

1 **Planning & Zoning Commission Minutes**

2 November 20, 2018

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4 This is a regular meeting of the Park County Planning & Zoning Commission held at 6:00pm in
5 the EOC Room of the County Courthouse at 1002 Sheridan Ave., Cody, WY.

6
7 **Commission Members Present:**

8 Marion Morrison, Chairman
9 Kimberly Brandon-Wintermote, Vice Chairman
10 Linda Putney
11 Duncan Bonine
12 Debora Smith

13
14 **Staff Present:**

15 Joy Hill, Planning Director
16 Kim Dillivan, Planner II
17 Patti Umphlett, Planner I
18 Jolene Brakke, Office Assistant III
19 Mary McKinney, Weed and Pest
20 Brandon Vilos, Deputy County Attorney

21
22 Chairman Morrison opened the meeting at 6:00 pm.

23
24 **APPROVAL OF MINUTES**

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26 Chairman Morrison asked the Board for comments or changes to the October 16, 2018 meeting
27 minutes. Commissioner Smith asked if Planning Staff had incorporated the changes
28 recommended by Commissioner Putney via email. Patti Umphlett said they had been
29 incorporated. A MOTION was made by Commissioner Brandon-Wintermote to approve the
30 minutes as amended; the motion was SECONDED by Commissioner Putney to approve the
31 minutes as corrected. Motion was carried unanimously.

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33 **REGULAR AGENDA**

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35 **PUBLIC HEARING – Bowler Flats Energy Hub, LLC - SUP-173 and Site Plan Review:** Bowler
36 Flats Energy Hub, LLC. requests a Special Use Permit with Site Plan Review to allow a 230kV
37 Switchyard, classified as a Major Utility on property described as 4.1 acres in the SW¼, S1/2,
38 NW1/4 of Sec. 22, T58N, R98W, 6th PM, Park County, WY within the GR-P (General Rural
39 Powell) zoning district.

40
41 Chairman Morrison opened the public hearing at 6:05 pm, reviewed the rules of a public
42 meeting and introduced the Board and Staff.

43
44 There being no comments from the Commission, Kim Dillivan, Planner II, presented the Staff
45 Report. Kim added that Planning Staff had conversations with the applicant's representative,
46 Ryan Davis, and former landowner, Brett Crosby, today regarding questions about ownership of
47 the parcel since discrepancies were found in County records between the Clerk's Office and
48 Assessor's Office. Planning Staff recommends that the deed issues be cleaned up by way of a
49 corrective deed recorded with a certificate of filing (for a subdivision exemption – unmanned
50 facility) and survey. Ryan Davis has provided several documents proving access/easement
51 through other lands, both public and private, to the site.

52
53 Chairman Morrison asked if the Commission had questions for Staff.

- 54 • Commissioner Putney sought details about the ownership question. The Planning Director
55 explained that the County records include a warranty deed 2016-1746 showing the land
56 transferred from Crosby to Bowler Flats. The deed was not accompanied by a Certificate
57 of Filing to satisfy the requirement for a subdivision exemption. A survey with Certificate
58 of Filing had been filed previously, but the deed requires that documentation at the time
59 of transfer of the land. Planning Staff recognizes the warranty deed 2016-1746 as a land
60 transfer which turned the land over to ownership by Bowler Flats Energy Hub. The
61 Assessor's Office did not have Bowler Flats as the owner because they had received a
62 call from them years ago stating that they had not purchased the land and that there was
63 some type of mistake with recording. The Assessor's Office accepted that as their intent
64 and made the change without the deed correction occurring at the time. Planning Staff
65 suggests that the condition of a corrective deed with certificate of filing and survey plat be
66 recorded to clear up the subdivision.
- 67 • Commissioner Putney asked if Kim provided a revised draft resolution addressing new
68 conditions. He did not.

69
70 Chairman Morrison asked if the Applicant had any questions or comments.

- 71 • Ryan Davis mentioned that he accepts the condition of requiring a corrective deed to repair
72 the illegal subdivision (exemption) and questionable ownership. He also stated that he
73 paid the property taxes today.

74
75 Chairman Morrison asked if any commission members had questions for the applicant.

