

MINUTES

REGULAR COUNCIL MEETING

MONDAY, MARCH 22ND, 1999

Time: 7:00 p. m.

Place: Council Chambers,

Richmond City Hall

Present: Mayor Greg Halsey-Brandt

Councillor Malcolm Brodie Councillor Lyn Greenhill Councillor Ken Johnston Councillor Kiichl Kumagai Councillor Bill McNulty

Councillor Corisande Percival-Smith

Councillor Harold Steves

City Clerk - J. Richard McKenna

Absent: Councillor Derek Dang

Call to Order: Mayor Greg Halsey-Brandt called the meeting to order at 7:00 p.m.

RES. NO. ITEM

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R99/6-1 It was MOVED and SECONDED

That:

(a) the Regular Council Meeting held on Monday, March 3th, 1999; and

(b) the Special Council Meeting (for the purpose of holding public hearings) held on Monday, March 15th, 1999,

be adopted as circulated.





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2.

AGENDA ADDITIONS & DELETIONS

R99/6-2

It was MOVED and SECONDED

That the report (dated March 16th, 1999, from the City Solicitor), regarding the Proposal of BC Packers For The Use Of A Master Development Plan, be added to the Council agenda as an additional item.

CARRIED

PRESENTATION

Ms. Bridget Zacharias, BC Hydro Account Manager, spoke about Richmond's participation in the Power Smart Program since its inception ten years ago, and about the different ways which the City had found to save energy. She then presented the 1998 Power Smart Business Excellence Award to Mayor Greg Halsey-Brandt on behalf of the City.

COMMITTEE OF THE WHOLE

R99/6-3

2. It was MOVED and SECONDED

That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).

CARRIED

- Delegations from the floor on Agenda items.
 - (a) Item No. 20 Rehabilitation Centre at 10411 Odlin Road

Mr. Jan W. Knap, of 10420 Odlin Road, Willie S. Chan, 4117 Bryson Place, and Satya Lal, 10431 Odlin Road, representing the residents of the Crestwood and Crimson Estate areas, voiced strong opposition to the proposed location of the facility at 10411 Odlin Road. He then presented a petition signed by 564 residents who were opposed to the establishment of this facility at that location, as well a petition signed by 48 parents of children attending Tomsett Elementary School, who were also in opposition to the proposal.

Mr Lal spoke about further about (I) the proposed rehabilitation centre, (ii) whether or not the City had the right to make a decision on the location of this facility, (iii) the impact which the location of this facility could have on the neighbourhood, and (iv) the



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community health care regulations and the criteria which determined the location of the facility. He concluded by urging Council to assist with relocating the facility to another site.

Mr. Chan then spoke about the support of the residents to have the facility relocated to another area because of its close proximity to the school and park in the area, if it was located at 10411 Odlin Road.

Mr. Steve Wong, of 4151 Hall Place, provided additional information on the population and culture of the neighbourhood and on the difficulties which many of the residents had in adapting to their new environment. Mr. Wong also voiced concern about the lack of consultation about this proposal, and he stated that the proposed location of the facility at 10411 Odlin Road was inappropriate for the area.

In closing the presentation, Mr. Knap provided additional information on (I) the definition of 'recovery homes' as compared to 'group homes', (ii) the criteria which clients of each type of facility were required to meet, and (iii) the criteria for the location of such facilities.

Mr. Ed Sas, Program Director, Western Steps to Recovery (dba. Turning Point Richmond), 10771 Mortfield Road, provided information on the Tu.ning Point organization, and on the nature of the rehabilitation centre which was proposed.

The resident of #31 – Bryson Court, advised that he supported a recovery home but in a location other than Crestwood Estates. He then outlined a number of concerns which he had regarding the location of the facility on Odlin Road, including the impact which this facility could have on property values.

Annie Lee, of 10268 Hall Avenue, voiced her opposition to the location of a recovery home for alcoholic and drug addicts in Crestwood Estates. She expressed concern for the safety and security of the residents if such a facility should locate in the area.

Greg Wong, of 4011 Fisher Drive, spoke about the clientele who would reside in the recovery facility and about the negative impact which they could have on the neighbourhood.



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Iris Tam, of 4760 Fisher Drive, voiced concern for the safety of area children if a rehabilitation facility were to be established in the neighbourhood.

