

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

February 25, 2015

DRAFT

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Powers called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 1/28/15

Vice-Chairman Powers asked for a motion for approval of the minutes of January 28, 2015. Mr. Nichols moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers for S-1-2015, SR-3-2013 (Revised), and SR-2-2015 have requested a 30-day deferral. There being no more discussion, Mr. Kelly moved to recommend deferral. The motion was seconded by Mr. Hadley and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 2 - 2015 APPLICANT(S): Kevin Kennedy Bruce Kennedy

Agent: Wade Hadley

REQUEST: R-1 Single-Family Residential District &
R-4 Multiple-Family Residential District
to C-2 General Commercial District

LOCATION: 225 +/- FEET NORTH OF THE NEEDMORE ROAD AND TRENTON ROAD INTERSECTION,
FRONTING ON THE EAST AND WEST OF TRENTON ROAD

TAX MAP(S): 032-O-B PARCEL(S): 012.00 ACREAGE: 3.37 CIVIL DISTRICT(S): 2
032 084.00 & 085.00

REASON FOR REQUEST: INCREASE PROPERTY VALUE FOR FUTURE SALE

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City); and the adopted Land Use Plan Use Opinion Map also indicates Commercial Uses in this vicinity. A traffic assessment was prepared and was accepted by the City Street Department. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed C-2 General Commercial District provides opportunity for establishments intended to serve the frequent trade or service needs of residents within a convenient traveling distance. Request in an extension of the existing C-2 General Commercial District zoning south and west. There was one telephone inquiry but no concern was expressed.

There was no one to speak in favor or against this case.

Asked about traffic at the site, Chris Cowan (City Traffic Engineer) stated that the City programmed improvement of Trenton Road at Needmore Road was under design. That the improvements would add an eastbound right-turn lane, a north bound right-turn lane and a westbound right-turn lane. These improvements would improve the evening peak-hour level-of-service of the intersection from "E" to "D".

There being no more discussion, Ms. Rudolph moved to recommend approval based on the five reasons in the staff report. The motion was seconded by Mr. Kimbrough and passed with Mr. Hadley abstaining from the vote.

CASE NUMBER Z - 4 - 2015 APPLICANT(S): Hui Sun Cho

Agent: Sung Cho

REQUEST: R-3 Three-Family Residential District
to C-1 Neighborhood Commercial District

LOCATION: AT THE SOUTHWEST CORNER OF THE FRANKLIN STREET AND REYNOLDS STREET
INTERSECTION

TAX MAP(S): 066-D-D PARCEL(S): 008.00 ACREAGE: 1.52 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: TO PROMOTE MORE BUSINESS OPPORTUNITIES FOR THE COMMUNITY. ERECT SMALL
COMMERCIAL PLAZA FOR POSSIBLE CAFE AND CONVENIENCE STORE

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. A traffic assessment was conducted and accepted by the City Street Department. (Shows LOS A.) Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed C-1 Neighborhood Commercial District provides opportunity for small groups of establishments intended to serve the frequent trade or service needs of residents within a convenient traveling distance.

There was no one present to speak in favor or against this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on the five reasons in the staff report. The motion was seconded by Ms. Rudolph and carried unanimously.

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER Z - 7 - 2015 APPLICANT(S): Shaun Robertson

REQUEST: R-2 Single-Family Residential District
to R-6 Single-Family District

LOCATION: Property located at the northeast corner of the Maple Ln. & Riverview Dr. intersection.

TAX MAP(S): 65-I-D PARCEL(S): 15.00 & 16.00 ACREAGE: 0.34 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: For redevelopment into single family homes.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning. No adverse environmental issues were identified relative to this request. Existing plats provide this property and others in the vicinity potential allowances with the lot of record status. Therefore, possibly allowing the development of lots with 25-feet of width without rezoning the property. There was one public telephone call, but no opposition was expressed.

There was no one present to speak in favor or against this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on the Growth Plan. The motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining from the vote.

IV. SUBDIVISIONS:

CASE NUMBER: S - 20 - 2014 APPLICANT: Jay Wolff
REQUEST: Final Plat Approval of CARLYLES VIEW (PREVIOUSLY CALLED SUTTON
LANDING) CLUSTER
LOCATION: Immediately east of the intersection of Amberley Drive and Powell Road
MAP: 057 PARCEL(S): 109.05 ACREAGE: 5
OF LOTS: 12 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 60 - 2014 APPLICANT: C. Madison Warren
REQUEST: Preliminary/replat Approval of WARREN PROPERTY LOT 1 AND A REPLAT OF
OAKHILL PARK SECTION TWO
LOCATION: East side of Uffelmann Drive immediately east of its intersection with Haynes Street.
MAP: 080C PARCEL(S): C 027.00 ACREAGE: 1.45
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Withdrawn by the Applicant