- 76 • Commissioner Brandon-Wintermote asked if Mr. Davis could provide a clearer picture of
77 access to the site. Mr. Davis approached the Commission and explained the path to the
78 site on a map he had on hand.
- 79 • Commissioner Putney asked who Seth Wilmore is – the individual who signed the
80 application. Mr. Davis explained that the organization was purchased and renamed and
81 Mr. Wilmore is no longer an employee of the organization. Commissioner Putney also
82 asked about an easement agreement. Mr. Davis explained that this substation is related
83 to a wind project in Montana. Commissioner Putney also asked about the need for
84 electrical service to serve the use. Mr. Davis was unable to answer the question about
85 availability. He suspects that there is power service to the east in the oil field and they
86 would possibly be able to obtain easements for power. Commissioner Putney asked if it
87 would be temporary. Mr. Davis said it would be. Commissioner Brandon-Wintermote
88 asked about regulatory requirements and being able to proceed with construction. Mr.
89 Davis said that as far as he knows, this hurdle of getting an SUP permit is the last one in
90 the process. Commissioner Putney asked for clarification on the elevation information. Mr.
91 Davis said the drawings have to meet a specific drawing standard. Commissioner Putney
92 also asked about a drawing for Converse County that was included. Mr. Davis said it is
93 the same switchyard design.

94
95 Chairman Morrison asked for public comment. There were no comments from those in
96 attendance.

97
98 Commissioner Smith made a MOTION to close the hearing at 6:35pm; SECONDED by
99 Commissioner Bonine. The motion was carried unanimously.

100
101 Chairman Morrison asked commission members if they had any discussion. Commissioner
102 Brandon-Wintermote asked for discussion on two items of the resolution. Commissioner Putney
103 said she would feel more comfortable if the hearing would be continued to allow for time to allow
104 the ownership records to be cleaned up. Commissioner Bonine mentioned that adding a condition
105 to the resolution could achieve the same. Commissioner Putney reiterated that she feels the

106 Commission should be ensuring that a complete package is sent to the Board in order for them
107 to make informed decisions. Commissioner Putney made a MOTION to continue the public
108 hearing until the deed is corrected and recorded. The motion died for lack of a second.
109 Commissioner Smith asked for addition of deed clean-up as a condition. Commissioner Putney
110 had asked that the condition of a runoff and erosion plan be required. She also asked that a
111 geotechnical design be completed. Commissioner Brandon-Wintermote asked if a condition
112 related to providing proof of access should be added to the resolution. It will not and Planning
113 Staff will confirm that all legal easement proof is obtained. Chairman Morrison asked if there was
114 a recommendation for a resolution. Commissioner Brandon-Wintermote made a MOTION to
115 approve Resolution 2018-23 with the following conditions:

- 116 1. Park County noise, lighting and other nuisance regulations shall apply.
- 117 2. The applicant shall obtain a right-of-way permit in the event that any new roads
118 or accesses are proposed off of County Road 1XG.
- 119 3. The applicant shall otherwise comply with standards in the Park County
120 Development Standards and Regulations.
- 121 4. A new record of survey and certificate of filing, along with a new deed, be
122 recorded.
- 123 5. County runoff and erosion control plan will be required.
- 124 6. Geotechnical study shall be completed and provided to the Planning and
125 Zoning Department.

126 Motion was SECONDED by Commissioner Bonine. Commissioner Putney opposed. The motion
127 carried. See Resolution 2018-23 attached hereto and incorporated herein.

128
129 **PUBLIC HEARING – Mandie Mae Major Subdivision Sketch Plan Review and Variance**
130 **Request:** Robert Taylor and Sherry Ann Taylor request approval of a subdivision comprised of
131 one 2.29-acre lot and one 7.71-acre lot, each for residential use. This parcel is located at 936
132 Lane 11, Powell, WY in Lot 4 of Lot 51 Subdivision, within Lot 51-B, Resurvey T55N, R99W of
133 the 6th P.M., Park County, WY, in a GR-P (General Rural Powell) zoning district.

134
135 Chairman Morrison opened the public hearing at 6:45pm.

136
137 There being no comments from the Commission, Kim Dillivan, Planner II, presented the Staff
138 Report. Kim notified the Commission that the Board approved the variance request of Mr. Taylor
139 to waive the requirement to connect to the nearby Northwest Rural Water District water main.

