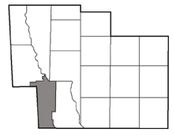
CONCORD TOWNSHIP
PLANNED RESIDENTIAL DISTRICT
LANDSCAPE STANDARDS
2021



6385 Home Road
Delaware, OH 43015

Trustees:
Jason Haney
Joe Garrett
Bart Johnson

Fiscal Officer
Jill M. Davis

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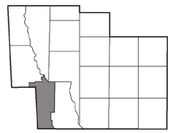
CONCORD TOWNSHIP



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Project Summary:
Planned Residential District (PRD) Landscape Standards

Introduction: As Concord Township and Delaware County anticipate continued and rapid residential growth for the foreseeable future, these standards are developed to aid Township Trustees in the review and approval of Planned Residential District projects. The standards include specific Property Screening Standards as well as Design Review Criteria for vegetal and earthen screening developed to aid Township Trustees in design evaluation. The standards are intended as an expression of the values and priorities of the Township Trustees as elected stewards of the township's lands, character, and environment.

Stewardship: Landscape Standards put emphasis on open space as well as quality and nature of PRD landscapes.

Objective: This project aims to establish clear and accountable landscape standards for Planned Residential District development projects within Concord Township. The standards place a premium on the preservation of open space and the quality of landscape associated with the public right-of-way as well as adjacent sites and line-of-sight relationships in order to minimize the visual impact of such developments on the rural and natural character of Concord Township as it grows into the future.

Summary: The PRD landscape standards include three models or standards; the Right-of-Way Standard (RWS), the Adjacent Site Standard (ADS), and the Line-of-Sight Standard (LSS). Each of the standards is based on the extent of property line that would apply to each. Initial development plans. Credits are based on percentage of property and provide real incentive for landscape planning. Finally, design guidelines and evaluation metrics assure attention is paid to the nature and character of landscape planting as well as earthworks (berms), pathways, and water features (basins).

Project Consultant

IMPLEMENT

IMPLEMENT, llc.
1119 Mt. Pleasant Ave.
Columbus, OH 43201

Jason Kentner, RLA
Design Principal

implement-studio.net

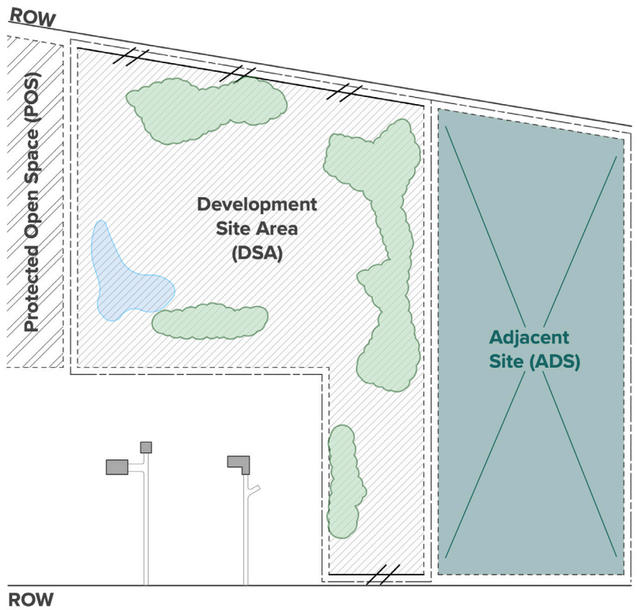
CONCORD TOWNSHIP
PLANNED RESIDENTIAL DISTRICT LANDSCAPE STANDARDS

2021

SECTION 01
LANDSCAPE DESIGN STANDARDS SUMMARY

Intro

PRD Site Planning Standards
Site Development Requirements & Credits



Existing Conditions Diagram (Above): Illustrate extent and context of the development site including existing woodlands, rivers/streams, and/or wetlands. Aerial Photos of site with property line are acceptable.
Diagram NTS.

Planned Residential District Landscape Standards:

The intention of the landscape standards is to limit the visual impact of residential developments within Concord Township. There are three (3) standards: the **Right-of-Way** (RWS); the **Adjacent Site** (ADS); and the **Line-of-Sight** (LSS). Application of the standards is based on the nature and extent of the development site property lines with respect to surrounding context and land use.

The standards each establish **Required Perimeter Screening** (PSR), for a percentage of the associated property line. The percentage is determined by an initial effort to determine overall **Landscape Development Standard** (LDS) that reduces screening requirements for developments that allow for high quality public opens space and/or generous amounts of protected natural areas.

Screening requirements are met by preserving **Effective Existing Screening** (EES) and/or developing new **Proposed Vegetal Screening** (PVS) or **Proposed Earthen Screening** (PES) that meet stated design criteria for each.

Finally, design guidelines provide direction for evaluation of specific design proposals including but not limited to **Public Open Space** (POS) and **Protected Natural Areas** (PNA).

