



## SMYRNA MUNICIPAL PLANNING COMMISSION

### MEETING MINUTES OCTOBER 3, 2024

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, October 3, 2024 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Councilman Tim Morrell and the Pledge of Allegiance was led by Matthew Carver.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Marc Adkins, Vice-Mayor; Matthew Carver; Amy Wise; Miranda Swift

Absent: Salena Scott; Charles Scurr, PhD

Staff: Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town

Present: Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Scott Byers, Fire Dept. Captain; Charles King, Engineer; Mark Parker, Assistant Director of Utilities

1. Citizens' Comments:

*"The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing".*

2. Minutes:

- a. Approval of Minutes of the September 5, 2024 meeting, September 10 and September 26, 2024 Special Called meetings.

Motion by Amy Wise, seconded by Matthew Carver to approve the Minutes from the September 5, 2024, September 10, 2024, and September 26, 2024 meetings.

**Vote:** 5 - 0 Passed - Unanimously

3. Old Business:

a. Annexation, Zoning, and Plan of Service Request:

1. Joe Haddix - Requested to be deferred three months  
Bill France Road & Interstate 840  
Annexation & I-2, C-2, & R-3 Zoning Request

An Annexation & PRD Zoning request was submitted for Bill France Road & I-840. This property can be further referenced by Rutherford County Tax Map: 11, Parcels: 5.00, 6.00, & 9.01, is comprised of 818.3 acres, and is zoned RM. The surrounding zoning is RM in Rutherford County. The Land Use Plan for the area is the 840 Gateway character area along 840, which would support hospitality, restaurant, retail, high density residential, and industrial/warehousing uses. The eastern portion of the requested area is Mixed Industrial, which would support industrial and warehousing uses. The Major Thoroughfare Plan designates Bill France Road as a Principal Arterial. The Plan also shows a future Minor Arterial connecting Bill France Road to Hickory Grove Road and eventually to Jefferson Pike. Development of these properties would require dedication of right-of-way and construction of this improvement. The following staff comments were made:

1. Sewer will not exist until the Fall Creek trunk line is in place. This will be approximately 2 years at a minimum.
2. This would require either a noncontiguous annexation or the annexation of several miles of existing County and State road right-of-way. The amount of right-of-way required to be annexed to create continuity would be 1 mile of W. Jefferson Pike and .9 mile of Bill France Road, which are State roads, and 4.2 miles of Mona Road, .8 mile of Allen Barrett Road, and 2.2 miles of Powell's Chapel Road, which are County roads. All distances are approximate. A noncontiguous annexation would require an interlocal agreement between the Town of Smyrna and Rutherford County with regards to emergency response and road maintenance for the area between the existing Town limits and the newly annexed area.
3. Staff is concerned that a portion of the requested area may not be located within Rutherford County. In discussions with Rutherford County staff, there is not a reliable map of the County boundary in this area. Staff is aware of efforts to better define this boundary.
4. CUD's existing infrastructure is NOT adequate to meet any fire flow requirements for this development. The applicant should consult CUD for instructions on submittals and any related information regarding the possibility of any future improvements of the associated area.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to defer until the January 2025 Planning Commission meeting.

**Vote: 5 - 0 Passed - Unanimously**

b. Rezoning Request:

1. Janet Ibrahim Nasef  
Rocky Fork Road  
Rezoning R-3 with ESO to PRD with ESO

A Rezoning R-3 with ESO to PRD with ESO was submitted on Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 73.03, is zoned R-3 w/ESO, and is comprised of 2.1 acres. The surrounding zoning is R-3 and PUD (Addition to Villages of Valley Green). The Land Use Plan designates this property as the 24 Gateway Character Area which would support a mixture of uses and services that are both local and regional in scale. Hospitality, retail, restaurant, and multifamily uses are particularly appropriate for this area. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans. The

requested PRD is for 5 duplexes/10 units. The following staff comments were made:

1. The required minimum fire flow is 1,000 GPM at 20 PSI. This will increase if the building square footage is over 3,600 total for everything under roof.
2. A sewer easement will be required to be obtained through Addition to Village of Valley Green, Phase 3 to serve this development with the proposed sewer alignment. Please provide documentation of this easement, including permission from the property owner for construction before a site plan can be considered.
3. The landscaping, lighting, buffering, and screening plans are required to comply with Section 5.059 of the Zoning Ordinance and would be reviewed in detail with the submittal of the site plan if the rezoning is approved.

At this time, Councilman Tim Morrell acknowledged Chet Rhodes with Rhodes Engineering to speak regarding this request.

Motion by Matthew Carver, seconded by Miranda Swift to recommend approval to the Town Council the R-3 with ESO to PRD with ESO rezoning request for Tax Map: 33, Parcel: 73.03 to include architectural elevations of brick and stone on the 1st floor, and with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

4. New Business:

a. Rezoning Request:

1. Josh Newman  
308-330 Chicken Pike  
Rezoning R-1 to R-4

An R-1 to R-4 rezoning request was submitted for 308-330 Chicken Pike. This property can be further referenced by Rutherford County Tax Map: 49G, Group: F, Parcels: 1.00, 2.00, 3.00, 4.00, 5.00, and 6.00, is zoned R-1, and is comprised of 5.00 acres. The surrounding zoning is R-1 and PRD (Cantrell Farms) in Town and RM in Rutherford County. The Land Use Plan would support Medium Density Single Family Residential development in this area. The Major Thoroughfare Plan designates Old Nashville Highway as a minor arterial, and adequate right-of-way exists for this street. Chicken Pike is designated a collector on the Major Thoroughfare Plan, but not the portion that fronts the parcels that are a part of this request. The following staff comments were made:

1. Each of the requested parcels has an existing duplex on it. These appear to have been built in 1983-84, and the area was annexed into Smyrna in 1992. As such, they are legally nonconforming within the R-1 district.
2. CUD has an existing 6" water main along Chicken Pike to serve the rezoned property.
3. CUD's existing infrastructure should be adequate to meet 1,000 GPM flow requirements in this vicinity.
4. Once available, submit full set of plans directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comment.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to recommend approval to the Town Council the R-1 to R-4 rezoning request for 308-330 Chicken Pike with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

b. Sketch Plat:

1. Rocky Fork Road  
2302 Rocky Fork Road  
Owner / Developer: Kepley Properties, LLC

A Sketch Plat was submitted for Rocky Fork Road located at 2302 Rocky Fork Road. This property can be further referenced by Rutherford County Tax Map: 33, Parcel: 44.01, is comprised of 3.46 acres, is zoned R-1 with ESO, and consists of 3 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. The Major Thoroughfare Plan designates Rocky Fork Road as a collector. The required minimum right-of-way for this road is 30' from the centerline. Adequate right-of-way dedication has been shown on the plans.
5. The required minimum fireflow is 1,000 GPM @ 20 PSI. If the total house square footage under roof exceeds 3,600 sq. ft., the minimum fire flow will increase.
6. Grinder pumps will be needed for the connection to the sewer main.
7. All required utility easements to serve Lot 3 are required to be outside of the access easement.
8. The legal documents establishing the easement and ensuring maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.

Motion by Matthew Carver, seconded by Amy Wise to approve the Sketch Plat for Rocky Fork Road with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

c. Preliminary Plats:

1. Vintage Smyrna Block 2  
Needham Drive/White Birch Avenue/Carriage House Drive  
Owner /Developer: Vester Waldron Family Limited Partnership / TDK Construction Company

A Preliminary Plat was submitted for Vintage Block 2 located at Needham Drive/White Birch Avenue/Carriage House Drive. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 44.07, is comprised of 19.01 acres, is zoned PRD, and consists of 1 lot. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required. Currently the project only has a mass grading permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Carriage House Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way dedication is shown on

the plans as well as the construction of the road.

6. An ARAP will be required for the bridge on Carriage House Drive and for the utilities crossing for Harts Branch.
7. Submit roadway lighting plans.

Motion by Amy Wise, seconded by Miranda Swift to approve the Preliminary Plat for Vintage Smyrna Block 2 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

d. Final Plats:

1. Spring Branch, Phase I  
602 & 604 Rock Springs Road  
Owner / Developer: Green Trails

A Final Plat was submitted for Spring Branch, Phase 1 located at 602 & 604 Rock Springs Road. This property can be further referenced by Rutherford County Tax Map: 28, Part of Parcel: 31.01, is zoned PRD, is comprised of 16.05 acres, and consist of 1 lot. The Major Thoroughfare Plan designates Rock Springs Road as a collector. The required minimum right-of-way for this road is 30' from the centerline, and adequate right-of-way dedication is shown to be dedicated on the plat. The following staff comment was made:

1. Signs will require a separate permit.

Motion by Vice-Mayor Marc Adkins, seconded by Matthew Carver to approve the Final Plat for Spring Branch, Phase 1 with the above listed staff comment.