CASE NUMBER: S - 61 - 2014 APPLICANT: DHE Partners
REQUEST: Replat Approval of REPLAT OF A REPLAT OF DEER HOLLOW ESTATES
SECTION 1 LOTS 63 & 64
LOCATION: 1850 & 1852 Deerstand Drive
MAP: 029O PARCEL(S): D 063.00 & 064.00 ACREAGE: 1.00
OF LOTS: 3 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Withdrawn by the applicant

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 64 - 2014 APPLICANT: Frank Darnell

REQUEST: Preliminary Plat Approval of FRANKLIN MEADOWS COMMERCIAL

LOCATION: Immediately south of the intersection of Tara Boulevard and the Tiny Town road intersection on the south side of Tiny Town Road.

MAP: 007 PARCEL(S): 016.06 ACREAGE: 6.72

OF LOTS: 6 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Disapproval.

1. Under 3.2.4.3. of the General Requirements Chapter of the Subdivision Regulations states that "The Regional Planning Commission shall not approve the subdivision of land if from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed."

2. Under 4.1.2.1 of the Design Standards Chapter of the Subdivision Regulations states that "All street, road or permanent easement alignments must provide for the continuation of existing streets, roads, or permanent easements abutting the subdivision."

**A revised plat may be submitted at any time and could receive preliminary plat approval if said plat meets all of the requirements of the regulations in effect at the submittal date of the Clarksville-Montgomery County Subdivision Regulations to include the following:

1. The continuation and dedication of the Senseney Drive Right-of-way and pavement to intersect with Tiny Town Road.

Pulled from the agenda, Mr. Parker read the case and gave the staff recommendation for disapproval.

Ms. Kelly Hendrickson, 2424 Senseney Drive, stated she was in opposition to road connections between the residential and the commercial developments. She stated she lives on a quiet street where the subdivision has only two entrances with military families who have small children, and doesn't think this would reflect positively on her neighborhood with the cut thru traffic this connection would generate if Senseney Drive were connected to Tiny Town Road. The residents park on the street which causes safety issues and there are already two access points to this subdivision.

Mr. Terrell, 2472 Senseney Drive, stated he was opposed to this connection, and stated additional traffic and possible safety issues as his concerns. He also stated he thought this residential development would be a closed cul-de-sac when he purchased his home.

Mr. Steven Kelly, 2489 Senseney Drive, stated he was also in opposition to the connection. He stated there are 15 children in five homes on the street, he was told that there were no plans to extend the street when he bought his home and that there was speeding on the street with one vehicle going off into the field. He does not want thru traffic which could generate speeders on Senseney Drive. He asked if speed limit signs could be installed.

Mr. Harold Darnell, applicant, stated that he did not want connection between residential and commercial developments and stated opening up the road will cause more traffic in this residential neighborhood.

Mr. Hadley asked Mr. Cal McKay, engineer, about needing three entrances to the subdivision. He stated that the traffic study addressed Tiny Town Road. Mr. McKay said that the requirement for three entrances was a new subdivision requirement. Mr. Powers asked how lots 5 and 6 would have access? Mr. McKay stated through private driveway through commercial property from Tiny Town Road. Mr. Powers asked if a private easement through the property to correct Senseney Drive to Tiny Town Road had been considered? Mr. McKay said no because the developer would have to maintain the thru road.

Mr. Nichols asked if a cul-de-sac was needed at the end of Senseney Drive if the roads were not extended to Tiny Town Road? Mr. McKay responded that the existing road met Subdivision Regulations, that a cul-de-sac would become a dump, and that a cul-de-sac was not required by the Subdivision Regulations as the street was less than 300 feet from a crossroad.

Mr. Kimbrough asked if there had been a traffic study of the Senseney connection? Mr. McKay said no, that the existing entrances to Franklin Meadows Subdivision operated O.K., and that there were larger subdivisions than Franklin Meadows that had only one entrance.

Mr. Kelly asked if the Villages had a major thoroughfare connection? Mr. McKay responded better than some.

IV. SUBDIVISIONS (CONT.):

Mr. Hadley asked if two entrances to Franklin Meadows Subdivision were enough? Mr. McKay said two entrances met the previous subdivision requirements.

Mr. Grubbs asked why the connection of Senseney Drive to Tiny Town Road was needed.

Mr. Chris Cowan, City Street Department, stated that the extension of Senseney Drive to Tiny Town Road was included in the approved 2010 Franklin Meadows Subdivision. The number of entrances to a subdivision is based for emergency access and was based on the Traffic Study at that time. A connection would improve emergency response time and only one entrance can be blocked which could prevent emergency vehicles from accessing residents. He added that there is a traffic light at Allen Road, but the area needs additional signalization. He stated the Level of Service in 2010 when initial traffic assessment was done was a Level F at the intersection of Tiny Town Road. This level of service onto Tiny Town Road would be improved if more outlets. He stated that he has received many calls from residents along Tiny Town Road to provide traffic signals at Franklin Meadows Drive and Tara Boulevard. The recent traffic signal on Tiny Town Road at Allen Road created gaps in traffic flow for turns. (See attached document)

CASE NUMBER: S - 1 - 2015 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 5A
LOCATION: Current termini of Jackie Lorraine Drive and General Neyland Drive
MAP: 018 PARCEL(S): 022.00 ACREAGE: 4.966
OF LOTS: 14 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 7 - 2015 APPLICANT: Welch Farm LLC
REQUEST: Replat Approval of REPLAT OF SAVANNAH LAKES SECTION 5 LOTS 244
-250 & OPEN SPACE
LOCATION: 3171 -3195 Fern Croft Lane
MAP: 082I PARCEL(S): C 031.00 - 038.00 ACREAGE: 9.549
OF LOTS: 7 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Replat Approval

PLANNING COMMISSION ACTIONS: Mr. Powers stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. Mr. Parker pulled Case S-64-2014 from the consent agenda.

Mr. Brad Parker read the cases and gave the staff recommendations.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

February 25, 2015
Case S-64-2015 continuation of minutes.

Mr. Kelly asked if it was time to do another Traffic Impact Study? Mr. Cowan said yes because the prior traffic study was done in 2010 prior to significant growth in the Tiny Town corridor in recent years they could consider one in the future. Mr. Kelly stated that he felt one was needed to validate the concerns of the Street Department regarding traffic.

Mr. Nichols stated that a Comprehensive Study was needed for traffic including commercial traffic. Mr. Powers stated Mr. Darnell would have to agree to another study and the City Street Department would review the findings. Mr. Darnell then stated he did not think another study was needed because it wouldn't change the impact on the Senseney Drive residents. .

Mr. Grubbs asked the Fire Chief to comment when Mr. Parker failed to produce written comments from the City Fire Department. Mr. Ricky Cumberland, City Fire Department, stated that the City Fire Code requires one access point for up to 100 dwellings and two access points for greater than 100 to 500 dwelling units. With two access points to the subdivision, the Fire Department does not have a problem with access points.

Mr. Parker stated that if this subdivision were approved, there would need to be a variance granted for 4.1.2.1 of the Subdivision Regulations.

There being no more discussion, Mr. Nichols moved to recommend approval and waive condition 4.1.2.1. The motion was seconded by Mr. Hadley and passed unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 3 - 2013 APPLICANT: TODD MORRIS
REVISED Agent: Cal Mckay

DEVELOPMENT: HILLCREST COMMONS

PROPOSED USE: RETAIL/MULTI FAMILY

LOCATION: 1839 MADISON STREET (RETAIL)
1841 MADISON STREET (APARTMENTS)

MAP: 080-C-A, 007.00 & 008.00 ACREAGE: 4.70

CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR - 1 - 2015 APPLICANT: CHUN SORRELL
Agent: JIMMY BAGWELL

DEVELOPMENT: CHUN SORRELL DEVELOPMENT

PROPOSED USE: RETAIL BUILDINGS

LOCATION: 220 TINY TOWN ROAD

MAP: 006-I-D-001.00 ACREAGE: 4.73

CIVIL DIST.: 3

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval of a landscape plan.
 5. Approval from TDOT.

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation. She stated this was deferred from last month so that the City Street Department could meet with Ms. Meredith Clark of Embassy Furniture and with the applicants engineer, Jimmy Bagwell, to address her drainage concerns. The meeting was held on February 3, 2015.

Mr. Jimmy Bagwell, agent, stated he was present to answer questions.

Ms. Meredith Clark, 3051 Ft. Campbell Boulevard, owner of Embassy Furniture. She stated that she did have a meeting with the Planning Commission, Street Department and Engineer for the applicant, but is still against this development due to no resolution of her drainage and flooding issues.

Mr. Bagwell stated that there is a detention basin planned, the flow will not increase and will meet all regulations. This will be a multi-phase project. We will not increase the rate of storm water runoff from the site when developed; this is all we can do.