Check List

PRD Landscape Standards Summary			
		Yes	No
Table_01	Summarize allocation of space within the proposed development to satisfy LDS Good/Better/Best minimums.	X	
Table_02	Calculate the Required Perimeter Screening for each screening standard.	X	
Table_03	Account for extent of required perimeter screening using combination of screening types.		X
Table_04	Calculate required number of plants for Proposed Vegetal Screening.	X	
Table_05	Calculate required number of plants for Proposed Vegetal Screening.	X	

Note:

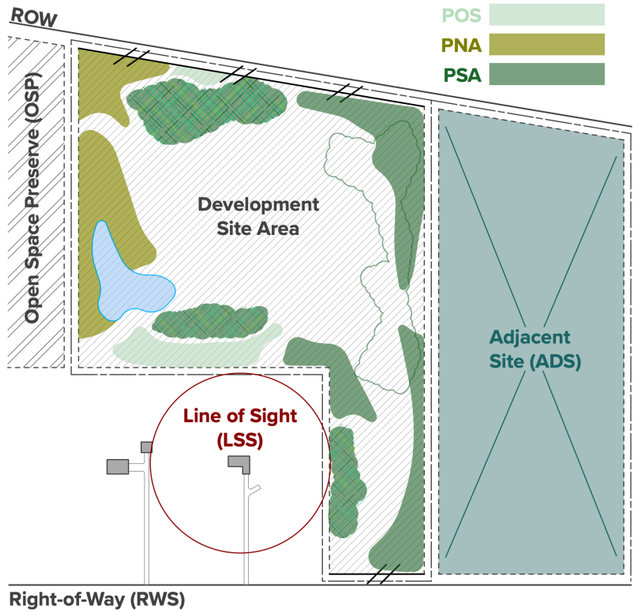
Site Planning & Design Standards

In general, PRD landscape standards reward site plans that preserve and make use of existing vegetation as effective screening and allocate generous areas to open space and native areas at the perimeter of development sites.

Criteria for the allocation of screening space, density/nature of vegetal screening, and the size/character of earthen screening are all measured (good/better/best) to this end.

01

Proposed Development Summary
First, summarize how project has allocated space and worked to maximize high-value public open and/or natural spaces.



Development Site Diagram (Above): Illustrate allocation of space accounting for housing sites, roadways, open space amenities as well as public open space, preserved natural area, and perimeter screening area. Aerial Photos with a simple bubble diagram is acceptable.
Diagram NTS.

DSA
Development Site Area
DSA refers to the total area of the proposed development including housing sites and roadways.

AOS
Amenity Open Space
Total area of space dedicated to open space amenities in the form of sidewalks, medians, rec centers, gardens, ponds, etc.

POS
Public Open Space
POS refers to high-value PUBLIC open space including recreational trails, micro-parks, gathering/picnic spaces, and nature overlooks that network to/from surrounding areas per design standards.

PNA
Protected Natural Area
PNA refers to the total area (acres) of site that are to be protected/restored as limited access wildlife habitat, wetland area, etc. per design standards.

PSA
Perimeter Screening Area
PSA refers to the total area (acres) of site that is to be improved with vegetal and/or earthen screening per design standards.

Table_01:

Proposed Development Summary				
Total Site Area	24	Landscape Development Standard (LDS)		
DSA	12	Good	Better	Best
AOS	2.5			
POS	1.1	≥05%	≥10%	≥15%
PNA	3.5	≥10%	≥15%	≥20%
PSA	4.8	≥15%	≥20%	≥25%
	LDS Earned	X	BETTER	X

Directions: Using the table above, summarize the proposed allocation of space for the given project site. For each of the LDSs evaluate how the allocated space measures. IF/when two LDSs are met, including the PSA, in a given category then that standard is earned and serves as standard for development standards.

Note:

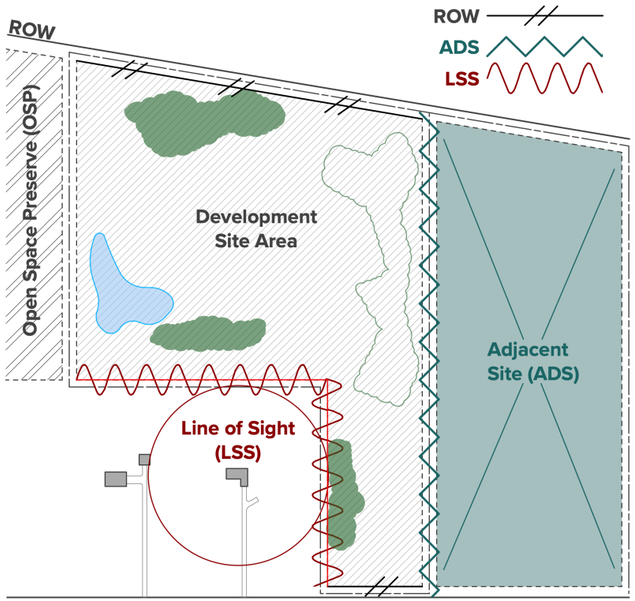
Landscape Dev. Standard (LDS) Good/Better/Best

As part of planning process, applicants are asked to illustrate the areas/features to be preserved and/or developed and qualify their merit (Good/Better/Best). Developing to a higher standard reduces requirements for screening and planting as the project develops.

02

Required Perimeter Screening (RPS)

Second, based on allocation of space, calculate the extent of property that is to be screened in compliance with perimeter screening standards.



Required Perimeter Screening (Above): Illustrate context of the development site and highlight extent of applicable Required Site Screening standards to associated site property lines.
Diagram NTS.

