

PLANNING COMMISSION MEETING MINUTES

On this the 22nd day of January 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

COMMISSIONERS ABSENT

Lester Phipps, Jr.	Planning Commission Vice Chairperson
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STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Planning Director
Charles Kalkomey	City Engineer
Renée LeLaurin-Moore	Secretary II

GUESTS PRESENT

Taylor Gunn	Perry Homes (Reserve at Brazos Town Center)
Matt Tucker	Windrose Land Services (Our Lady of Guadalupe)
Rene R.	LJA Engineering (Bonbrook Plantation)
Geoff Freeman	Kerry R. Gilbert & Assoc. (Bonbrook and Reserve at BTC)
Carol Redd	EHRA (River Run at the Brazos)

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 6:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING ON DECEMBER 18, 2013.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the minutes of the December 18, 2013 Planning Commission meeting as written. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION TEN, BEING 12.3 ACRES OF LAND CONTAINING 39 LOTS (65' X 115' TYP.) AND ONE RESERVE IN THE THREE BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The proposed Preliminary Plat of Bonbrook Plantation North Section Ten is located off of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 12.3 acres and thirty-nine (39) single-family residential lots. There is also one (1) landscape reserve consisting of 0.92 acres and containing an existing pipeline easement.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (5) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. Per previous requests, the applicant also provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Ten.

Key Discussion:

- Mr. Tanner reviewed the Executive Summary.
- Chairperson Pavlovsky inquired how much of the development would be left to plat after tonight.
- Mr. Tanner replied that he believes there is a small section yet to be platted on the north side but that should be the last to be platted.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bonbrook Plantation North Section Ten, being 12.3 acres of land containing 39 lots (65' x 115' typ.) and one reserve in the three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION ELEVEN, BEING 8.9 ACRES OF LAND CONTAINING 35 LOTS (65' X 115' TYP.) IN THREE BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The proposed Preliminary Plat of Bonbrook Plantation North Section Eleven is located off of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 8.9 acres and thirty-five (35) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (3) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. As discussed in the previous Agenda item, the applicant provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Eleven.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bonbrook Plantation North Section Eleven, being 8.9 acres of land containing 35 lots (65' x 115' typ.) in three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION TWELVE, BEING 8.5 ACRES OF LAND CONTAINING 34 LOTS (65' X 115' TYP.) IN TWO BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The proposed Preliminary Plat of Bonbrook Plantation North Section Twelve is located off

of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The plat contains approximately 8.5 acres and thirty-four (34) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (5) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. As discussed in previous Agenda items, the applicant provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Twelve.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Urbish moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation North Section Twelve, being 8.5 acres of land containing 34 lots (65' x 115' typ.) in two blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION FIVE, A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 115 LOTS, 7 RESERVES (18.984 ACRES), 2 BLOCKS.

Executive Summary: The proposed Preliminary Plat of Bonbrook Plantation South Section Five is located off of Reading Road in the southeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 49.784 acres and 115 single-family residential lots. There are also seven (7) reserves consisting of nineteen (19) acres, including a 14-acre reserve for detention.

The subdivision contains a number of lot sizes, ranging from 50-foot to 65-foot and greater lots. Mainly, it includes 65-foot and 55-foot lots per the approved Land Plan. Each lot is a minimum of 55 feet in width at the front building line; however, in the lot summary table, some cul-de-sac and "knuckle" lots (18) are noted as being only 50-foot lots due to being only approximately 40 feet wide as measured at the right-of-way line. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. Bonbrook Plantation South Section Five is the final section in Bonbrook Plantation South.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Five.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired, as a matter of interest, how many lots are 50-foot lots and how many are 65-foot lots.
- Mr. Tanner referred to the lot summary table.
- Commissioner Parsons inquired how many 50-foot lots are in the total development.
- Mr. Tanner replied that he would need to look that up and bring it to the next meeting.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks. The motion carried unanimously by those present.

