

**APC MINUTES****APRIL 17, 2019**

Members present: Aaron Stephens, John Reece, Bob McCoy, Andy Fahl, Don Calhoun, Gary Girton, Jim Hufford, Paula Keister and Bryn Albertson

Members absent: Nate Conklin, Adrian Moulton, Jason Allen, Amy Alka

Legal Representation: Jason Welch

Staff Present: Randy Abel, Executive Director, Debra Johnting, Recording Secretary

Others present: Ed Thornburg, David Kendall, Tami Kendall

President Calhoun: It's 7 o'clock and I will call this meeting of the Area Planning Commission to order. Does everybody have a copy of the minutes for March 20, 2019? Has everyone had a chance to review the minutes, are there any corrections that need to be made? If none, I will entertain a motion to approve the minutes as presented. It has been moved and seconded we accept the minutes as presented, all in favor say aye, opposed no, motion passes. Ok, new business tonight, BZA2019-8-Z, it's Greg Beumer on behalf of R&D Holdings. If you would please come up and let us know what you would like to do.

G. Beumer: And, members of the Area Planning Commission, I would also like to introduce David and Tami Kendall. They are going to be the owners and operators of the Union Tube Mill LLC. So they are here to answer any questions that you might have. But the request hopefully is pretty straight forward. The listing in your Area Planning Manual it specifically talks about rolling of steel or rolling of tube as an M-2 enterprise, and the land that we are looking at to build a new facility is now M-1. So, if you have any questions about where the layout of the plant would be on the lot, or any questions about the business itself Mr. & Mrs. Kendall are here to answer questions.

President Calhoun: Does anybody on the board have any questions?

B. McCoy: It's nice to see another business coming in.

President Calhoun: How many employees will you have?

D. Kendall: Starting out, 14, but once we are up and fully staffed there will be 17 for the one machine that we are putting in now. Our short term, year and a half to two years, we will hopefully adding an addition on at that time, and putting in a second piece of equipment. We will at that time double the employees, so we will jump from 17 to 34.

B. McCoy: So, is your market all over the United States?

D. Kendall: All over the United States, yes. Our biggest customer is the RV industries. If you see a camper trailer moving down the road it has our axel tube in it, the metal for the slide outs we provide, the rear bumpers they get from us also. And then we have the ag market, farm gates, fence posts, structural. We are mechanical and structural.

B. McCoy: So is this an expansion, do you have another business somewhere? Are you moving?

D. Kendall: This is a new startup company that me and my wife are going to own. The mother company; what we are calling mother company is Consolidated Metals, and they are out of Jacksonville, Florida. And they put in a warehouse across from Bouser's Barn. They're financing this, my wife works for them, and she's down in sales this year just due to the simple fact that we can't produce enough tube. So, we're not planning on taking anything from any of our suppliers now, we are just adding capacity.

T. Kendall: Our sales at Consolidated are 63 million dollars a year annually and we've grown in the last 11 years from 8 to 63 million dollars. We have a great sales team and I am just part of it.

A. Fahl: So, who is R&D Holdings?

G. Beumer: R&D Holdings is Rob Lykins. He basically is the owner of the property, but that is his real estate holding company. And Rob knew he wouldn't be able to be here tonight so I am acting on his behalf as his agent.

J. Hufford: I'd like to just make the comment that this is going into an industrial park, so it's not going into place close to any homes or anything.

D. Kendall: I do have a footprint of the building if we pass these out.

D. Johnting: One of the neighbors came in, Pat Good, she lives at the end of the lane, and she said that she's not worried about anything that goes in there because the things that have gone in there have been well cared for and they have been good neighbors.

D. Kendall: And we plan on continuing that trend.

T. Kendall: We live in Union City as well.

J. Reece: You mentioned the tubing under trailers, is that seals?

D. Kendall: No, we do high a freq. welding. High speed. Yes, we'd be able to run 350 to 400 foot in an hour. And we will have the capabilities of running from three quarter inch round up to 4 and a half round, in rounds, squares and racks.

B. McCoy: Do you have any business cards with you?

D. Kendall: I don't have any made yet. [laughter]

B. McCoy: I actually buy material for my job so I ask because tubing is one thing that we do buy.

G. Beumer: Is this a copy that you have showing the footprint of the building on the lot? If this would help we do have 5 sets of this which basically shows the location of the building on the lot and then more specifics about the building as far as its layout and where various rooms are. I am sorry I didn't get enough for everyone but you can pass this around.

President Calhoun: Is there any questions from the audience?

E. Thornburg: We've already talked.

President Calhoun: Ok, Does any of the board members have any other questions? Seeing none, I would entertain a motion to take action.

J. Hufford: So made.

President Calhoun: Roll call vote.

J. Welch: This would be for a favorable recommendation.

D. Johnting: Favorable recommendation to rezone this property from M-1 to M-2. Paula Keister, yes, John Reece, yes, Andy Fahl, yes, Bob McCoy, yes, Don Calhoun, yes, Gary Girton, yes, Jim Hufford, yes, Bryn Albertson, yes, and Amy Alka, Adrian Moulton, Aaron Stephens, our new member Nate Conklin, and Jason Allen are absent. Favorable recommendation.

G. Beumer: Thank you very much, we appreciate it.

President Calhoun: Ok, is there any other business that we need to bring up at this time?

D. Johnting: We do have a new member, Nate Conklin will be the Union City Mayor's citizen representative. He wasn't able to attend this evening due to another meeting, that Jim needs to go to! That's all I have. Thanks for coming everyone. It was short.

R. Abel: That's all I have.

President Calhoun: Well, if there is nothing else this evening, I will entertain a motion to adjourn. We are adjourned. I appreciate everyone coming, Thanks everyone.

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President, Don Calhoun

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Vice President, Andy Fahl

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Recording Secretary, Debra Johnting