RWS

Right-of-Way Screening

The RWS applied to the extent of Property Lines that abut a public roadway that fronts or bi-sects a given Development Site Area. This doesn't apply to internal private roadways.

ADS

Adjacent Site Screening

The ADS is applied to the extent of Property Lines that abut undeveloped sites w/ like or unlike zoning.

LSS

Line-of-Sight Screening

The LSS is applied to the extent of property line that is within sight of the nearest structure between two closest or triangulated corners of the development.

OSP

Open Space Preserve

Adjacent Open Space Preserves such as parks, native areas, cemeteries, etc. do NOT have screening requirements. PNA may be added to supplement these areas as part of LDS. Utility easements do NOT qualify and default to ADS or LSS screening

Table_02:

Required Perimeter Screening (RPS) Summary						
Screening Standard Applicable (Y/N)		Prop. Line Extent (lft)	% Required Site Screening			Calc. RPS (lft)
			Good	Better	Best	
RWS	Y	1235	≥90%	≥70%	≥50%	865
ADS	Y	1335	≥80%	≥60%	≥40%	800
LSS	Y	1270	≥70%	≥50%	≥30%	635
Total Site Property Perimeter (lft)		3750	Req. Additional Perimeter Screening (lft)			2300

Directions: Using the table above, indicate applicable screening standards in the first column (Y/N), quantify the extent of property line for which the standard applies and multiply that extent by the Good/Better/Best site. Record the Required Perimeter Screening (RPS) in the last column.

Note:

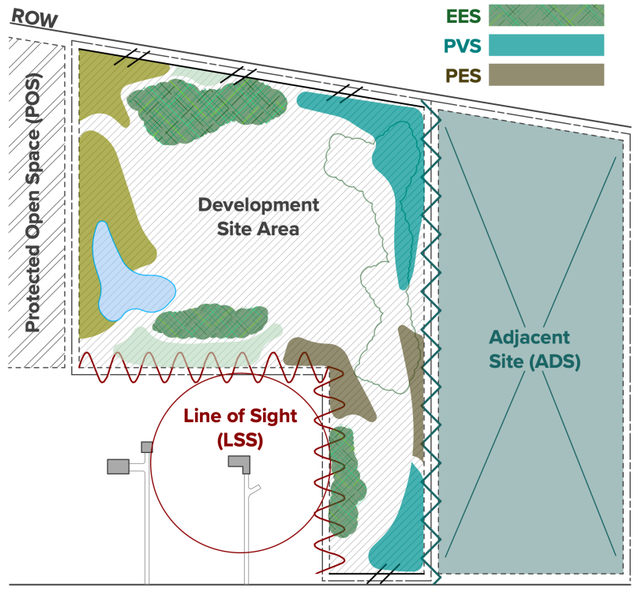
Required Perimeter Screening (RPS)

Based on the Landscape Development Standard established in Table_01, the RPS is a % of the overall property line length that must be screened meeting the standards for vegetal and earthen screening. Table_03 shows how the RPS is satisfied.

03

Proposed Perimeter Screening (PPS)

Third, account for extent of screening requirements by balancing between preserved and proposed vegetal and earthen screening at the perimeter of property.



PPS Diagram (Above): Illustrate extent and nature of proposed screening including any POS or PNA that is being uses to connect existing vegetal and/or earthen screening to property line.
Diagram NTS.

EES

Effective Existing Screening

Preserved/augmented vegetal and/or earthen screening may be included toward % screening required if/when meets landscape screening credit criteria. EES must be fronted by open space along property line in order to be counted as EES against required screening.

PVS

Proposed Vegetal Screening

Within the PSA, vegetal screening must satisfy Good/Better/Best criteria for plant count. Additionally, as well as size, density, and diversity and be maintained/managed to those standards.

PES

Proposed Earthen Screening

Within the PSA, earthen screening must satisfy Good/Better/Best criteria for height, slope, and vegetal character and be maintained/managed to those standards.

Table_03:

Proposed Perimeter Screening (RPS) Summary					
Screening Standard	RPS (lft)	Site Screening Summary			PSA Total
		EES	PVS	PES	
RWS	865	125	500	225	850
ADS	800	-	600	200	800
LSS	635	235	400	-	635
Total Site Property Perimeter (lft)	2300	Has all the RPS been accounted for?			NO

Directions: Using the table above, allocate the extent of Required Perimeter Screening (RPS) between any Existing Effective Screening (EES) as well as Proposed Vegetal Screening (PVS) and Proposed Earthen Screening (PES) making sure to account for all RPS.

Note:

Effective Existing Screening

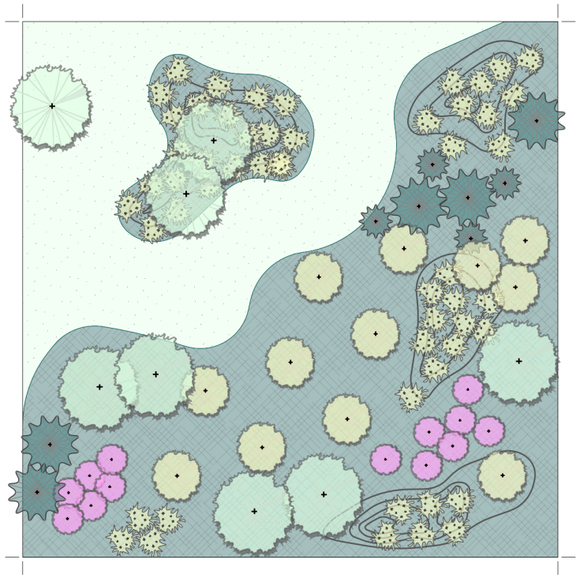
Existing vegetated areas must, as stated above, be fronted by open space to the property line in order to be counted as Effective Existing Screening.