Michael Lee, of 10623 Hall Avenue, spoke about the quiet and peaceful residential neighbourhood in which his family and he resided, and he expressed concern about the possibility that this lifestyle would be changed forever with the establishment of the recovery home. He urged Council to do everything within its power to assist with the relocation of the facility to another site.

Dorothy Lee, of 7470 Fisher Drive, also expressed concern for the safety of area children if the recovery facility was located in the area.

Gloria Chang, of 4751 Fisher Drive, spoke about the positive growth and improvement which had occurred in the Crimson area during the past six years of her residence. She advised that while she supported the concept and philosophy of a recovery house, she disagreed with the location of such a facility within a residential area. Mrs. Chang voiced concern for the safety of children, senior citizens and other area residents.

Letty Lau, of 10246 Haynes Court, also spoke about the peaceful environment and family orientation of the area, and she expressed concern about the location of the recovery home adjacent to her home, and in the middle of a residential neighbourhood.

Ronnie Fong, of 4616 Fisher Place, suggested that the many speakers and those in the galley indicated a large majority of residents were opposed to the proposed recovery home, and he urged Council to take the necessary action to relocate the facility to another area.





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It was MOVED and SECONDED

- (1) That staff review and clarify the process which area residents should follow to appeal the decision to locate the proposed rehabilitation centre at 10411 Odlin Road.
- (2) That City staff contact the Vancouver-Richmond Health Board, the delegation, and representatives of The Western Steps to Recovery Society to ensure that all parties are aware of all of the issues raised, and that staff discuss with the latter, the impact which a relocation of the facility would have on clients of the facility and on ownership of the subject property.
- (3) That the existing City policy on group home locations and criteria be reviewed with the Ministry of Children and Family Services and with the Ministry of Health, and that as part of this review, that staff report on the procedure to be followed to ensure that the City is kept better informed on any future group home and rehabilitation facility which are proposed for location in the City.

CARRIED

The Council meeting, sitting as Committee of the Whole, recessed at 8:43 p.m., and reconvened at 8:47 p.m.

(b) Item No. 5 - Business Regulation Bylaw Amendment

Bob Ghirra, the owner of the Riverside Banquet Hall, spoke about the proposed amendment to the Business Regulation Bylaw relating to social gathering businesses, and in particular to 'rave parties'. He said that the proposed amendment was unreasonable and would have a serious impact on his business. A copy of his submission is on file in the City Clerk's Office.

Salim Laconi, 34 East 35th Avenue, Vancouver, and a rave promoter, addressed the issues raised during the discussion with the previous speaker, including such concerns as (i) insufficient parking in the area, (ii) promotion of the events and whether or not it was feasible to control event patrons, (iii) the availability of the



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police, and (iv) the perception of young people in general that the City was not interested in them.

Daniel Sabina, 1465 West 15th Avenue, Vancouver, provided information on his experience with 'rave parties', and on the lighting and sound services which his business provided to the promoters of rave parties. He also spoke about the improvements which could be made to sound systems to ensure that the music was muffled and did not exceed specific decibel levels. Mr. Sabina stated that the individuals present this evening were in attendance to seek solutions to the problems being experienced, rather than being antagonistic or confrontational. He urged Council to support the rave parties because of the many entrepreneurial opportunities which these events provided to youth.

David Primack, of 1037 East 8th Avenue, Vancouver, spoke in favour of 'rave parties' and on the need to have safe locations in which to hold such events, as were offered at the Riverside Banquet Hall. He also spoke about the impact that the proposed amendment would have on the holding of future rave parties, and he questioned how adoption of such an amendment would benafit the City.

Mike Chase, a business major at Simon Fraser University, and his business partner. Mike Robinson, of 2120 First Avenue, Vancouver, stated that the proposed amendment would have a major detrimental effect on the financial future on his business, and would jeopardize the financial investment which he had in his company. He stated that the revenue generated for his company from the promotion of rave party events helped to finance his education. Mr Robertson spoke about the timing of rave parties in relation to the proposed closing time, and he suggested that increased problems resulting from the closure would result in an He suggested that a legitimate. increase in policing costs properly zoned building, such as the one provided at the Riverside facility, would help to alleviate the situation. Mr Chase spoke further on the issue of safety and on the security provided at these events



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Ali Sadey, of 923 Stewart Avenue, Coquitlam, circulated information on a rave party to be held in Richmond in two weeks time. He provided information on the party and he questioned whether he would be able to proceed with the event if the bylaw amendment proceeded this evening. He voiced concern about the financial impact which this proposed amendment would have on his business.

The owner of 1211 Valmont Way, provided information on (i) the garbage which was left by patrons of rave parties at the Riverside facility, (ii) the unsavory situations which occurred in the parking lot while the rare parties were taking place, and (iii) the steps which he was being forced to take to keep rave party patrons off his property.

Hazim Verani, 1465 West 12th Avenue, Vancouver, offered to pay for the gate which the previous speaker had indicated that he was forced to install to keep rave party patrons out of his property. Mr. Verani then spoke about rave parties, and the process which the patrons were required to follow in order to enter the event. He urged Council to give the business owners and promoters the opportunity to address the issues being raised this evening.

Clarence O'Neil, a resident of River Road, voiced support for the rave parties, and he suggested that if the rave party event was to be closed down between 3:00 a.m. and 6:00 a.m. then the sawmill in South Vancouver, which he felt generated the same decibel of noise as rave parties should also be closed. He spoke further on the concerns raised by the owner of the property on Valmont Way, and suggested that they could be dealt with in a positive manner.

Councillor Percival-Smith, in accordance with Section 231 of the Municipal Act, declared that she was in a potential conflict of interest because she owned shares in Petro-Canada, and she then left the meeting (10:20 p.m.)





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(c) Item No. 14(B) - Application for Rezoning - Petro-Canada

Mr. Dale Yahn, representing Petro-Canada, addressed the concerns raised in the previous rezoning application for 7980 Williams Road. In closing, he urged Council to give first reading to the proposed zoning amendment bylaw.

R99/6-5 4. It was MOVED and SECONDED

That Committee rise and report (10:25 p.m.).

CARRIED

COUNCIL IN-CAMERA

5 BUSINESS REGULATION BYLAW AMENDMENT

(Report: Mar. 15/99; File No.: B/L 6953)

R99/6-6

It was MOVED and SECONDED

That the report (dated March 15th, 1999, from the Chief Administrative Officer), regarding the proposed amendment to the Business Regulation Bylaw, be referred to a special meeting of the General Purposes Committee to review the concerns expressed by the RCMP and local property owners in light of the responses provided by the 'rave party' promoters, with a view to arriving at a solution satisfactory to all parties.

Prior to the question being called, direction was given:

- (a) that discussions be held with the owners of the Riverside Banquet Hall, the RCMP, representatives of the City Permits Section, and the owners of properties located adjacent to the Riverside facility, to address the concerns and issues raised, and to examine further, the promises made by certain promoters to address the concerns raised by the owner of the building at 1211 Valmont Way, in an effort to resolve the matter satisfactorily;
- (b) that staff ensure that the General Purposes Committee meeting at which this matter would be addressed, be fully advertised, and that the matter be the only item on the agenda to allow a full discussion with the stakeholders; and





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(c) that staff, in conjunction with the proponents, examine the feasibility of requiring the provision of outside security and bonding by the promoter, as well as re-addressing the noise issue.

The question on Resolution No. R99/6-6, was then called, and it was CARRIED.

6 APPOINTMENTS TO THE ADVISORY DESIGN PANEL

(Recommendation forwarded from the Council In-Camera meeting.) (File No : 0100-20-DESI1-01)

R99/6-7

It was MOVED and SECONDED

That the following people be appointed to the Richmond Advisory Design Panel until December 31, 2000

Mr. Rick Ilich Ms. Aileen Cormack

Mr. Randy Hillaby Ms. Nancy Skipwith McLean

Mr. Nadim Halabi Mr. Andrew Rozen

CARRIED

COMMUNITY SERVICES COMMITTEE -

Mayor Greg Halsey-Brandt, Chair

R99/6-8 7 It was MOVED and SECONDED

That the minutes of the Community Services Committee meeting held on Tuesday, March 9th, 1999 be received for information.