Mr. Hadley asked Mr. Jack Frazier, City Street Department, if the City or the developer puts in injection wells. Mr. Frazier answered the City has installed injections wells in the past. Mr. Frazier stated that sinkhole (which drains the Embassy Furniture property) is located on the Ft. Campbell Military Base and that a storm drain under Ft. Campbell Boulevard (owned by the State) is not adequate to drain storm water from the Clark property. Mr. Kelly asked if the subject site plan property were next to the Clark property? Mr. Frazier said yes. When asked the difference between retention and detention of storm water, Mr. Bagwell responded that the subject property was only required to detain storm water and not retain storm water with a pond. Further, their site was only a small part of the 230 acres draining onto the Clark property. The State needs to increase the size of the drainage pipe to improve the drainage situation.

There being no more discussion, Mr. Kelly moved to recommend approval based on the staff recommendation. The motion was seconded by Mr. Hadley (who said the flooding would be no worse than now with the proposed development and the new development can't fix a 230-acre problem) and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR -2 -2015 APPLICANT: BRUCE MCGAHA
Agent: Cal Mckay

DEVELOPMENT: MAC PLUMBING
PROPOSED USE: WAREHOUSE/OFFICE
LOCATION: 2966 E. OLD ASHLAND CITY ROAD
MAP: 088,003.01 ACREAGE: 1.16
CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -3 -2015 APPLICANT: RESTAURANT OF TENNESSEE, LLC
Agent: J. Chris Fielder

DEVELOPMENT: PIZZA HUT
PROPOSED USE: RESTAURANT
LOCATION: 1605 FT. CAMPBELL BLVD
MAP: 043-B-A-013.00 ACREAGE: 0.58
CIVIL DIST.: 3

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
2. Approval of all grading and drainage plans by the City Street Department.
3. Approval of a landscape plan.

CASE NUMBER: SR -4 -2015 APPLICANT: BOLINGER ENTERPRISES, INC.
Agent: J. Chris Fielder

DEVELOPMENT: WENDY'S
PROPOSED USE: RESTAURANT
LOCATION: 2800 WILMA RUDOLPH BLVD
MAP: 032,110.01 ACREAGE: 1.06
CIVIL DIST.: 3

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
2. Approval of all grading and drainage plans by the City Street Department.
3. Approval of a landscape plan.

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 5 - 2015 APPLICANT: JOSEPH LINGAUER

Agent: Clint Head

DEVELOPMENT: JOEY'S TIRE SHOP

PROPOSED USE: STORAGE/OFFICE/SALES

LOCATION: 522 DOVER ROAD

MAP: 054-G-F-044.00 ACREAGE: 5.25

CIVIL DIST.: 7

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
 2. Approval of all grading and drainage plans by the City Street Department.

CASE NUMBER: SR - 6 - 2015 APPLICANT: BURGER KING FRANCHISE

Agent: Randy Harper

DEVELOPMENT: BURGER KING

PROPOSED USE: RESTAURANT

LOCATION: 2090 WILMA RUDOLPH BLVD

MAP: 410-F-8,9,10,11,12.01(P) ACREAGE: 1.5

CIVIL DIST.: 6

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as built.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of all access plans by the City Traffic Engineer.
 4. Approval of a landscape plan.
 5. Approval from TDOT.
 6. Subdivision plat completed.

CASE NUMBER: AB - 1 - 2015 APPLICANT: JAMES L. CORLEW, SR

DEVELOPMENT: JAMES L. CORLEW

PROPOSED USE: ABANDONMENT

LOCATION: SOUTH OF COLLEGE ST, NORTH OF MAIN ST AND WEST OF 8TH ST

MAP: 066-F-B-BETWEEN PARCELS ACREAGE: 0.033

CIVIL DIST.:

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

CONDITIONS: Retention of an easement for storm water and surface drainage, and for public utilities.

PLANNING COMMISSION ACTIONS: Mr. Powers stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. He asked if there were anyone present who wanted to speak concerning the alley abandonment case AB-1-2015. Case SR-1-2015 was pulled from the consent agenda.

Ms. Russell read the cases and gave the staff recommendation.

There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

B. FY 2015-2016 RPC BUDGET STATUS REPORT (EXECUTIVE COMMITTEE MEETING - 3/18/2015, 2:00 P.M.): Dr. Ripple stated this Executive session will be a review of City and County budget information to recommend action to the full RPC Board on March 25, 2015. The County budget is due March 20, 2015 and the City budget is due April 1, 2015.

C. AUTHORIZE CITY ZONING ORDINANCE TEXT AMENDMENT RELATIVE TO SITE PLAN REQUIREMENT PER THE TENNESSEE VESTED PROPERTY RIGHTS ACT: Dr. Ripple explained this amendment to the ordinance and stated he would like approval to introduce this at the public hearing next month. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:15 p.m.

ATTEST:

Bryce Powers, CO-CHAIR