140
141 Chairman Morrison asked if the Commission had questions for the Staff.

- 142 • Chairman Morrison asked what time of year the groundwater level was established on the
143 septic permit that staff brought along to the meeting. Kim said the application came in
144 early 2015 and was inspected in June of 2015. Groundwater depth was at 6 feet. Chairman
145 Morrison asked if existing utilities are metered separately. Kim was unsure, but suggested
146 asking the applicant as he is present for the hearing.

147
148 Chairman Morrison invited the applicant to make statements about his application. Mr. Robert
149 Taylor said each residence has separate utility meters. Mr. Taylor reviewed documents that he
150 provided in response to the objection provided by Mr. Steve Herrmann in advance of the hearing.
151 Mr. Taylor discussed the police reports. He indicated that several items occurred before he (Mr.
152 Taylor) moved to the property. He added that several calls he made himself after he was new in
153 the area. The stolen property report was a misunderstanding. Additional calls were from Mr.

154 Taylor himself regarding damages to his property from a former tenant. He also called about
155 horses running on his property. Mr. Taylor said it is regrettable that there are so many calls, but
156 many of them related to extenuating circumstances. Mr. Taylor continued to address Mr.
157 Herrmann's concerns about the condition of the property. Mr. Taylor provided the Commission
158 with photographs to support his discussion. Mr. Taylor showed aerial photographs as well as
159 photos provided by Mr. Herrmann. Mr. Taylor explained that the property was once a mess and
160 he has cleaned up a lot of junk. Mr. Taylor said according to Assessor's records, Mr. Herrmann's
161 property value has actually gone up \$20,000 since Mr. Taylor has owned his property. Mr. Taylor
162 pointed out that Mr. Herrmann's property has trees and overgrown weeds that block the view to
163 the Taylor property, whether the mobile homes are there or not.

164
165 Chairman Morrison asked for clarification on where certain photos were taken from. Mr. Taylor
166 added that many of the photo attachments provided by Mr. Herrmann suggest that his view is
167 obstructed by Mr. Taylor's development, however much of the vegetation in the way of the view
168 is actually on Mr. Herrmann's property. Commissioner Putney asked about the shared utilities
169 (wells and septic) and if Mr. Taylor has considered how shared utilities will work if he should ever
170 sell the property – has he considered agreements. Mr. Taylor said the water and septic on Lot 1
171 would be shared between residences on Lot 1. The only easement he needs is for the water on
172 Lot 1 that will serve Lot 2. Commissioner Putney asked if something were to happen to the water
173 supplying Lot 2, is an agreement in place. Mr. Taylor said if he were to sell, he would have an
174 agreement in place.

175
176 Chairman Morrison asked for public comment by those in attendance. There being no further
177 discussion, Commissioner Putney made a MOTION to close the public hearing at 7:22pm;
178 SECONDED by Commissioner Brandon-Wintermote. The motion was carried unanimously.
179

180 Chairman Morrison asked if we should reference the variance in the resolution as a finding.
181 Commissioner Putney suggested changing on page 1 in the second WHEREAS, applicant has
182 been granted a variance; same page, letter j, after semicolon; add variance has been granted to
183 dismiss requirement for connecting to NWRD. Commissioner Putney also suggested on condition
184 2, adding "as well as to Shoshone Irrigation District." Commissioner Putney withdrew her
185 suggestion as this is something that is already required. Conditions 3 and 4 should be amended
186 to show that DEQ review is required for water and wastewater as part of preliminary plat
187 application. Chairman Morrison would like to see item k in findings add a statement about W and
188 P recommending best management practices be followed.

189
190 Commissioner Putney made a MOTION to approve Resolution 2018-24, adding in the findings,
191 that Park County Weed and Pest has a notarized Noxious Weed Plan in hand pending signature
192 of the landowner; with conditions as follows:

- 193
- Page 1
 - Second WHEREAS: Applicant has been granted a variance exempting the Mandie Mae Major Subdivision from the requirement to install water distribution lines adjacent to each subdivision lot, subject to conditions
 - Item j under 4th WHEREAS: NRWD has a water line running parallel to and north of Lane 11, however a variance has been granted exempting the requirements to install water distribution lines adjacent to each subdivision lot.
 - Item k add: "however, weed and pest recommends that best management plans be followed for the control of noxious weeds,"
 - Page 2: NOW, THEREFORE, BE IT RESOLVED based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the sketch plan for the Mandie Mae Major Subdivision, subject to the following conditions:
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- 206 1. The applicant shall provide all easements as requested by applicable utilities and
207 special districts, irrigation districts or public agencies providing services. The width
208 of any utility easement shall be sufficient to allow adequate maintenance of the
209 system, but in no case shall such utility easement be less than 20 feet in width.
210 Easements must be identified on the final plat;
- 211 2. An irrigation plan must be submitted to State Engineer's Office prior to final plat
212 review;
- 213 3. A report must be submitted to DEQ evaluating the adequacy and safety of the
214 onsite wastewater systems prior to preliminary plat review.
- 215 4. A report must be submitted to DEQ evaluating the adequacy and safety of the
216 onsite domestic water systems prior to preliminary plat review;
- 217 5. The applicant shall otherwise comply with standards in the Park county
218 Development Regulations and the minimum subdivision requirements as set forth
219 in Wyoming Statute 18-5-306.

220 SECONDED by Commissioner Smith. The motion was carried unanimously. See Resolution
221 2018-24 attached hereto and incorporated herein.
222

223 Chairman Morrison opened the floor to Planning Staff to discuss upcoming VRBO/Short-term
224 Rental public meetings. The Planning Director explained that Staff is starting to schedule
225 meetings to be held in March, April and May of 2019, primarily to accommodate residents who
226 may be out of state during the main winter months.
227

228 Mary McKinney, Weed and Pest, provided a summary of Park County Weed and Pest Surveys
229 (handout provided). She has completed over 300 inspections since 2006.
230

231 Linda Gillett asked for clarification about the schedule for the VRBO meetings as well as who will
232 be present from the Commission. Colin Simpson asked if the County has considered the process
233 in advance of setting up the meetings. He offered his assistance with contacting some individuals
234 with experience talking about the public input process. Commissioner Smith said it would be
235 valuable if the Commissioners held informational workshops perhaps with presenters that have
236 experience in this topic. There have been some discussions with the Planning and Zoning
237 Commission and the Board, but there wasn't much progress. Chairman Morrison said it might be
238 worth asking the Board to provide a facilitator and develop a framework for the process and
239 meeting discussions.
240

241 Chairman Morrison asked about a billboard west of Lane 20 (northwest side of the highway) along
242 the Powell Highway. Commissioner Bonine mentioned concern that Sulphur Creek Taxidermy
243 may be building differently than proposed in their SUP application.
244

245 There being no other business, a MOTION was made by Commissioner Putney to adjourn the
246 meeting at 8:21pm. The motion was seconded by Commissioner Brandon-Wintermote. All in
247 favor.
248

249 Respectfully submitted,
250

251 
252 Patti Umphlett, Secretary

**RESOLUTION 2018 – 23
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMEND APPROVAL OF BOWLER FLATS ENERGY HUB, LLC
MAJOR UTILITY SUP-173 WITH SITE PLAN REVIEW**

WHEREAS, Bowler Flats Energy Hub, LLC has applied for a Special Use Permit with Site Plan Review to allow the operation of an electrical substation located on a 5-acre parcel approximately 1.6 miles north of County Road 1XG and approximately 3.0 miles northwest of the Town of Frannie.

WHEREAS, this project is defined by Park County as a Major Utility Use: electric transmission lines, power plants, **substations of electrical utilities**, solid waste disposal facilities, wastewater treatment plants, water treatment plants, water storage tanks, communication towers over 35 feet in height, commercial wind projects, private wind turbines over 35 feet in height, pipelines and storage areas of utilities providing natural gas or other petroleum derivatives, amateur radio antennas over 35 feet in height, and more than 2 microwave dishes in one location.

