: Town Village to allow for a new project in the TV Town Village District, and Development Plan 17-DP-16 for United Community Bank, at the property located at 120 N. Main Street (property to be readdressed as 130 and 134 N Main Street), Wake County PIN 0649925487, as submitted by Wetherill Engineering, project number 17383.04, dated revised 02/22/18, with the following conditions:

Special Exception Use

1. All operations must adhere to the evidence submitted by the applicant as stated in the findings of fact submitted and those findings of fact specified by the Town Council in conjunction with 17-SEU-16.

Development Plan

1. This project will be required to meet the Town of Holly Springs NPDES Ph. II Post Construction Stormwater Ordinance.
2. The following items must be addressed prior to the first construction drawing submittal:
 - a. Thoroughfares, collectors and boulevards will require a calculated pavement design.
 - b. Documentation in the form of a plat must be provided for offsite right-of-way to be dedicated for this project.
 - c. All items listed on the Stormwater Submittal Checklist, Form #16003, must be included.
3. The following items must be addressed prior to the first construction drawing approval:
 - a. Approval of Stormwater Management Plan is required prior to issuance of a land disturbance permit or construction drawing approval.

- b. Payment of the Stormwater Fee-in-Lieu will be required.
- c. Stormwater sureties are required on this project. A performance surety in the form of a bond, letter of credit or cash is required in the amount of 125% estimated construction cost of the stormwater BMP prior to the preconstruction meeting and a maintenance surety in the form of a cash escrow account in the amount of 35% the actual construction cost of the BMP is required at the end of the performance monitoring period for the project.

Motion: Lee

Second: O'Brien

Vote: Unanimous

9b. Community Grants – Councilman Berry explained the Council received 11 applications requesting \$18,000 in funding from this year's grant program. There was \$15,000 available in that line item, and a Council committee of Councilwoman Lee and Councilmen Berry and Villadsen reviewed and deliberated over the applications. The committee recommended 11 grant awards totaling \$13,000.

On June 5, Council concurred with the committee's recommendation and directed that the grant program be reopened to accept applicants for the final \$2,000.

The online application was reactivated for one week. We received two applications. The Rotary Club is requesting \$1,500. Of the \$2,500 the Lions Club had requested in the first round, the Council awarded \$1,000. The Lions Club submitted a second application in this round for \$1,000.

Councilman Berry reviewed the evaluation matrix from round 1 with rankings based on review criteria in the Council's grant program policy.

Councilman Berry said the committee recommends grants of \$1,000 to the Lions Club; \$500 to the Rotary Club; and an additional \$500 to Interact, which had previously been awarded \$500.

Action: The Council approved a motion to award the remaining \$2,000 in FY 2017-18 community agency grant funding according to the committee's recommendations.

Motion by: Lee

Second by: Kelly

Vote: Unanimous

10a. 2018 Transportation Bond Order - Ms. Stroupe said the Town Council, by resolution adopted on May 15, 2018, has stated its proposal to issue general obligation bonds to pay capital costs of providing transportation improvements. The Town has applied to the North Carolina Local Government Commission for its approval of the proposed bonds, and the Commission has accepted the Town's application. If approved, the bonds will be paid with a property tax increase of \$.05 per \$100 of property assessed. By way of example, Ms. Stroupe said, for a \$250,000 home, a \$.05 tax increase would increase the property owner's tax bill by \$125 per year.

Action: The Council approved a motion to introduce Order 18-02, the 2018 Town of Holly Springs Transportation Bond Order.

Motion by: Kelly

Second by: Villadsen

Vote: Unanimous

A copy of Order 18-02 is attached to these minutes.

10b. Ordinance 18-08, Noise Ordinance Amendment - Mr. Bruner said this noise ordinance amendment comes as a result of efforts to reform the current ordinance which reflects a more subjective standard. This amendment would shift the noise ordinance to an objective standard for prohibited noises, which will allow law enforcement to run a simple test to determine if the noise ordinance is being violated based on the measurement techniques included as part of the amendment.

This amendment would create an official application form by which law enforcement will keep track of applicants seeking a noise permit; slightly modify a couple exceptions to the current noise ordinance; define an evidentiary standard; and update the penalties for noise violations.

Action: The Council approved a motion to adopt Ordinance 18-08 amending Section 12-311 through Section 12-317 of the Holly Springs Code of Ordinances Chapter 12, Article VI, Division 2.

Motion by: O'Brien

Second by: Lee

Vote: Unanimous

A copy of Ordinance 18-08 is attached to these minutes.

10c. New Hill Road Sidewalk / Sidewalk Projects - Mr. Siebenbrodt said that in 2016, town council approved funding for the design of a new 5 foot wide sidewalk, located on the north side of New Hill Road to create a pedestrian connection between the existing Holly Springs Shopping Center on the east side and the proposed and existing subdivisions on the west side.

With the design and contract documents completed and approved, the Town would like to begin purchasing easement rights. We estimate the costs to be \$15,000, Mr. Siebenbrodt said.

Action: The Council approved a motion to approve additional funding in the amount of \$15,000, transfer funds from street reserves to project account for easement right purchases along New Hill Road in preparation for the sidewalk construction.

Motion by: Kelly

Second by: Lee

Vote: Unanimous.

11. Other Business: There were two items resulting in directives. Councilman O'Brien asked for a closed session July 17 to go over performance evaluations of the town clerk and town attorney; Councilwoman Lee asked Chief Herring to note information about personal fireworks.

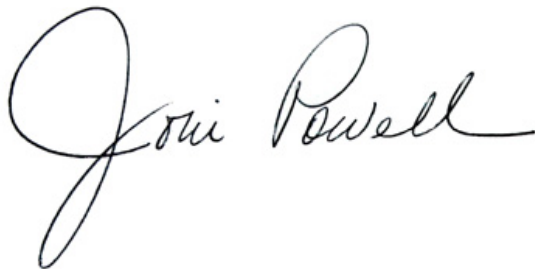
12. Manager's Report: None that resulted in Council action.

13. Closed Session: The Council entered into closed session, pursuant to N.C.G.S. 143-318.11(a)(4,) to discuss with the town attorney and economic development director matters relating to the recruitment of a major employer to the Town of Holly Springs.

In closed session, the Council gave direction to Ms. Krstanovic and Mr. Schifano. Minutes of the direction were sealed by motion of the Council and are to remain sealed until Dec. 31 when the purpose of the Closed Session would no longer be frustrated by the release of the information.

No other action was taken in closed session, other than a motion to return to open session.

14. Adjournment: There being no further business for the evening, the June 19, 2018 meeting of the Holly Springs Town Council was adjourned.

 _____
7, 2018.

minutes follow and are a part



Sealed until Dec. 31, 2018: