

City of Maple Ridge

COUNCIL MEETING MINUTES

June 26, 2018

The Minutes of the City Council Meeting held on June 26, 2018 at 7:03 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director of Corporate Administration
C. Nolan, Corporate Controller
C. Carter, Director of Planning
A. Allen, Acting Confidential Secretary

Other staff as required

D. Pollock, Municipal Engineer
C. Goddard, Manager of Development and Environmental Services
L. Zosiak, Planner 2
D. Hall, Planner 2

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

The meeting was live streamed and recorded by the City of Maple Ridge.

Note: Councillor Masse participated in the meeting via GoToMeeting.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Item 1102 2018-156-AL, 22018 128 Avenue, 22080 128 Avenue, and Parcel ID 001-097-300, Application to Exclude Land from the Agricultural Land Reserve has an amended report which was distributed.

300 ***APPROVAL OF THE AGENDA***

R/2018-365

It was moved and seconded

That the agenda for the Council Meeting of June 26, 2018 be revised to include an amended staff report for Item 1102; and

That the agenda as amended be approved.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Special Council Meeting of June 12, 2018 and the Regular Council meeting of June 12, 2018

R/2018-366

It was moved and seconded

That the minutes of the Special Council Meeting of June 12, 2018 and the Regular Council meeting of June 12, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of June 19, 2018

R/2018-367

It was moved and seconded

That the minutes of the Public Hearing of June 19, 2018 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** - Nil

600 ***DELEGATIONS***

601 **Youth Restorative Justice Program Update**

- Ranjit Kingra, Program Coordinator
- Collette Madson, title, Maple Ridge/Pitt Meadows Community Services

Ms. Kingra gave a presentation on Youth Restorative Justice shared several examples and stories of clients assisted by the program. Ms. Kinga highlighted 2018 activities and accomplishments of the Youth Restorative Justice program.

602 **BC Micro License Association – Small Scale Cannabis Businesses**

- Adam Temple, Board of Directors

Mr. Temple gave a presentation on the standard cultivation and micro cultivation licences, the economic impact of cannabis, and the expertise BC Micro License Association can provide in crafting land use policies around cannabis in Maple Ridge.

650 ***QUESTIONS FROM THE PUBLIC***

Dave Hodgins – Director, Haney Horsemen Association

Mr. Hodgins advised of the recent loss of a horse on the 132 Avenue corridor and asked what can be done to eliminate these tragic accidents. He requested the traffic calming suggestions in the Silver Valley Area Plan be revisited and that a public education component occur.

Karl Lutsch – President, Haney Horsemen Association

Mr. Lutsch asked for increased signage and education on the trails in the Thornhill area as there is growing concern an accident may occur on the multi-purpose trails.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of June 5, June 7 and June 12, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Social Policy Advisory Committee – April 4, 2018

702 **Reports**

702.1 **Disbursements for the month ended May 31, 2018**

Staff report dated June 26, 2018 recommending that the disbursements for the month ended May 31, 2018 be received for information.

702.2 2018 Council Expenses

Staff report dated June 26, 2018 providing an update for Council expenses recorded to date.

703 Correspondence

704 Release of Items from Closed Council Status

From the June 12, 2018 Closed Council Meeting

Item 04.02 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness – Member Appointment

R/2018-368

It was moved and seconded

That Items 701.1, 701.2, 702.1, 702.2 and 704 on the “Items for Consent” agenda be received into the record.

CARRIED

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Note: Item 1001 is from the June 19, 2017 Public Hearing

Bylaws for Third Reading

1001 2015-318-RZ, 11650 224 Street

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017
To amend the Town Centre Area Land-Use Designation Map from Ground Oriented Multi-Family to Low Rise Apartment
Third reading

R/2018-369

It was moved and seconded

That Bylaw No. 7329-2017 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

1001.2 Maple Ridge Zone Amending Bylaw No. 7198-2015

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of an approximately 130 unit Multi-Family building
Third reading

R/2018-370

It was moved and seconded

That Bylaw No. 7198-2015 be given third reading.

CARRIED

Councillor Duncan - OPPOSED

Bylaws for Adoption

1002 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7467-2018

To improve the Business Licencing and Regulation Bylaw to ensure it remains current and consistent
Adoption

R/2018-371

It was moved and seconded

That Bylaw No. 7467-2018 be adopted.

CARRIED

1003 Council Remuneration Bylaw No. 7448-2018

To amend Bylaw No. 7330-2017 to adjust annual remuneration for Mayor and Council
Adoption

R/2018-372

It was moved and seconded

That Bylaw No. 7448-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

1101 **2018-209-AL, 12930 203 Street, 132 Avenue, 12960 203 Street, 20370 132 Avenue, 12987 210 Street, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated June 26, 2018 providing options for consideration pertaining to Application 2018-209-AL to exclude approximately 22.66 hectares (56 acres) of land from the Agricultural Land Reserve.

1101.1

R/2018-373

It was moved and seconded

That application 2018-209-AL not be authorized to go forward to the Agricultural Land Commission.

Note: The main motion was moved and seconded. Council requested a presentation from Planning Department staff prior to the question being called.

D. Hall, Planner, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Considerations
- Development Proposal
- Proposed Benefits
- ALR and RGS Information

Jim Chu - Applicant – Golden Eagle Farm Group

Mr. Chu provided a PowerPoint presentation and explanation on the Agricultural Land Reserve exclusion application.

Mayor Read called the question on the motion.

DEFEATED

Mayor Read, Councillor Masse, Councillor Shymkiw, Councillor Bell,
Councillor Robson - OPPOSED

1101.2

R/2018-374

It was moved and seconded

That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Councillor Duncan, Councillor Speirs – OPPOSED

1102 **2018-156-AL, 22018 128 Avenue, 22080 128 Avenue, and Parcel ID 001-097-300, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated June 26, 2018 providing options for consideration pertaining to Application 2018-156-AL to exclude approximately 16.15 hectares (39.9 acres) of land from the Agricultural Land Reserve.

Note: Councillor Masse left the meeting at 8:54 p.m. due to loss of an online connection.

R/2018-375

It was moved and seconded

That the application not be authorized to go forward to the Agricultural Land Commission.

Note: The main motion was moved and seconded. Council requested a presentation from Planning Department staff prior to the question being called.

D. Hall, Planner, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Considerations
- Development Proposal

Wayne Jackson and Kevin Davidson - Applicant

Mr. Jackson spoke on the Agricultural Land Reserve exclusion application. Mr. Davidson provided further information around the relocation of the Davidson dairy farm.

Mayor Read called the question on the motion.

CARRIED

1103 2018-071-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve

Staff report dated June 26, 2018 providing options for consideration pertaining to Application 2018-071-AL to exclude approximately 0.987 hectares (2.4 acres) of land from the Agricultural Land Reserve.

R/2018-376

It was moved and seconded

That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

Note: The main motion was moved and seconded. Council requested a presentation from Planning Department staff prior to the question being called.

D. Hall, Planner, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Considerations
- Area Zoning Context
- Area OCP Context
- Proposed Subdivision

Note: The meeting was recessed at 9:02 p.m. and reconvened at 9:10 p.m. Councillor Masse rejoined the meeting via GoToMeeting when it was reconvened.

Andrew Pozsar - Applicant

Mr. Pozsar provided further information on the history of the property and the Agricultural Land Reserve exclusion application.

Mayor Read called the question on the motion.

DEFEATED

Mayor Read, Councillor Duncan, Councillor Shymkiw,
Councillor Speirs – OPPOSED

1104 2018-159-RZ, 24331 and 24315 110 Avenue, RS-3 to RS-1d

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7463-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a subdivision of approximately 16 single-family lots not less than 557 m² in size.

R/2018-377

It was moved and seconded

In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;**
- iii. The Council of any municipality that is adjacent to the area covered by the plan;**
- iv. First Nations;**
- v. Boards of Education, Greater Boards and Improvements District Boards; and**
- vi. The Provincial and Federal Governments and their agencies.**

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7463-2018 be given first reading; and

That the applicant provide further information as described on Schedules A, B, E, F, and G of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.

CARRIED

1105 **2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d**

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7464-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential) to permit a subdivision of approximately 11 single-family lots not less than 557 m² in size.

R/2018-378

It was moved and seconded

In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7464-2018 be given first reading; and

That the applicant provide further information as described on Schedules A, B, E, F, and G of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.

CARRIED

1106 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development be given first reading and that the applicant provide further information as described on Schedules C, D, E, G and J of the Development Procedures Bylaw No. 5879-1999.

R/2018-379

It was moved and seconded

That Bylaw No. 7470-2018 be given first reading; and

That the applicant provide further information as described on Schedules C, D, E, G and J of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1107 2015-373-RZ, 23616 132 Avenue, RS-2 to RM-1 and R-1

Staff report dated June 26, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018 to adjust a conservation boundary on around a watercourse and steep slope be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7195-2015 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit a 16 unit townhouse project and to R-1 (Residential District) for one lot to accommodate an existing single residential dwelling being retained be given second reading and be forwarded to Public Hearing.

R/2018-380

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7469-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**
- 2) That Bylaw No. 7469-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3) That it be confirmed that Bylaw No. 7469-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) That Bylaw No. 7469-2018 be given first and second readings and be forwarded to Public Hearing;**

- 5) That Bylaw No. 7195-2015 be given second reading, and be forwarded to Public Hearing; and,
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "B" and "C";
 - iii) Road dedication on 236 Street and a corner truncation as required;
 - iv) Park dedication as required, including construction of pedestrian trails;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for stormwater management, including maintenance guidelines;
 - vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - viii) Removal of existing building/s;
 - ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - x) That a voluntary contribution, in the amount of \$70,700 [\$4,100.00 per townhouse dwelling unit (16 units) and \$5,100.00 per single family lot (1 lot)] to be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1108 2018-122-RZ, 12419 Garibaldi Street, RS-3 to RS-2

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7451-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a subdivision of approximately two residential lots be given second reading and be forwarded to Public Hearing.

R/2018-381

It was moved and seconded

- 1) That Bylaw No. 7451-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Payment of two new 38mm water services;
 - ii) Receipt of Approval for on-site sewage disposal from the Ministry of Health;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Tree Protection, Stormwater Management, and onsite sewage disposal for the protection of the septic field areas;
 - v) Complete application for a Wildfire Development Permit;
 - vi) That a voluntary contribution, in the amount of \$5,100.00 per single family lot created for a total of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

Mayor Read, Councillor Speirs, Councillor Duncan - OPPOSED

1109 **2017-028-DVP, 11184, 11154 and 11080 240 Street**

Staff report dated June 26, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-028-DVP to vary the Subdivision and Development Servicing Bylaw to waive the requirement for underground wiring.

R/2018-382

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-028-DVP respecting property located at 11184, 11154, & 11080 240 Street.

CARRIED

1110 2018-234-DVP, 25171 117 Avenue

Staff report dated June 26, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-234-DVP to vary the required road carriageway width on 117 Avenue.

R/2018-383

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-234-DVP respecting property located at 25171 117 Avenue.

CARRIED

1111 2018-240-DVP, 27115 Ferguson Avenue

Staff report dated June 26, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-240-DVP to reduce required asphalt width for the rural load road.

R/2018-384

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-240-DVP respecting property located at 27115 Ferguson Avenue.

CARRIED

1112 2018-200-RZ, Detached Garden Suites (DGS) Pilot Project, Zone Amending Bylaws and Housing Agreement Bylaws

Staff report dated June 26, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7472-2018 for property at 26378 126 Avenue, Maple Ridge Zone Amending Bylaw No. 7473-2018 for property at 23525 Dogwood Avenue, Maple Ridge Zone Amending Bylaw No. 7474-2018 for property at 12621 Ansell Street and Maple Ridge Zone Amending Bylaw No. 7475-2018 for property at 10861 Morrisette Place to permit expansion of the Detached Garden Suite regulations be given first and second reading and be forwarded to Public Hearing and that 26378 126 Avenue Housing Agreement Bylaw No. 7476-2018, 23525 Dogwood Avenue Housing Agreement Bylaw No. 7477-2018, 12621 Ansell Street Housing Agreement Bylaw No. 7478-2018 and 10861 Morrisette Place Housing Agreement Bylaw No. 7479-2018 to authorize the City of Maple Ridge to enter into a Housing Agreement be given first, second and third reading.

1112.1

R/2018-385

It was moved and seconded

- 1. For property located at 26378 – 126th Avenue:**
 - a. That Bylaw 7472-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7476-2018 be given first, second, and third reading.

CARRIED

Mayor Read, Councillor Masse - OPPOSED

1112.2

R/2018-386

It was moved and seconded

- 2. For property located at 23525 Dogwood Avenue:**
 - a. That Bylaw 7473-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7477-2018 be given first, second, and third reading.

CARRIED

Mayor Read, Councillor Masse – OPPOSED

1112.3

R/2018-387

It was moved and seconded

- 3. For property located at 12621 Ansell Street:**
 - a. That Bylaw 7474-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7478-2018 be given first, second, and third reading.

DEFEATED

Mayor Read, Councillor Bell, Councillor Shymkiw,
Councillor Robson, Councillor Masse - OPPOSED

1112.4

R/2018-388

It was Moved and seconded

- 4. For property located at 10861 Morrisette Place:**
 - a. That Bylaw 7475-2018 be given first and second reading and be forwarded to Public Hearing; and
 - b. That Bylaw 7479-2018 be given first, second, and third reading.

CARRIED

1113 22270 128 Avenue – Request for Sanitary Service Connection Outside the Urban Containment Boundary

Staff report dated June 26, 2018 recommending that the request to amend the Fraser Sewerage Area to include the proposed building footprint on 22270 128 Avenue be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board of Directors for inclusion into the Fraser Sewerage Area.

R/2018-389

It was moved and seconded

That the request to provide a sanitary service connection to 22270 128 Avenue be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

CARRIED

1114 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7468-2018

Staff report dated June 26, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7468-2018 to amend the fine schedule to coincide with amendments to the Maple Ridge Soil Deposit Regulation Bylaw and the new Maple Ridge Wildlife and Vector Control Bylaw.

R/2018-390

It was moved and seconded

That Bylaw No.7468-2018 be given first, second and third readings.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2017 Annual Report and 2017 Statement of Financial Information

Staff report dated June 26, 2018 recommending that the 2017 Annual Report be received and that the 2017 Statement of Financial Information be approved.

R/2018-391

It was moved and seconded

That the 2017 Annual Report be received as required by the Community Charter, and

That the Statement of Financial Information be approved as required by the Financial Information Act.

CARRIED

Parks, Recreation & Culture

1151 Youth Wellness Centre Lease Agreement and Update

Staff report dated June 26, 2018 recommending that the Youth Wellness Centre lease agreement with Maple Ridge Pitt Meadows Community Services be renewed for an additional two-year period ending on October 31, 2020.

R/2018-392

It was moved and seconded

That the Youth Wellness Centre lease agreement with Maple Ridge Pitt Meadows Community Services be renewed for an additional two-year period ending on October 31, 2020.

CARRIED

1152 Cottonwoods Child Care Centre Lease Renewal

Staff report dated June 26, 2018 recommending that the Cottonwoods Child Care Centre Lease Agreement be renewed for an additional three year period ending on June 30, 2021, with an option to renew.

R/2018-393

It was moved and seconded

That the Cottonwoods Child Care Centre lease agreement be renewed for an additional three-year period ending on June 30, 2021, with an option to renew.

CARRIED

1153 Albion Community Centre Operating Model

Staff report dated June 26, 2018 recommending that staff conduct a call for Expressions of Interest for the operation of the Albion Community Centre and that a task group be formed to develop a recommendation regarding a tri-party agreement for the operation of the centre.

R/2018-394

It was moved and seconded

That staff conduct a call for Expressions of Interest (EOI) for the operation and program servicing of the Albion Community Centre; and further

That a Task Group composed of City of Maple Ridge and School District No. 42 staff be formed under the 2017 Master Agreement on Cooperation for the Joint Use of Public Facilities and Coordination of Services to develop a recommendation regarding a tri-party agreement for the operation of the Albion Community Centre.

CARRIED

Administration – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1500 ***ADJOURNMENT*** – 10:05 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer