

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 13, 2015**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Sammie McCoy
Pete Mosley
Bryan Richter
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner
Lincoln Sweet, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, August 13, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced that Items 23, 30, 31 and 32 have been withdrawn. He also announced that a revised report for Item 29 has been placed before the Commission.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 9, 2015 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Walton. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration.

3. **Auto Clinic of Franklin** – Maintenance Bond for Landscaping - \$7,800.
Recommendation: Release the bond.
4. **Chardonnay, Section 6** – Performance Bond for Landscaping - \$12,850.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Chardonnay, Section 6** – Performance Bond for Wastewater Collection System - \$65,200.
Recommendation: Convert to maintenance in the amount of \$19,560 for a period of two (2) years.
6. **Dunblane Subdivision** – Performance Bond for Landscaping - \$6,800 (revised).
Recommendation: Convert to maintenance in the amount of \$2,040 for a period of eight (8) months.
7. **Dunblane Subdivision** – Performance Bond for Sewer - \$70,000.
Recommendation: Extend in the current amount for a period of six (6) months.

8. **Dunblane Subdivision** – Performance Bond for Roads, Drainage and Erosion Control - \$406,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **King’s Chapel, Section 4A** – Maintenance Bond for Wastewater Collection System - \$12,000.
Recommendation: Release the bond.
10. **Silver Stream Farm, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$7,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Silver Stream Farm, Section 6A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Silver Stream Farm, Section 6B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend in the current amount for a period of six (6) months.
13. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **Stockett Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **The Grove, Section 1** – Performance Bond for Landscaping - \$76,065.
Recommendation: Convert to maintenance in the amount of \$60,621 for a period of eight (8) months.
16. **The Grove, Section 2** – Maintenance Bond for Wastewater Collection System - \$136,200.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **The Grove, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Extend in the current amount for a period of one (1) year.
18. **The Grove, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$275,000.
Recommendation: Extend in the current amount for a period of one (1) year.

There being no comments, Commissioner Crohan made a motion to accept Staff’s recommendation on the Consent Agenda Items. Commissioner Givens seconded the motion, which passed by unanimous vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 19

NON-RESIDENTIAL SITE PLAN REVIEW FOR ARRINGTON VINEYARD WINERY (REVISED), ON 60 ACRES LOCATED OFF PATTON ROAD IN THE 2ND VOTING DISTRICT (5-2015-017)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this request.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley asked if this would mean there would no longer be concerts and weddings at this location.

Mr. Matteson stated they would still have some events and they will be limited in the number of people allowed at the events.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 20

NON-RESIDENTIAL SITE PLAN REVIEW FOR BATTLE MOUNTAIN FARMS, RURAL RETREAT EXTENSIVE, ON 226.26 ACRES LOCATED OFF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (5-2015-018)

Ms. Rucker reviewed the background (see Staff Report), recommending approval with the stipulation that the applicant executes a Stormwater Maintenance Agreement and submits an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Fisher made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 21

NON-RESIDENTIAL SITE PLAN REVIEW FOR LOOKAWAY FARMS, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM (REVISED), ON 168.46 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (5-2015-019)

Mr. Matteson reviewed the background (see Staff Report), recommending approval with the same stipulations of approval that were established by the Planning Commission with the original approval.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 22

NON-RESIDENTIAL SITE PLAN REVIEW FOR PAGE MIDDLE SCHOOL, AUDITORIUM, ON 25 ACRES LOCATED AT 6262 ARNO ROAD IN THE 5TH VOTING DISTRICT (5-2015-020)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Site Plan.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton stated he did not believe that this project had been funded by the County Commission.

Mr. Enoch Jarrell, Huddleston-Steele Engineering, representing the applicant, stated his understanding was the project was previously funded.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

CONCEPT PLANS:

ITEM 23

CONCEPT PLAN REVIEW FOR GULLANE, CONTAINING 49 LOTS ON 70 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2015-208)

This item was withdrawn.

ITEM 24

CONCEPT PLAN REVIEW FOR LOOKAWAY FARMS, CONTAINING 108 LOTS ON 168.46 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2015-207)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the request for a 40-foot right-of-way width.

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include off-site improvements, including turn lane improvements, on Clovercroft Road as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 24-3). Off-site improvements, including turn lane improvements, on Clovercroft Road must be approved by the County Highway Commission prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Milcrofton Utility District;

3. Submission of construction plans for all required wastewater treatment and disposal facilities to TDEC, the County's consultant, and staff; and
4. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the off-site improvements, including turn lane improvements, on Clovercroft Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 24-3), must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
 - c) A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$142,500 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$18,920 for landscaping improvements associated with the Nontraditional Wastewater Treatment and Disposal System.
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked if there would be a traffic signal required at this location.

Mr. Matteson stated that signalization was not a part of the traffic improvements that the developer has to make. He stated the developer would be adding turn lanes to the entrances and widening the travel lanes on Clovercroft Road and adding shoulders along the property frontage based on the County's traffic consultant's recommendations.

Commissioner Fisher asked if the traffic study includes Brentwood's plans to extend McEwen Drive and what impact this could have on the open space.

Mr. Matteson stated there is right-of-way shown on the Concept Plan for the McEwen extension and Staff coordinated the location with the City of Brentwood. He also stated this will not affect the amount of open space required.