**Vote:** 5 - 0 Passed - Unanimously

2. The Courtyards at Stewarts Creek, Phase I  
Rocky Fork Almaville Road  
Owner / Developer: Epcon Communities

A Final Plat was submitted for The Courtyards at Stewarts Creek, Phase 1 located on Rocky Fork Almaville Road. This property can be further referenced by Rutherford County Tax Map: 54, p/o Parcel: 8.05, is zoned PRD, is comprised of 8.13 acres, and consists of 14 lots. The Major Thoroughfare Plan designates Rocky Fork Almaville Road as a minor arterial. The required minimum right-of-way for this road is 40' from the centerline, and adequate right-of-way dedication is shown to be dedicated on the plat. The following staff comments were made:

1. Submit plat directly to [CUDengineering@cudrc.com](mailto:CUDengineering@ cudrc.com) for further review and comments.
2. Water line construction must be completed and accepted by CUDRC before signature of final plat.
3. Signs will require a separate permit.

Motion by Miranda Swift, seconded by Amy Wise to approve the Final Plat for The Courtyards at Stewarts Creek, Phase 1 with the above listed staff comments.

**Vote:** 4 - 0 Passed

Other: Vice-Mayor Marc Adkins (ABSTAIN)

e. Site Plans:

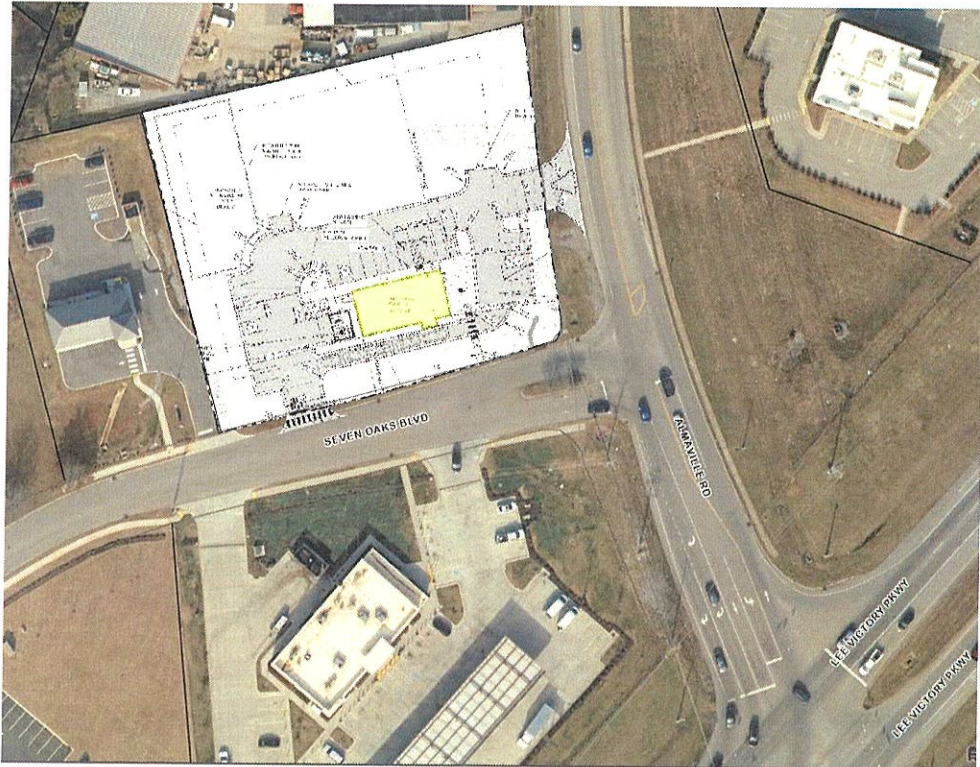
1. Chipotle Seven Oaks  
 Seven Oaks Blvd. & Almaville Road  
 Owner / Developer: CSC Properties, LLC