6. **CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION THREE, BEING 20.2 ACRES OF LAND CONTAINING 62 LOTS (50' X 130' TYP.) AND THREE RESERVES IN THREE BLOCKS OUT OF THE JANE H. LONG LEAGUE SURVEY, A-55, & SIMON JONES SURVEY, A-271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.**

Executive Summary: The Preliminary Plat of The Reserve at Brazos Town Center Section Three is located off of Town Center Boulevard, to the north of its intersection with Vista Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The plat consists of approximately 20.2 acres, with 62 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, as amended on December 18, 2013 (see attached). Per the amended Development Agreement, homes in this subdivision will be a minimum of 51 percent masonry construction.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if there has been a change in ownership of that tract of land.
- Mr. Tanner replied that the ownership has changed.
- Commissioner Poldrack inquired if the new owners can "piggy-back" the old plan.
- Mr. Tanner replied that the restrictions run with the land and not changed by ownership.
- Commissioner Parsons stated that this section was previously planned for patio homes. Do we have any idea who the builder is?
- Mr. Tanner replied the builder is Perry Homes.
- Commissioner Parsons inquired what the relative value of each residence will be based on Perry's predictions.
- Mr. Taylor Gunn of 2203 Chelsea Creek Lane, Spring, Texas, stepped forward to address the Commission. Perry is not certain which product will be put out though the ordinance states they must be at least 1,650 square feet and we will definitely be over that. We anticipate a similar product to what is already in Brazos Town Center Section Two. The average should be about 2,400 square feet and \$250,000.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias to approve the Preliminary Plat of the Reserve at Brazos Town Center Section Three, being 20.2 acres of land containing 62 lots (50' x 130' typ.) and three reserves in three blocks out of the Jane H. Long League Survey, A-55, & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

7. **CONSIDERATION OF AND ACTION ON THE FINAL PLAT OF OUR LADY OF GUADALUPE CATHOLIC CHURCH, A SUBDIVISION OF 4.6750 ACRES, OR 203,644 SQUARE FEET OF LAND, BEING A PARTIAL REPLAT OF LOTS 1-8, 11-16 AND A PORTION OF LOTS 9 & 10, BLOCK 8, LOTS 10-16 AND PORTIONS OF LOTS 5-8, BLOCK 5, KAFFENBERGER ADDITION, RECORDED UNDER VOLUME 6, PAGE 16, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES, 0 LOTS.**

Executive Summary: The Final Plat of Our Lady of Guadalupe Catholic Church consists of 4.6750 acres and two (2) reserves. Approval and subsequent recordation of the Plat would consolidate property owned by the Church and eliminate any potential issues with setbacks from interior property lines. The Plat/Replat also proposes to abandon City rights-of-way (the majority of Carlisle Street between Avenues D and E, and the entire alley between Mulcahy and Carlisle) and will facilitate redevelopment of the site with a new sanctuary.

If abandoned, the rights-of-way will be replaced by utility easements as shown on the Plat to accommodate

the following:

- Access and maintenance of City water line on Carlisle and sanitary sewer line in the alley
- Access and maintenance of existing dry utilities (gas, electric, phone and cable) in rights-of-way
- Continued emergency access to Carlisle

Per Chapter 24 of the Code of Ordinances, City Council action is required to abandon City right-of-way following a recommendation from the Planning Commission. The Planning Commission approved the Preliminary Plat on October 23, 2013, and recommended approval to City Council on the issue of the right-of-way abandonment. The proposed Final Plat is consistent with the approved Preliminary Plat and staff does not find the Plat to be in conflict with any City regulations. Staff recommends the Planning Commission recommend approval of the Final Plat of Our Lady of Guadalupe Catholic Church to City Council subject to City Council approval of the right-of-way abandonment. The right-of-way abandonment will be brought to City Council simultaneously with the Final Plat at a future meeting.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if there had been any change from the Preliminary Plat.
- Mr. Tanner replied that there had been no change.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council, contingent upon City Council approval of the request to abandon related right-of-way, of the Final Plat of Our Lady of Guadalupe Catholic Church, a subdivision of 4.6750 acres, or 203,644 square feet of land, being a partial replat of Lots 1-8, 11-16 and a portion of Lots 9 & 10, Block 8, Lots 10-16 and portions of Lots 5-8, block 5, Kaffenberger Addition, recorded under Volume 6, Page 16, Plat Records of Fort Bend County, in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves, 0 lots. The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF RIVER RUN AT THE BRAZOS SECTION THREE-B, BEING A SUBDIVISION OF 8.4897 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158); 36 LOTS, 3 BLOCKS, 0 RESERVES.

Executive Summary: The Final Plat of River Run at the Brazos Section Three-B is located in the central part of River Run at the Brazos off of Longvale and Dragonfly Drives. It is in the ETJ and in Fort Bend County MUD No. 158. The Plat contains 8.4897 acres and thirty-six (36) lots.

The proposed Final Plat is consistent with the Preliminary Plat, which was approved by the Planning Commission on April 25, 2012. Typically, the Preliminary Plat would have expired after six (6) months; however, the Final Plats for Section Three have been submitted in phases. Section Three-A was approved before the expiration date. The typical lot size for this subdivision is sixty (60) feet in width per the approved Land Plan.

The Final Plat is not in conflict with any regulations or with the approved Land Plan. That said, staff recommends approval of the Final Plat of River Run at the Brazos Section Three-B.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons to recommend approval to City Council of the Final Plat of River Run at the Brazos Section Three-B, being a subdivision of 8.4897 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 36 lots, 3 blocks, 0 reserves. The motion carried unanimously by those present.

9. CONSIDERATION OF AND ACTION ON THE STAFF REPORT OF CURRENT ACTIVITIES AND REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: The Staff Report of Current Activities consists of projects that staff is currently working on

as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas.

For this month's report, a report on residential development activity in 2013 has been compiled and is attached. The City and its Extraterritorial Jurisdiction (ETJ) experienced significant growth in 2013. Following is an overview:

- House Starts:
 - 642 new home starts; 220 in the City and 422 in the ETJ
 - Nearly twice as many house starts in 2013 (642) than in 2012 (325)
 - Bonbrook Plantation (157), Sunrise Meadow (118), and River Run at the Brazos (101), all of which are in the ETJ, had the most house starts.
 - In the City, The Reserve at Brazos Town Center (86) and Summer Lakes (73) had the most house starts.
- Lots Platted:
 - Plats for 893 new lots were submitted in 2013 compared to only 546 in 2012; 235 were in the City and 658 were in the ETJ.
 - Bonbrook Plantation had the most lots platted with 283; Summer Lakes (191), Sunrise Meadow (173), and Walnut Creek (127) followed.
 - Of the 893 lots platted, 58 percent were 60-foot or greater lots
 - 30 percent were 55-foot lots and only 12 percent were 50-foot lots.

At the meeting, staff will also provide updates on the Comprehensive Plan update process and "Sign" Ordinance amendments, which are the main items the Planning Department is focused on at this time.

Key Discussion:

- Mr. Tanner presented the item and reviewed the 2013 Residential Development Report.
- Commissioner Parsons inquired if a reasonable person may conclude, based on the actions of this Commission or the Impact Fee Task Force, that those actions did not dampen the growth in the City.
- Mr. Tanner replied that there has been significant growth in 2013 whether or not those actions had an impact. We are seeing a trend in larger lot sizes due to actions taken by the Commission to determine minimum lot sizes. Mr. Tanner estimated the current population to be 34,692 (conservatively). In 2014, there have already been 170 new lots platted. In addition to the staff report, there are a few other things that Planning has been working on that have been prioritized by City Council - the Comprehensive Plan update and the "Sign" Ordinance. Staff put out an RFQ in November 2013 and we were fortunate to receive a number of good submittals from consulting firms. Staff has narrowed the submittals down to the top three, which will be presenting to the Professional Services/Engineering Project Review Committee on January 27th. As for the "Sign" Ordinance, staff anticipates bringing back those regulations for Avenues H, I, and SH 36 on February 18th. That will cover all the major corridors.
- Commissioner Parsons inquired if we will be looking at the Comprehensive Plan as a Commission and if we will be comparing the 1995 Comprehensive Plan to this current update.
- Mr. Tanner replied that the Commission will be working on updating the Comprehensive Plan update and we anticipate seeing several changes.
- Commissioner Parsons stated that as the City evolves and there are more people coming, the Comprehensive Plan will give us some direction for the next twenty to twenty-five years. If we do not focus on anticipating that growth, we will have havoc here and it will not be the kind of growth this area deserves.
- Commissioner Poldrack inquired when we should expect to see a final product.
- Mr. Tanner replied that he would expect the final product in one to two years. The consultant will need to be selected by City Council and that will initiate the process. We do not want to rush it and want to ensure we get a lot of input and reach people by different avenues. It will be a major project for us for the next year or two.
- Commissioner Poldrack inquired if the Planning Department is looking at any aspects of transportation.
- Mr. Tanner replied yes, the Master Thoroughfare Plan was updated a year ago.