WHEREAS, the applicant submitted a statement on how compatibility can be achieved as required for a Special Use Permit – the proposed use will result in minimal noise and visual impacts, is consistent with surrounding uses in this area and adequate services and infrastructure are available, or will be made available, to serve the use;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on November 20, 2018 to consider the Special Use Permit and Site Plan Review Application and found the following:

1. Legal notice requirements were met, including notice to property owners within 660 ft. of property boundary;
2. The application was forwarded to agencies as required;
3. The owner of this 5-acre parcel is Bowler Flats Energy Hub, LLC;
4. The property lies within a GR-P zoning district which allows Major Utility Uses, provided a Special Use Permit is approved;
5. Given more than one acre of land will be utilized, a Site Plan Review is required;
6. The applicant states that impacts from noise and light will be minimal. There is no access from a county or state highway. An existing vehicular access to this switchyard will be improved to provide for construction, operation, maintenance and emergency access to the proposed switchyard. No public parking area or room for traffic circulation is planned beyond the accessibility necessary for emergency response vehicles;
7. The applicant states the site will be unmanned, therefore, no domestic water will be installed at the site;

8. The applicant states the site will be unmanned, therefore, no septic system is proposed;
9. The unmanned substation will not result in any solid waste discharge or other on-site disposal so no solid waste plan is needed;
10. Any hazardous substances or materials that are produced, stored or handled onsite will be handled according to state and federal regulations;
11. The switchyard will be powered by a substation. Distribution service may be required during construction from the local utility;
12. Legal access exists from Hwy 789 via access easements;
13. Park County Fire Protection District #1 serves this area;
14. A runoff and erosion control plan is required;
15. The parcel is not located in an overlay district;
16. There are no special site plan standards;
17. Parking standards do not apply;
18. No nuisances, including junk vehicles, have been observed or reported;
19. No lighting is proposed;
20. An approved noxious weed control plan is effective through April of 2020;
21. The structure proposed on the application must conform to building setback requirements and requires a building permit prior to construction.

WHEREAS, the Planning & Zoning Commission concludes the Special Use Permit and Site Plan Review Application is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the Park County, Wyoming 2015 Development Standards and Regulations;

WHEREAS, the Planning & Zoning Commission concludes the following:

1. The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties with conditions;
2. Adequate services and infrastructure are available to serve the use, or adequate services and infrastructure will be provided;
3. The use complies with all specific criteria stated in these regulations for the use;
4. The use complies with additional requirements of overlay districts, if applicable.

NOW, THEREFORE, BE IT RESOLVED having heard and weighed the evidence, the Park County Planning & Zoning Commission hereby recommends approval of the Special Use Permit and Site Plan Review for Bowler Flats Energy Hub Major Utility Use SUP-173, subject to the following conditions:

1. Park County noise, lighting and other nuisance regulations shall apply;
2. The applicant shall obtain a right-of-way permit in the event that any new roads or accesses are proposed off of County Road 1XG;
3. A new record of survey and certificate of filing, with deed, shall be recorded prior to SUP review by Park County Commissioners
4. An approved runoff and erosion control plan is required prior to SUP review by Park County Commissioners;
5. A geotechnical study for foundation design shall be provided to Planning and Zoning Department prior to SUP review by Park County Commissioners;
6. The applicant shall otherwise comply with standards in the Park County Development Standards and Regulations.

ADOPTED by the Planning & Zoning Commission this 20th day of November, 2018.

**PLANNING AND ZONING COMMISSION
PARK COUNTY, WYOMING**



Marion Morrison, Chair

ATTEST:



Patti Umphlett, Secretary

**RESOLUTION 2018 - 24
PARK COUNTY PLANNING & ZONING COMMISSION**

**TITLE: RECOMMENDATION TO APPROVE MANDIE MAE
MAJOR SUBDIVISION SKETCH PLAN**

WHEREAS, Robert Taylor proposes to create a two-lot major subdivision on 10 acres in Lot 51-4, Lot 51 Subdivision, located in Book "E" of plats, Page 50, in the records of the Clerk and Recorder of Park County, State of Wyoming.

WHEREAS, a variance has been approved by Park County Commissioners allowing water from existing wells be used for subdivision in lieu of connecting to Northwest Rural Water;

WHEREAS, the application and supporting documents are in substantial compliance with Park County Development Standards and Regulations pertaining to major subdivision sketch plans;

WHEREAS, the Planning & Zoning Commission held a duly noticed public hearing on November 20, 2018 to consider the sketch plan application, and made findings as follows:

- a. The lots as configured conform to the GR-P zoning district, where they are located;
- b. All notice requirements have been met;
- c. There are no official wetlands, identified wildlife habitats or corridors on the property;
- d. Access, irrigation and utility easements are shown on the sketch plan;
- e. There are no apparent or identified hazardous conditions on the lots;
- f. Cellular phone service is adequate in the area;
- g. Electricity and natural gas serve each lot;
- h. Fire protection is available via Fire District No. 1;
- i. Two domestic water wells of similar depths exist on the property and have served up to three residences for several decades. Water quality testing was conducted on one of the wells recently;
- j. NRWD has a water line running parallel to and north of Lane 11, however a variance has been granted exempting the requirements to install water distribution lines adjacent to each subdivision lot;
- k. Weed & Pest initial inspection noted the presence of noxious weeds, however, a long term noxious weed control plan is not required. Weed & Pest does recommend that applicant follow Best Management Practice for control of noxious weeds;
- l. Weed & Pest recommends that applicant continues best management

- practices for the control of noxious weeds;
- m. Shoshone Irrigation District has been notified of proposed subdivision;
- n. An irrigation distribution plan is required (State Engineer);
- o. Municipal review is not required;
- p. The property has two permitted septic systems which have served up to three residences on the property for several years.

WHEREAS the Planning & Zoning Commission concludes the proposed subdivision is generally consistent with the goals and policies of the Park County Land Use Plan and is consistent with the standards and procedures of the 2015 Park County Development Standards and Regulations;

NOW, THEREFORE, BE IT RESOLVED based on the foregoing, the Planning & Zoning Commission hereby recommends approval of the sketch plan for the Mandie Mae Major Subdivision, subject to the following conditions:

1. The applicant shall provide all easements as requested by applicable utilities and special districts, irrigation districts or public agencies providing services. The width of any utility easement shall be sufficient to allow adequate maintenance of the system, but in no case shall such utility easement be less than 20 feet in width. Easements must be identified on the final plat;
2. An irrigation plan must be submitted to State Engineer's Office prior to final plat review;
3. A report must be submitted to DEQ evaluating the adequacy and safety of the on-site wastewater systems prior to preliminary plat review;
4. A report must be submitted to DEQ evaluating the adequacy and safety of the on-site domestic water systems prior to preliminary plat review;
5. The applicant shall otherwise comply with standards in the Park County Development Regulations and the minimum subdivision requirements as set forth in Wyoming Statute 18-5-306.

ADOPTED by the Park County Planning & Zoning Commission this 20th day of November, 2018.

**PLANNING AND ZONING COMMISSION
PARK COUNTY, WYOMING**

ATTEST:



Marion Morrison, Chair



Patti Umphlett, Secretary



Park County Planning & Zoning Department

1002 Sheridan Avenue, Suite #109

Cody, Wyoming

(307) 527-8540

PARK COUNTY PLANNING & ZONING COMMISSION

Meeting **6:00 P.M.**, Tuesday, November 20, 2018 in the Alternate Emergency Operating Center (EOC Room), basement of the Courthouse Addition
1002 Sheridan Ave. Cody, WY.

This is a regular meeting of the Park County Planning & Zoning Commission open to the public. For more information please contact the Park County Planning & Zoning Department at 527-8540, 754-8540, or 1-800-786-2844.

APPROVAL OF MINUTES

Approve minutes from October 16, 2018 meeting.

REGULAR AGENDA

[PUBLIC HEARING – Bowler Flats Energy Hub SUP-173 and Site Plan Review](#)

[PUBLIC HEARING – Mandie Mae Major Subdivision and Variance Request](#)

OTHER BUSINESS

VRBO and Short Term Rentals - Meeting Planning Discussion

ADJOURN

PLEASE SIGN IN

PLANNING and ZONING COMMISSION MEETING

November 20, 2018

Bowler Flats Energy Hub SUP-173

Mandie Mae Major Subdivision

	Please PRINT your name	Name of the HEARING OF INTEREST	DO YOU WISH TO SPEAK
1	Ryan Davis	Bowler Flats	
2	Robert Taylor	Mandie Mae Subdivision	✓
3	LYLE CASCIATO	MANDIE MAE	
4	Colly Simpson	mandie mae	✓
5	Mary McKinney	all	✓
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