<b>Location:</b> Intersection of Almaville Rd. & Seven Oaks Blvd.	<b>Applicant:</b> CSC Properties
<b>Tax Map/Group/Parcel:</b> 50L/A/7.00	<b>Property Owner(s):</b> Bob Parks
<b>Zoning:</b> C-2	<b>Use Classification:</b> Restaurant

Proposal

**A. Location Analysis**

Chipotle is proposing the second location within Smyrna on the northwestern quadrant of the intersection of Almaville Road and Seven Oaks Boulevard. The parcel is approximately 1.5 acres; Chipotle is proposing to use the southern half of the parcel and leave the northern half available for future development. A drive-thru is shown on the southern side of the building with stacking for approximately 5 vehicles.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	0.43 Acres
<b>Square Footage of Open Space/Landscaping</b>	1,880 SF	1,880 SF
<b>Total Parking</b>	24 Spaces	26 Spaces
<b>Handicapped Parking Space(s)</b>	2 Spaces	2 Spaces

**B. Landscaping**

Landscape plan shows a mixture of trees and shrubs lining both road frontages. Additional landscaping is shown in landscape islands within the site.

**C. Design Review**

Architectural elevations show the building to be finished with a mixture of brick, glass/glazing and EIFS. All four wall elevations are shown to have at least 75% primary materials to meet Design Review.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permit.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Almaville Road as a minor arterial with a required minimum right-of-way of 40' from the centerline of the road. Seven Oaks Boulevard is designated as a collector with a required minimum right-of-way of 30' from the centerline of the road. Adequate right-of-way exists for Almaville Road, but a small area of right-of-way dedication should be shown and also created via a revised plat along Seven Oaks Boulevard so that the sidewalk is located completely within the public right-of-way.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Provide water/sewer construction plans.
8. The foundation of the building must be staked by a registered land surveyor showing the distance from the property line along Seven Oaks Boulevard prior to a foundation inspection due to the extremely close proximity of the building to the minimum building setback line.

**Staff Comments:**

1. Provide dumpster enclosure details and elevations.
2. Show a sidewalk along Almaville Road connecting to the sidewalk on Seven Oaks Boulevard.
3. Change the public utility easement to a minimum of 20' wide and extend the 8" gravity sewer line within the easement to the future development area of this parcel. This easement should be shown on the final plat.
4. A final plat shall be submitted to staff for review and recorded with the Register of Deeds prior to issuance of a building permit.

**Staff Recommendation:** Staff recommends approval with the above listed comments.

Motion by Miranda Swift, seconded by Matthew Carver to approve the Site Plan for Chipotle Seven Oaks with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

2. Double 7 Airport Hangar  
Doug Warpoole Road/Kitty Hawk Drive  
Owner / Developer: D7-5, LLC

<b>Location:</b> 1001 Kitty Hawk Drive	<b>Applicant:</b> Double Seven/Fourteen Foods
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<b>Tax Map/Part of Parcel:</b> 19/31.00	<b>Property Owner(s):</b> Smyrna/Rutherford County Airport Authority
<b>Zoning:</b> A-1	<b>Use Classification:</b> Hangar

Proposal

**A. Location Analysis**

Fourteen Foods is proposing to develop a 17,236 square foot airport hangar near the corner of Kitty Hawk Drive and Doug Warpole Road. Access to the site would be provided via a single ingress/egress and one exit only, both located off of Kitty Hawk Drive. The hangar would be located in an area with similarly sized hangars on both sides of the proposed building.



**Development Standards**

	Required	Proposed
Total Parking	17 Spaces	17 Spaces
Handicapped Parking Space(s)	1 Space	1 Space

**B. Landscaping**

Landscaping is not a requirement on airport property, thus, no landscaping is shown for this development.

**C. Design Review**

Architectural elevations show the building to be finished entirely with metal siding. Metal siding as shown does not meet Design Review requirements, however, metal hangars have been previously approved for development in the past and it is consistent with the other hangars on site.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.

4. Signs will require a separate permit.
5. The required minimum fire flow is 1,000 GPM at 20 PSI residual.
6. Provide a set of water/sewer construction plans.

**Staff Comments:**

1. Exterior walls located less than 30 feet from a lot line or public way shall have a fire resistance rating of not less than 2 hours (IBC 412.3.1).
2. It appears that a property line extends through the proposed building on the northern side. The required minimum side setback in the A-1 district is 25'. This building would be in violation of the Zoning Ordinance as shown. Please provide a final plat showing either a removal of the existing lot line or new lot line for the building to meet setback requirements. This plat must be recorded prior to issuance of a building permit.
3. A fire hydrant will be needed on the public side of the water meter within 100' of the FDC.
4. A fire protection system will be required.