Additionally, EES must be documented at protected throughout site development. Clearing of invasive species is allowed but in general existing vegetation is to be preserved, maintained, and/or supplemented.

04

Vegetal Screening Requirements (VSR)

Fourth, now that screening is planned, calculate the number of plants required to satisfy the vegetal screening design standard. (See Landscape Design Standards for Plant List criteria.)



Planting Sample (100x100)

RWS

Right-of-Way Screening

Planting requirements and design guidelines for RWS put an emphasis on specimen trees to help ensure that as plantings are substantial and long-lived.

ADS

Adjacent Site Screening

Planting requirements and design guidelines for ADS put an emphasis on secondary tree species that are fast-growing and adaptive to a range of conditions and degrees of maintenance.

LSS

Line-of-Sight Screening

Planting requirements and design guidelines for LSS put an emphasis on screening (i.e. evergreen) tree varieties to help ensure year-round screening.

Ref: Plant List Variety				
Screening Standard	Plant List Mix % Range			
	Spec.	Sec.	Under	Screen
RWS	30-40	30-40	10-20	10-20
ADS	15-25	35-45	15-25	15-25
LSS	15-25	25-35	0-10	30-40

Reference:
The adjacent table outlines the percent balance of tree varieties associated with each screening standard.

Table_04:

Proposed Vegetal Screening (PVS) Summary					
Screening Standard	PVS	PVS Multiplier			Req. Plant Count
		Good	Better	Best	
RWS	500	x1	x.75	x.5	375
ADS	600	x.75	x.5	x.25	300
LSS	400	x.5	x.25	x.10	100
Total Vegetal Screening (lft)	1500	Total Required Plants			775

Directions: Using the table above, calculate the required number of plants for a given vegetal screen using the PVS Multiplier for the appropriate Landscape Development Standard from Table_01.

Note:

Planting Design Standards

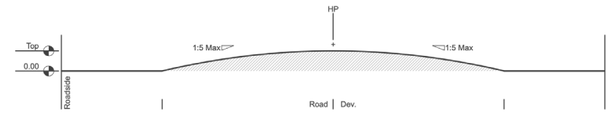
Design standards outline details for the layout, size, condition, adaptation, and variety of plant material for Proposed Vegetal Screening (PVS).

See Design Standards that follow.

05

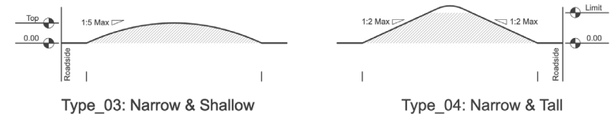
Earthen Screening Requirements (ESR)

Fifth, repeating a similar process, calculate the number of plants required to satisfy the earthen screening design standard. (See Landscape Design Standards for landform criteria.)



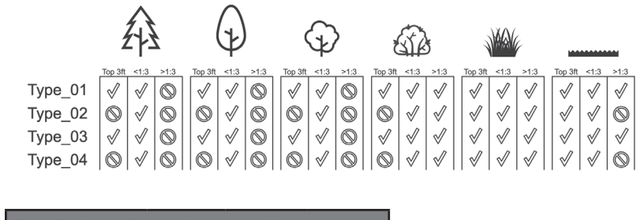
Type_01: Broad & Shallow

Type_02: Broad & Tall



Type_03: Narrow & Shallow

Type_04: Narrow & Tall



RWS

Right-of-Way Screening

When screening for RWS, the height of earthen screen is measured relative to elevation of associated roadway opposite the landform.

ADS

Adjacent Site Screening

When screening for ADS, the height of earthen screen is measured relative to elevation of shared property line opposite the landform.

LSS

Line-of-Sight Screening

When screening for LSS, the height of earthen screen is measured relative to elevation of associated property line opposite the landform.

Ref: Earthen Screening Height			
Screening Standard	Effective Height		
	Good	Better	Best
RWS	8	12	16
ADS	5	10	15
LSS	6	9	12

Reference:
The adjacent table outlines effective heights for earthen screens in each standard. The effective height determines PES multiplier applied in Table_05 below.

Table_05:

Proposed Earthen Screening (PES) Summary					
Screening Standard	PES	PES Multiplier			Req. Plant Count
		Good	Better	Best	
RWS	225	x.4	x.2	x.1	45
ADS	200	x.25	x.15	x.05	30
LSS	-	x.2	x.1	x.0	-
Total Earthen Screening (lft)	425	Total Required Plants			75

Directions: Using the table above, calculate the required number of plants for a given earthen screen using the PES Multiplier for the appropriate Landscape Development Standard from Table_01.

Note:

Landform Design Standards

Design standards outline details for the layout, size, height, slope, and planting for Proposed Earthen Screening (PES). The reference chart above, outlines height requirements for earthen screens.