CARRIED

8 SPORTS COUNCIL

(Report: Mar. 15/99; File No. 7140-01)

R99/6-9

It was MOVED and SECONDED

- (1) That staff's use of the Sports Council report (dated April 10, 1997) on the status of current and future sport facility needs as a reference guide, be endorsed;
- (2) That a letter be sent by the Mayor, on behalf of Council, thanking the Sports Council for their continued efforts on behalf of the sporting community;





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- (3) That the report (dated February 12th, 1999, from the Director of Parks) on the status of the Richmond Sports Council, be received for information;
- (4) That the Sports Council be asked to assist with the business plan for the construction of sports facilities on the 20 acre City-owned Riverport site; and
- (5) That Councillor McNulty be appointed as Council Liaison to the Richmond Sports Council until the Inaugural Meeting on December 6th, 1999.

CARRIED

9. DOGS OFF LEASH PILOT PROGRAM

(Report: Mar. 1/98; File No : 0100-20-DADVI)

R99/6-10

It was MOVED and SECONDED

- (1) That a pilot project be approved at six community parks where "off leash" areas for dogs can be tested (as outlined in option 2 of the report dated March 1st, 1999 from the Director of Parks), following the adoption of an appropriate amendment to the Pound and Dog Licencing Bylaw;
- (2) That staff bring forward an amendment to subsection 11B of the Pound and Dog Licencing Bylaw dealing with "Keeping Your Dog on a Leash" to state "Any owner of a dog must keep the dog on a leash at all times except where officially posted or unless specifically exempted from this requirement by section 11C";
- (3) That staff post detailed information signage in the affected pilot park sites and implement a community education campaign to residents neighbouring the proposed pilot areas
- (4) That staff report to Council in January, 2000 assessing the pilot project and giving recommendations for its future.

CARRIED

R99/6-11

It was MOVED and SECONDED

That the Council Meeting proceed beyond 11:00 p.m. (10:58 p.m.)



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RES. NO. ITEM 11.

10 GENERIC OPERATING AGREEMENT WITH COMMUNITY ORGANIZATIONS

(Report: Feb. 18/98; File No.: 1000-01)

R99/6-12

It was MOVED and SECONDED

- (1) That the Preamble and Generic Operating Agreement (attached to the report dated February 18th, 1999 from the Director, Recreation & Cultural Services) serve as the basis for negotiating operating agreements with the Community Organizations.
- (2) That staff begin negotiating with the Community Organizations on separate agreements after serving the appropriate termination notice.
- (3) That the City serve the required six months termination notice to the Richmond Arenas Community Association and Thompson Community Association and begin negotiating a new agreement with these Associations.

CARRIED

GENERAL PURPOSES COMMITTEE -Mayor Greg Halsey-Brandt, Chair

R99/6-13

11 It was MOVED and SECONDED

That the minutes of the General Purposes Committee meeting held on Monday, March 15th, 1999 be received for information.

CARRIED

12 PROPOSED PROVINCIAL ELECTORAL BOUNDARY CHANGES WITHIN THE CITY

(Report: Mar. 8/99; File No. 0150-20-EBOU1)

R99/6-14

It was MOVED and SECONDED

That the BC Electoral Boundaries Commission be advised that the City has no objections to the proposed rebalancing of the provincial electoral boundaries as outlined in the "Report to the Legislative Assembly of British Columbia", dated December 3, 1998.

CARRIED





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RES. NO. ITEM 12.

PLANNING COMMITTEE -

Councillor Corisande Percival-Smith, Chair

R99/6-15 13. It was MOVED and SECONDED

That the minutes of the Planning Committee meeting held on Tuesday, March 16th, 1999, be received for information.

CARRIED

14. APPLICATIONS FOR REZONING -

STEVESTON (UNIT 284) HOLDINGS LIMITED

(RZ 98-153644 - Report: Feb. 25/99; File No. B/L 6988)

R99/6-16 It was MOVED and SECONDED

That Bylaw No. 6988, for the rezoning of 11860 No. 1 Road and part of 11820 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Townhouse and Apartment District (R3)", be introduced and given first reading.

CARRIED

Councillor Percival-Smith, in accordance with Section 231 of the Municipal Act, declared that she was in a potential conflict of interest because she owned shares in Petro-Canada, and she then left the meeting (11:02 p.m.).