**Staff Recommendation:** Staff recommends approval with the above listed comments.

At this time, Councilman Tim Morrell acknowledged Mike Woods, Chairman of the Airport Authority, to speak regarding this request.

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the Site Plan for Double 7 Airport Hangar with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

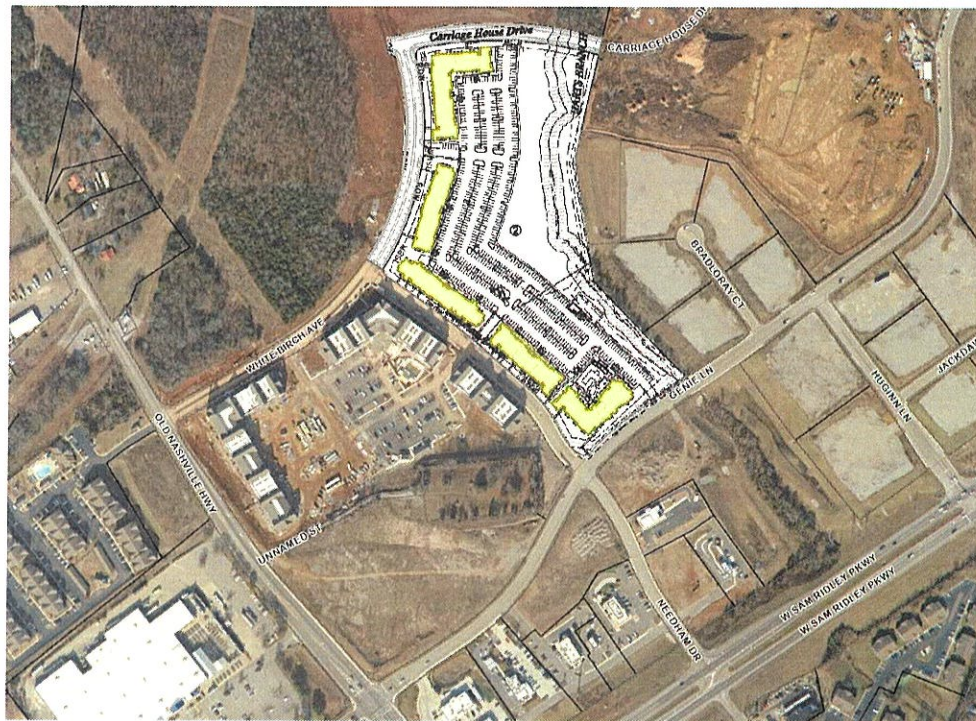
3. Vintage Block 2  
Needham Drive/White Birch Avenue/Carriage House Drive  
Owner / Developer: Vester Waldron Family Limited Partnership / TDK Construction Company

<b>Location:</b> Needham Drive & White Birch Avenue	<b>Applicant:</b> SEC, Inc.
<b>Tax Map/Part of Parcel:</b> 28/44.07	<b>Property Owner(s):</b> Waldron Vester Family Limited Partnership
<b>Zoning:</b> PRD	<b>Use Classification:</b> Multi-Family Residential

Proposal

**A. Location Analysis**

The Vintage is proposing their second block of development northeast of the first block on the corner of White Birch Avenue and Needham Drive. White Birch Avenue is shown to be extended north to Carriage House Drive, which extends through Marlowe off of Genie Lane. The second block will have 5 apartment buildings with 341 units. Included as part of the development would be amenities such as a pool, grilling stations, activity lawns and a dog park.



**Development Standards**

	<b>Required</b>	<b>Proposed</b>
<b>Square Footage of Vehicular Use Area</b>	N/A	5.13 Acres
<b>Square Footage of Open Space/Landscaping</b>	0.51 Acres	0.52 Acres
<b>Total Parking</b>	682 Spaces	711 Spaces
<b>Handicapped Parking Space(s)</b>	14 Spaces	19 Spaces

**B. Landscaping**

Landscape plan shows several different varieties of street trees along Genie Lane, Needham Drive, White Birch Avenue and Carriage House Drive. Other trees are shown within landscaped islands throughout the development in the parking area and shrubbery is shown at the base of the buildings.