- Commissioner Poldrack stated that the City has traffic issues. He thought the City looked at impact fees for roads and thoroughfares.
- Commissioner Parsons stated that the problem with these fees is that there is a one to two year delay before they become effective. There have been at least three submissions from the Water/Wastewater Impact Fee Task Force. What is occurring is that no other City in the area does impact fees on roads and thoroughfares and therefore, it is not a good idea. But if one examines the economic directions of us vs. some other districts in terms of growth, it is something that should really be a good return on investment plus people moving to the area are paying for those improvements. He stated that there is no movement on this issue and it is a mistake that will land us with more debt for folks to get upset over.
- Commissioner Poldrack replied that if the justification for not doing it is because no one else is doing it, he has a problem with that.
- Commissioner Parsons replied that he agrees but there was a giant fear that the fees would hurt development and people are still coming. If the City does not get progressive, it will be havoc.
- Chairperson Pavlovsky inquired of Mr. Kalkomey what his opinion is regarding the Comprehensive Plan.
- Mr. Kalkomey replied that it is definitely needed. We need to look at transportation routes, especially during the construction phase over the next three years. One big change is that many streets that we have now were not in the vision in the 1995 plan.
- Chairperson Pavlovsky inquired what we can do in the near future since the inner City areas are landlocked. We have discussed running streets parallel with US 59 but none of that area is being developed yet.
- Mr. Kalkomey stated that transportation needs to be reviewed. Is 4th Street a viable option to get to US 59? Would Mons Avenue need to be extended east? Graeber was meant to come south. We also need to look at standards with respect to turning lanes. Are right turn lanes needed in some areas? We currently have an issue with the Walgreen's at Brazos Town Center to reconfigure that intersection somewhat to better move traffic. There may be an additional street light put in at Spacek and Reading. Many streets need to be looked at and it takes money.
- Commissioner Parsons stated that impact fees for roads and thoroughfares do not have anything to do with existing streets. But, as we grow, there will be additions to those streets and if we borrow money to work on existing streets, we should have a means to address street development. He does not claim to be an expert in this area but the only way to determine if these proposed road fees are a positive or negative is through a consulting company. For water/wastewater impact fees, he believes we paid 200k for the consulting but have collected 2.5M in fees and those fears were eliminated.
- Councilor McConathy inquired when was the last time the Task Force presented this idea to City Council.
- Commissioner Parsons replied that it has been recommended three times in a row, the last time being sometime in 2012. The current Task Force wanted to gather more information before making this recommendation to City Council again.
- Mr. Kalkomey replied that most cities that have impact fees for roads and thoroughfares are all in north Texas and in zoned cities.
- Commissioner Poldrack stated that the idea of adding some kind of fee is going to chase off development is nonsense. They will continue to build.

Action Taken:

Chairperson Pavlovsky requested an Agenda item for the next meeting to revise the meeting date schedule from Wednesdays.

10. ANNOUNCEMENTS.

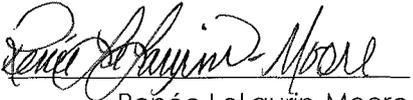
- Commissioner Poldrack addressed the Commission and stated that it was said at last night's City Council meeting that he had recanted his support of the Planning Commission's Resolution to continue Wednesday meetings. Commissioner Poldrack would like his fellow Commissioners to know, and the record to reflect, that he had no change of heart and would like to continue to

meet on Wednesdays.

- Commissioner Urbish also stated for the record that he continues to support the Planning Commission's Resolution despite what was said at last night's City Council meeting. He, too, has been misquoted as having recanted his support. That was not a true statement and if he had to vote again, his vote to keep meeting on Wednesdays would go unchanged.

11. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 6:44 p.m.


Renée LeLaurin-Moore
Secretary II