See Design Standards that follow for additional criteria.

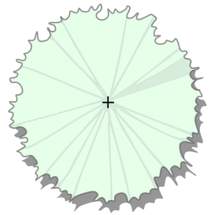
SECTION 02
LANDSCAPE DESIGN STANDARDS, GUIDELINES & EVALUATION METRICS

Tree Size & Variety Standards

These standards are intended to generate a mix of tree sizes and species to associate well with each of the three landscape standards.

The table/chart at right outlines how tree sizes and varieties are to be varied within a given screening standard. This will ensure that even the newest of plantings has variety of sizes and that variety is maintained as plantings mature over time. Additionally, the standard requires a mix of plant types (specimen, secondary, understory, and screening) so as to prevent simplistic and/or mono-culture plantings.

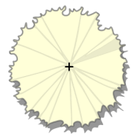
Nursery Stock: The images below illustrate the common conditions for nursery stock trees and shrubs.



Specimen Trees (Deciduous Shade & Conifers Trees)

RWS Standard (3+" Cal. Min.)
ADS Standard (2.5" Cal. Min.)
LSS Standard (1.5" Cal. Min.)

Indicator Species - Oak, Maple, Beech, Elm, Larch, etc.



Secondary Trees (Deciduous Shade Trees)

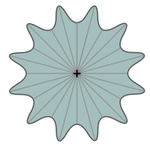
RWS Standard (2+" Cal. Min.)
ADS Standard (1.5" Cal. Min.)
LSS Standard (No Cal. Min.)

Indicator Species - Poplar, Locust, Birch, etc.

Understory Trees (Deciduous Ornamental & Fruit Trees)

RWS Standard (8'-0" Ht. Min.)
ADS Standard (6'-0" Ht. Min.)
LSS Standard (4'-0" Ht. Min.)

Indicator Species - Dogwood, Redbud, Crabapple, etc.



Screening Trees (Evergreen Conifer Trees)

RWS Standard (10' Ht. Min.)
ADS Standard (6' Ht. Min.)
LSS Standard (8' Ht. Min.)

Indicator Species - Pine, Spruce, Hemlock, Cedar, etc.

Sizes & Varieties (Site Trees)

Balled & Burlapped (B&B)
Suitable for specimen and secondary trees. Staking required.

Container Trees
Suitable within height and caliper requirements. Trees <1" cal. do not require staking.

Clump Var. & Shrubs
Suitable within height and caliper requirements. Clump Var. do not require staking.

Bare Root Trees & Shrubs
Suitable for steep slope and mass plantings. Bare Root require dormant planting.

Native Landscape Standard

The list of Invasive and Illegal plants released by State of Ohio Dept. of Agriculture in 2017 along with lists of common and emerging invasive plants maintained by the Ohio Invasive Plants Council are good references and should be reviewed annually for updates.

Local ordinances restricting select trees from being used in street ROWs are well applied to those conditions but should not unduly restrict use of native species that are commonly restricted only for their debris (leaf size, fruit, etc.). Conservation & Parkland standards ensure adequate space & condition for these species.

Images: Overused and invasive plants such as Euonymus alatus (left), Ligustrum japonicum or L. sinense (center), and Lonicera spp. (right) are not permitted in new plantings and should be removed and managed from existing sites.

Overused & Invasive Plants: Do Not Use and/or Target for Removal		
Ailanthus altissima	Tree-of-Heaven	Target Removal
Berberis thunbergii	Japanese Barberry	Invasive/Illegal
Elaeagnus angustifolia	Russia Olive	Target Removal
Euonymus alatus	Burning Bush	Invasive/Illegal
Hemerocallis fulva	Day-lily	Do Not Use
Rosa multiflora	Multiflora rose	Target Removal
Lonicera sp.	*Honeysuckle*	Target Removal
Pyrus sp.	*Callery Pear*	Target Removal
Rhamnus sp.	*Buckthorn*	Invasive/Illegal
Ulmus parvifolia	*Lacebark Elm*	Invasive

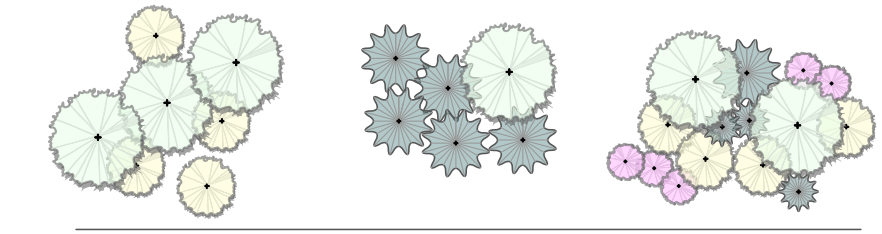
Diversify Native Tree Planting: Use as secondary trees in areas designated		
Acer negundo	*Box Elder*	All
Catalpa speciosa	Catalpa	All
Liquidambar styraciflua	Sweetgum	All
Populus deltoides	Cottonwood	ADS, PNA
Populus sp.	Poplar (Native Only)	ADS, PNA
Robinia pseudoacacia	Black Locust	ADS, PNA
Salix sp.	Willow (Native Only)	PNA

Tree Layout Guidelines

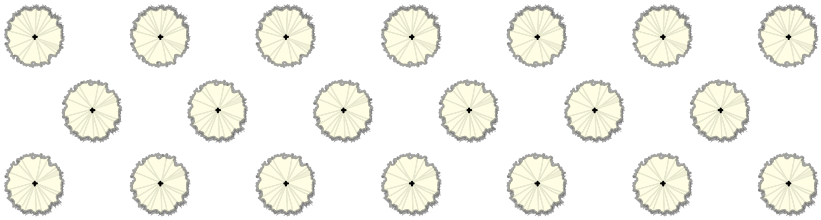
These guidelines illustrate a range of effective tree layouts from the most simple Single File/Layer Row to more developed Groves and Stands.

Layout guidelines aid design reviewers in consideration of how tree layouts can be varied and more provide effective screening than when trees are used/planted as stand-alone specimens. The suggested varieties help ensure appropriate associations. For example, Evergreen Conifers are rarely seen in grids.

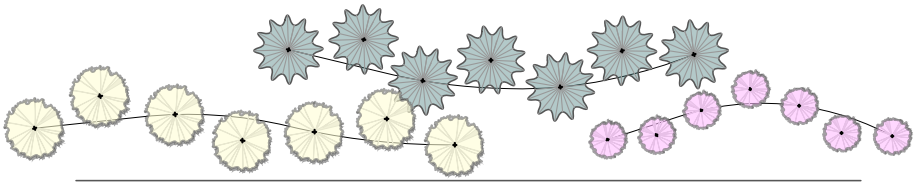
Images: Use trees to create groves and/or to create layered plantings using the contour of site. Allées of trees have impact as edges or corridors for paths. Densely planted young tree stands create a naturalizing impact and are effective layered screening.



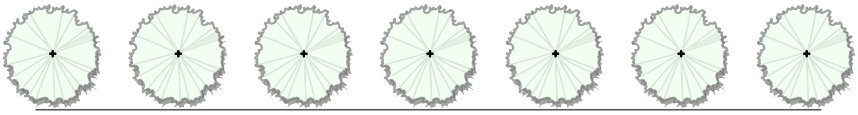
Groves & Stands (All Sizes All Varieties)



Grids & Quincunx (All Sizes & Deciduous Varieties)



Multi-Layered Contoured Rows (All Sizes & Varieties)



Single File/Layer Rows (Specimen Deciduous Trees Only)

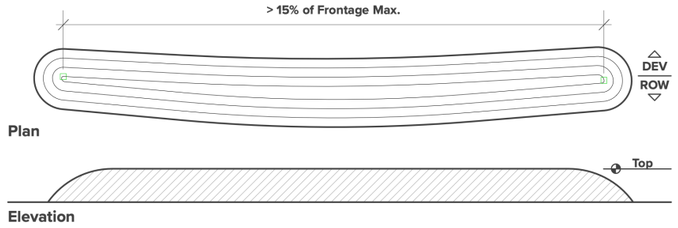
Earthen Screen Standards

These standards are intended to illustrate the potential form of landforms and berms so as to maximize both their function and complement to natural form of site.

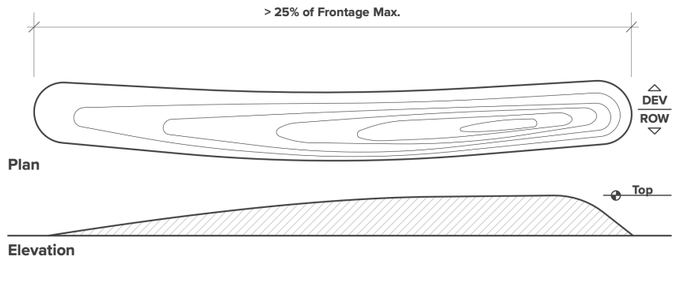
The diagrams at right illustrate some of the variations landforms can take. The variations are designed to encourage varied use so sites do not become monotonous or feel artificial.

Landform Standard		
Berm Type	Min Ht.	Max %.
Single w/ Flat Top	5’	15%
Single w/ Slope Top	5’	25%
Single w/ Multiple HP	5’	40%
Multiple Overlapped	5’	60%

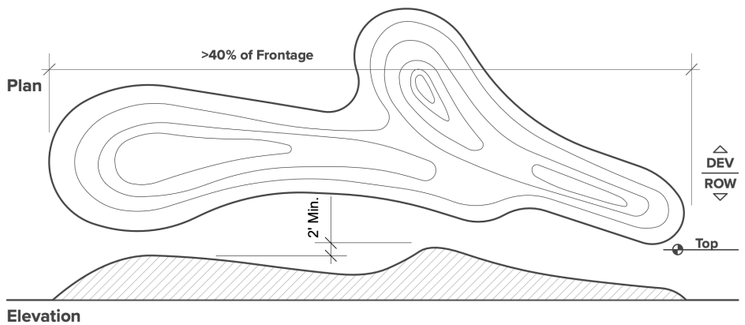
Landforms: Used in pairs/groups/ layers berms can effectively define paths, divide uses, and organize plant communities.



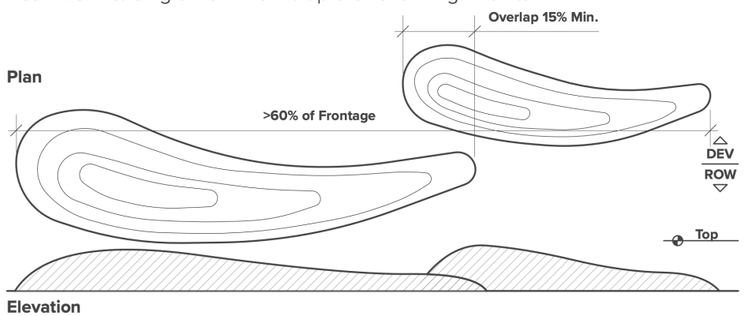
Basic Berm: Single Berm w/ Flat Top



Sloping Berm: Single Berm w/ Sloping Top



Peak Berms: Single Berm w/ Multiple Uneven High Points

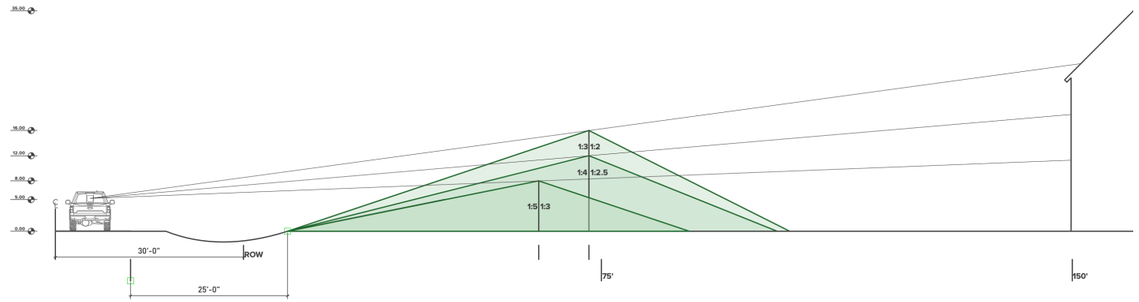


Offset Berms: Multiple Berms w/ Overlapped Alignment

Measuring Landforms & Berms

The height of landforms and berms is to be measured from the elevation of the Center of the adjacent roadway or drive. The minimum allowable height is 5’-0”, unless approved by Township Trustee review, if the landform is to be counted toward earthen screening. Landforms built on existing grade above or below existing roadway/drive should include a Low Point (LP) to help ensure proper drainage.

Additionally, when offset the form of berms is to be offset with High Point (HP) to the development side of the landform. The steeper sloped face should also be turned away from the roadway/drive so as to maximize “natural” fit with the site and context.



Guideline #01:
Vegetation & Screening

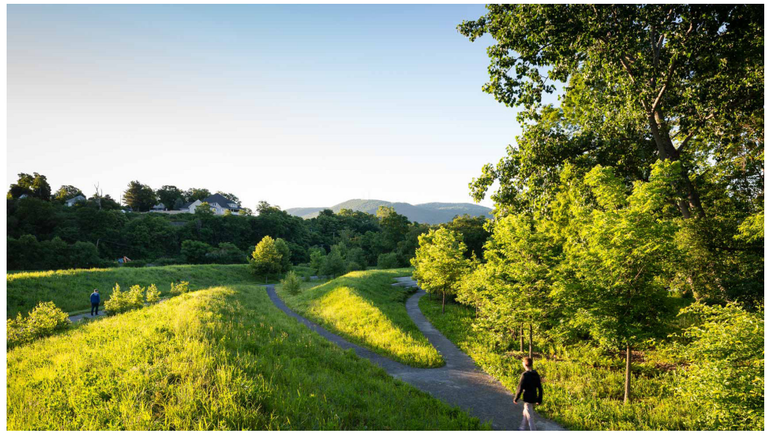
The objective of guidelines for vegetation and screening is to minimize the visual impact of development on the overall character of the area.

In general, trees/vegetation within the landscape area should contribute first to the character of surroundings. This can be done by recalling rural character as shown in example image.

Guideline #02:
Landforms & Berms

The objective of standards related to landforms/berms is to allow them to be effective as property screens while ensuring they are well-suited to the site conditions.

In general, landforms should blend with existing grades, be varied in their form and height along length, and be planted broadly so as not to objectify plant material. The example image illustrates this well.



Guideline #03:
Ponds & Basins

The objective of standards related to ponds and basins is to maximize their visual impact, ecological value, and safe accessibility as public amenities.

In general, basins should be developed with broad vegetated floodplains rather than rely on deep “free-board” profiles which make them unsightly and dangerous.

Guideline #04:
Pathways & Trails

The objective of this guideline is to maximize the impact and functionality of required pathways as both connector routes outside of and amenity trails within developments.

In general, pathways should be separated from roadway and when possible allow pedestrians access to landscape area frontage.

Guideline #05:
Shrubs & Thickets

The objective of this guideline is for shrubs and thickets to be used in areas beyond entry drive zone.

In general, large shrubs can be used to develop drifts and thickets that provide screening, habitat, seasonal interest, and spatial definition.

Guideline #06:
Entry Features

The objective of this guideline is to suggest that entry features such as walls, pillars, and fences be used to not only mark vehicular entries but also clarify line between public and private space.

The potential of these features to provide community/public amenity, including safety in the case of lighting, should not be overlooked while reviewing plans.

Public Open Space: Character Images

Requiring Public Open Space is intended to promote a landscape design that will supplement and or provided amenities for township residents.

Priority is placed on providing access to site features, such as ponds, and connecting paths/trails to surrounding contexts.

Character Conditions:
- maximize preservation and planting of specimen-scale shade tree varieties;
- utilize landforms and planting to create separation between pedestrian and vehicular space;
- provide points of interest paired with seating and/or overlook features.

Design Standard	
Min. % Prop. Area	05%
Min. Width	50 ft
Trees per Lot/Unit	06

Public Open Space: Planting Requirements & Conditions

	Plant Total%	Plant Variety	Plant Size/Cond.
Specimen Trees	40-50%	Deciduous Shade & Conifer Trees	2.5” Cal. Min.
Secondary Trees	30-40%	Deciduous Shade Trees & Clump Varieties	1.5” Cal. Min.
Understory Trees & Shrubs	20-30%	Deciduous Ornamental, Clump Varieties & Fruit Trees	6’-0” Ht. Min.
Screening Trees & Shrubs	10-20%	Evergreen Conifer Trees	8’-0” Ht. Min.

Measure #1: Provide Connections

Pathways and trails within the approach area should provide connections to the interior of the site as well as to the surrounding context.

Pathways should be easy/ accessible and encourage slow rate of speed by meandering with the natural slope and topography of sites.

Measure #2: Provide Access

Site features such as ponds/basins should be made visually if not physically accessible.

Particular attention should be paid to the side-slope and depth of “free-board” on basins so they do not feel artificial or over-engineered.

Measure #3: Provide Amenity

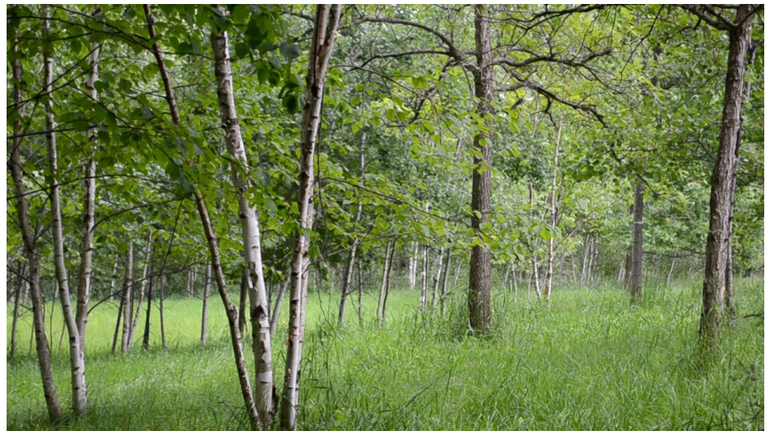
Along walking paths, trails, and in open spaces effort should be made to include spaces for people to gather and recreate.

Spaces may be simple and modest but should be suggestive of use and communicate clear invitation for engagement.

Protected Natural Areas: Character Images

Requiring Protected Natural Areas (PNA) is intended to promote a landscape design that will complement and enhance the existing landscape of the site and/or surrounding context.

Priority is placed on native species and plant communities that are expected to evolve over time. Early character may be defined by broad meadows and young stands of trees that mimic natural process of Old Field Succession.



Design Standard	
Min. % Prop. Area	05%
Min. Width	50 ft
Trees per Lot/Unit	18

Protected Natural Areas: Planting Requirements & Conditions

	Plant Total%	Plant Variety	Plant Size/Cond.
Specimen Trees	15-25%	Deciduous Shade & Conifer Trees	1.5” Cal. Min.
Secondary Trees	50-60%	Deciduous Shade Trees & Clump Varieties	No Cal. Min.
Understory Trees & Shrubs	30-40%	Deciduous Ornamental, Clump Varieties & Fruit Trees	4’-0” Ht. Min.
Screening Trees & Shrubs	05-15%	Evergreen Conifer Trees	3’-0” Ht. Min.

Measure #1: Minimize Lawn Area

Manicured and treated lawn is a significant contributor to non-point source pollution and negatively impacts the continuity of landscape systems that support native habitat and regulate water systems.

An acceptable aesthetic can be provided to “natural” areas by simply mowing edges of trails and ROW as demonstration of care/ownership of a site.

Measure #2: Preserve Existing Trees

Mature trees and woodlands provide much more than sense of character to a site. They reduce stormwater run-off, improve air quality, and help to regulate local climate by shielding winds.

Existing woodlands can serve as amenities but their interior should be preserved by not subdividing them thus reducing their health and ecological value.

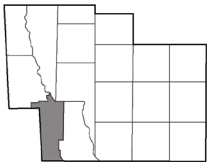
Measure #3: Privilege Wildlife Habitat & Native Plant Communities

Using a diverse native plant palette to supplement existing site conditions and allow for natural succession of landscape will preserve needed wildlife resources such as nesting/shelter areas and winter food sources.

When possible habitat areas should be developed/monitored in cooperation with groups such as ODNR.

CONCORD TOWNSHIP
PLANNED RESIDENTIAL DISTRICT
LANDSCAPE STANDARDS

2021



6385 Home Road
Delaware, OH 43015

Trustees:
Jason Haney
Joe Garrett
Bart Johnson

Fiscal Officer
Jill M. Davis