**C. Design Review**

Architectural elevations show the buildings to be finished with a mixture of brick, fiber cement board and glass/glazing. Two different colors of brick and cementitious board are proposed to provide varying contrast. All of the residential buildings are to be four stories in height with a pet spa/maintenance building to be one story and having the same mixture of materials.

**Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Carriage House Drive as a collector. The required minimum right-of-way for this road is 60', and adequate right-of-way dedication is shown on the plans as well as the construction of the road.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. Any retaining walls over 4' will require a building permit.

8. Submit an address layout plan for each building.
9. Provide a hard copy of the full civil water/sewer construction plans.

**Staff Comments:**

1. Revise the existing NOC to reflect new limits of disturbance or obtain a new NOC.
2. Show the total amount of impervious and pervious surface.
3. The FDC cannot be located on the buildings.

**Staff Recommendation:** Staff recommends approval with the above listed comments.

Motion by Amy Wise, seconded by Matthew Carver to approve the Site Plan for Vintage Block 2 with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

4. Wyndham Echo  
827 Industrial Boulevard  
Owner / Developer: Holladay Properties

<b>Location:</b> 827 Industrial Boulevard	<b>Applicant:</b> Fulmer Lucas Engineering
<b>Tax Map/Parcel:</b> 29/17.02	<b>Property Owner(s):</b> JDFU Smyrna Land
<b>Zoning:</b> PUD	<b>Use Classification:</b> Hotel

Proposal

**A. Location Analysis**

Wyndham is proposing a 124 room, 51,570 gross square foot, 4 story hotel on lot 3 in the Colonial Town Park Subdivision. The proposed location has road access to Town Park Drive and is located north of the existing Kohl's and Dollar Tree. The site would have two access points from the tract to the south.



### Development Standards

	Required	Proposed
<b>Square Footage of Vehicular Use Area</b>	N/A	1.33 Acres
<b>Square Footage of Open Space/Landscaping</b>	5,728 SF	10,090 SF
<b>Total Parking</b>	124 Spaces	130 Spaces
<b>Handicapped Parking Space(s)</b>	5 Spaces	5 Spaces

#### **B. Landscaping**

Landscape plan shows a variety of trees planted along the front of the property as well as within landscaped islands. In addition, shrubbery is planted throughout the site adjacent to the trees and around the base of the building.

#### **C. Design Review**

Architectural elevations show the building to have a mixture of primary materials of brick and glass/glazing with a secondary material of EIFS. Both the south and east elevations have a minimum of 75% primary materials to meet Design Review requirements since those elevations would be visible from Industrial Boulevard. The north and west elevations have at least 50% primary materials. As presented, the building elevations meet Design Review.

#### **Standard Comments:**

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee will be required.
4. Signs will require a separate permit.
5. No roads shown on the Major Thoroughfare Plan are affected by this development.
6. The required minimum fire flow is 1,500 GPM at 20 PSI residual.
7. If there is a kitchen where food is cooked, a 1,500 gallon grease trap will be required.

#### **Staff Comments:**

1. Please label building dimensions.

**Staff Recommendation:** Staff recommends approval with the above listed comments.

Motion by Miranda Swift, seconded by Amy Wise to approve the Site Plan for Wyndham Echo with the above listed staff comments.

**Vote:** 5 - 0 Passed - Unanimously

#### 5. October Bond Review Report

Motion by Vice-Mayor Marc Adkins, seconded by Miranda Swift to approve the October Bond Review Report with staff recommendations.

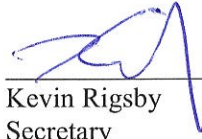
**Vote:** 5 - 0 Passed - Unanimously

#### 6. Staff comments and/or other business

At this time, Town Planner Kevin Rigsby informed the Planning Commission that there will be ordinance changes on the next agenda.

7. Adjournment

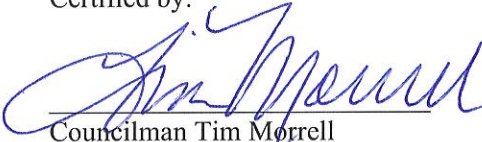
Respectfully submitted:



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Kevin Rigsby  
Secretary

Certified by:



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Councilman Tim Morrell  
Chairman