PETRO-CANADA

(RZ 97-118165 - Report: Mar. 8/99; File No. B/L No. 6852)

R99/6-17 It was MOVED and SECONDED

That Bylaw No. 6852, for the rezoning of 7980 Williams Road from "Service Station District (G2)" to "Comprehensive Development District (CD/81", be introduced and given first reading CARRIED

OPPOSED Clir Steves

Councillor Percival-Smith returned to the meeting (11 03 p m)



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13.

15 APPLICATION FOR A TWO YEAR EXTENSION TO A TEMPORARY INDUSTRIAL USE PERMIT - BERNARD J. SMITH AND LINDA R. GAGNO

(TU 97-116328 - Report: Feb. 22/99; File No.: TU 97-116328)

R99/6-18

It was MOVED and SECONDED

That the following recommendation be forwarded to the April 12th, 1999 regular Council meeting:

"That Temporary Industrial Use Permit 97-116328 issued to Bernard J. Smith and Linda R. Gagno for property at 1999 Savage Road be renewed only for a two year period to expire on April 28, 2001".

CARRIED

APPLICATION FOR A STRATA TITLE CONVERSION OF THE EXISTING BUILDINGS AT 4540 AND 4600 NO. 3 ROAD - HAZELBRIDGE DEVELOPMENT CORPORATION

(SC 98-153976 - Report: Feb. 26/99; File No.: SC 98-153976)

R99/6-19

It was MOVED and SECONDED

That the application for a Strata Title Conversion by Hazelbridge Development Corporation for the existing buildings located at 4540 and 4600 No. 3 Road be approved on fulfillment of the following conditions:

- Payment of all City utility charges and property taxes up to and including the year 1999;
- (2) Registration of a covenant acceptable to the City ensuring that all but 12 off-street parking spaces remain as common property to the strata corporation; and
- (3) Submission of appropriate plans and documents for execution by the Mayor and City Clerk within 180 days of the date of this resolution.



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14.

17 ADVISORY COMMITTEE ON THE ENVIRONMENT (ACE)
PARTICIPATION IN THE FRASER RIVER HARBOUR COMMISSION
(FRHC) LAND USE

(Date: March 8th, 1999; File No. 4060-06)

R99/6-20

It was MOVED and SECONDED

That the Advisory Committee on the Environment (ACE) be authorized to participate in:

- the Fraser River Harbour Commission's (FRHC) land use planning process, on a referral basis, (as outlined in the report dated March 8th, 1999 from the Manager of Land Use); and
- (2) the North Fraser Harbour Commission's (NFHC) land use planning process and committee.

CARRIED

18. PROPOSED REDEVELOPMENT OF THE AREA BOUNDED BY NO. 3
ROAD, SEA ISLAND WAY, SEXSMITH ROAD, AND CAPSTAN WAY
BY SUN TECH CITY

(Report: Mar. 5/99; File No.: 4045-20-10-01)

R99/6-21

It was MOVED and SECONDED

That issues related to Sun Tech Development Corp.'s proposed development be addressed through the City's rezoning and development review processes (in conformance with the approved planning approach set out in the report to Planning Committee presented on June 2, 1998).

CARRIED

DEVELOPMENT PERMIT PANEL

R99/6-22 19 It was MOVED and SECONDED

- (1) That the minutes and the Chair's report for the Development Permit Panel meeting held on Wednesday, March 10th, 1999, be received for information.
- (2) That the recommendations of the Panel to authorize the issuance of Development Permits for the properties at:



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- 8580 No. 5 Road (DP 98-152844); and (a)
- (b) 6388 River Road (DP 98-153700);

be endorsed, and the Permits so issued.

CARRIED

URBAN DEVELOPMENT DIVISION

20 REHABILITATION CENTRE AT 10411 ODLIN ROAD

(Report: Mar. 17/99; File No.: 4057-03)

R99/6-23

It was MOVED and SECONDED

That the report (dated March 17th, 1999 from the General Manager, Urban Development), regarding the Rehabilitation Centre at 10411 Odlin Road, be received for information, and that staff review the existing City policy relating to community health care facilities.

CARRIED

21 APPLICATION FOR REZONING - RICHMOND CHRISTIAN SCHOOL ASSOCIATION

(RZ 98-144163 - Report: Mar. 15/99; File No.: B/L 6999

R99/6-24

It was MOVED and SECONDED

That Bylaw No. 6999, for the rezoning of the westerly 110 m (361 ft.) of 10260 No. 5 Road from "Agricultural District (AG1)" to "Assembly District (ASY)", be introduced and given first reading.

CARRIED

COMMUNITY SERVICES DIVISION

DISBANDING OF COMMUNITY BEAUTIFICATION ADVISORY 22 COMMITTEE

(Report: Mar 15/99, File No 0100-20-CBADI)

R99/6-25

It was MOVED and SECONDED

That the Community Beautification (Programs and Civic Initiatives) Advisory Committee be disbanded.





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RES. NO. ITEM 16.

FINANCE & CORPORATE SERVICES DIVISION

23 ROAD EXCHANGE AT 3740 CHATHAM STREET (BYLAW NO. 6990)

(Report: Mar. 16/99; File No.: B/L 6990)

R99/6-26 It was MOVED and SECONDED

That Bylaw No. 6990, which authorizes a road exchange at 3740 Chatham Street, be introduced and given first, second and third readings.

CARRIED

23A PROPOSAL OF BC PACKERS FOR THE USE OF A MASTER DEVELOPMENT PLAN

(Report: Mar. 16/99; File No.: RZ98-153805)

R99/6-27 It was MOVED and SECONDED

That the proposal of BC Packers for the use of a Master Development Permit BE REJECTED, and that BC Packers examine

other alternatives to phase their development.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

R99/6-28 24 It was MOVED and SECONDED

That Council resolve into Committee of the Whole to hear delegations on non-agenda items (11:21 p.m.).

CARRIED

Mr. Bill Magri, Chair, RCMP Auxiliary Unit, accompanied by Mr. Fred Archer, spoke about the disarming of auxiliary police officers and the resulting risks these constables would face in the event of an emergency situation. A copy of his report is on file in the City Clerk's office.

R99/6-29 It was MOVED and SECONDED

- (1) That a letter be sent to Assistant Commissioner Murray
 Johnston of "E" Division of the RCMP:
 - (a) outlining the City concerns about the disarming of auxiliary police officers;



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(b) requesting a meeting with City Council to discuss this issue:

and that a copy of the submission from the Citizen's Advisory Committee on Policing on this matter be attached.

- (2) That copies of the letter to "E" Division be sent:
 - (a) to Attorney General Ujjal Dosanjh, and that such letter express concern about the impending April 5th, 1999 deadline:
 - (b) to the Union of British Columbia Municipalities.

CARRIED

R99/6-30 25. It was MOVED and SECONDED

That Committee rise and report (11:45 p.m.).

CARRIED

RATIFICATION OF COMMITTEE ACTION

R99/6-31

It was MOVED and SECONDED

That Council ratify the action of the Committee of the Whole in directing:

- (1) That a letter be sent to Assistant Commissioner Murray Johnston of "E" Division of the RCMP:
 - (a) outlining the City concerns about the disarming of auxiliary police officers;
 - (b) requesting a meeting with City Council to discuss this issue:

and that a copy of the submission from the Citizen's Advisory Committee on Policing on this matter be attached.

(2) That copies of the letter to "E" Division be sent:



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- (a) to Attorney General Ujjal Dosanjh, and that such letter express concern about the impending April 5th, 1999 deadline;
- (b) to the Union of British Columbia Municipalities.

CARRIED

BYLAWS FOR ADOPTION

R99/6-32

It was MOVED and SECONDED

That the following bylaws be adopted:

1999 Capital Reserve Fund Expenditure Bylaw No. 6991

1999 Development Cost Charges Reserve Fund Expenditure Bylaw No. 6992

1999 Equipment Reserve Fund Expenditure Bylaw No. 6993

1999 Sanitary Sewer Lateral Replacement Construction Reserve Fund Expenditure Bylaw No. 6994

1999 Watermain Replacement Reserve Fund Expenditure Bylaw No. 6995

1999-2003 Capital Expenditure Program Bylaw No. 6996.

CARRIED

ADJOURNMENT

R99/6-33

It was MOVED and SECONDED

That the meeting adjourn (11:46 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular Meeting of the Council of the City of Richmond held on Monday. March 22nd, 1999

v Clerk (J. Richard McKenna)

layor (Greg Halsey Brandt)