Commissioner Mosley stated he would like the developer to take out as many of the sharp curves on Clovercroft as they can. He also stated there should also be turn lanes added to Tulloss Road.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 25

CONCEPT PLAN REVIEW FOR VINEYARD VALLEY, CONTAINING 71 LOTS ON 106 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT (1-2015-202)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this Concept Plan along with the request for a 40-foot right-of-way width.

It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include off-site improvements to Eudailey-Covington Road as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 25-3). Off-site improvements to Eudailey-Covington Road must be approved by the County Highway Commission prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff; and
4. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the off-site improvements to Eudailey-Covington Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant (See Attachment 25-3), must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - f) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - g) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
 - h) A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
 - i) The posting of a Performance Bond in the amount of \$100,800 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant.
3. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Dedication of right-of-way 30 feet off the centerline of Eudailey-Covington Road;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 26

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 5 (REVISED),
CONTAINING 28 LOTS ON 16.77 ACRES LOCATED OFF MURFREESBORO
ROAD IN THE 5TH VOTING DISTRICT (1-2015-308)**

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Preliminary Plat as well as the requested design speed. The following must be addressed in conjunction with Final Plat consideration:

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 26-3);
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of appropriate performance bonds for the sewer collection system as it relates to this Phase;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Providing two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Final Plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked at what point the entrance will be built.

Mr. Holmes stated it will be built in conjunction with Phase 8.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed by unanimous vote.

ITEM 27

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 7 (REVISED),
CONTAINING 37 LOTS ON 22.11 ACRES LOCATED OFF MURFREESBORO
ROAD IN THE 5TH VOTING DISTRICT (1-2015-309)**

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Preliminary Plat as well as the requested design speed. The following must be addressed in conjunction with Final Plat consideration:

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 27-3);
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of appropriate performance bonds for the sewer collection system as it relates to this Phase;

5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Providing two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Final Plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Fisher made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 28

PRELIMINARY PLAT REVIEW FOR SOUTHERN PRESERVE, CONTAINING 20 LOTS ON 35.10 ACRES LOCATED OFF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (1-2015-310)

Ms. Rucker reviewed the background (see Staff Report), recommending approval of this Preliminary Plat.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat , the turn lane improvements on Lewisburg Pike must be completed in accordance with the approved plans;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of HB & TS Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Dedication of right-of-way 48 feet off the centerline of Lewisburg Pike;
7. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plan Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 29

**FINAL PLAT REVIEW FOR THE FARMS AT CLOVERCROFT, SECTION 1,
CONTAINING 29 LOTS ON 63.56 ACRES LOCATED OFF CLOVERCROFT
ROAD IN THE 5TH VOTING DISTRICT (1-2015-409)**

Mr. Matteson reviewed the background (see Staff Report), recommending approval with the following stipulations.

1. In addition to the lots already designated as critical lots, lots 121, 124, 125, 126 and 127 will require engineered footings due to cut and fill operations;
2. The posting of a Performance Bond in the amount of \$410,000 for roads, drainage and erosion control.
3. The posting of a Performance Bond in the amount of \$116,000 for the wastewater collection system;
4. The posting of a Maintenance Bond in the amount of \$41,250 for water improvements as specified by Nolensville-College Grove Utility District;
5. The posting of a Performance Bond in the amount of \$45,650 for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley asked if the turn lanes will be repaved after settling occurs. He also stated Clovercroft Road needs to be improved.

Mr. Matteson stated the County Highway Superintendent is having the applicant wait to put the top coat on the turn lanes for this reason. He also stated the developers are being required to make improvements to Clovercroft Road.

Commissioner Crohan asked if it was possible to have traffic mitigation funds from developers for roadway improvements.

Mr. Matteson stated the process is not established for the County to have a traffic mitigation fund due to the fact that not enough funds would be generated to make improvements. He stated this is why we have the traffic shed analysis and why we require developers to improve roadways when capacity issues exist..

Mr. Horne noted that the developer has lost at least a third of the density due to traffic.

Commissioner Mosley stated he believes there should be an executive meeting of the Planning Commission to discuss traffic issues.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 30

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, SECTION 1, CONTAINING 2 LOTS ON 570.84 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2015-410)

This item was withdrawn.

ITEM 31

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, SECTION 2, CONTAINING 98 LOTS ON 45.84 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2015-411)

This item was withdrawn.

ITEM 32

FINAL PLAT REVIEW FOR SEQUOIA, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS (3RD LOT ON EASEMENT), ON 9.92 ACRES LOCATED OFF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2015-408)

This item was withdrawn.

ITEM 33

FINAL PLAT REVIEW FOR TEMPLE HILLS, SECTION 16, PHASE C, CONTAINING 30 LOTS ON 25.79 ACRES LOCATED OFF TEMPLE ROAD IN THE 9TH VOTING DISTRICT (1-2015-407)

Mr. Horne reviewed the background (see Staff Report), recommending approval pending:

1. The posting of a performance bond in the amount of \$300,000 (reduced performance) for road, drainage and erosion control improvements;
2. The posting of maintenance bonds in the amount of \$19,949.01 and \$48,884.76 for water and sewer improvements respectively by HVUD;
3. Approval of the HOA documents by the County Attorney prior to recording of this final plat; and
4. Submission of this final plat in.dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to the execution and recording of the plat.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed nine (9) to one (1) with Commissioner Mosley voting "No".

ITEM 34

ELECTION OF OFFICERS

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Lackey. Commissioner Crohan seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman of the Planning Commission.

Commissioner Fisher made a motion to nominate Commissioner Crohan. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Walton made a motion to nominate Mr. Matteson. Commissioner Richter seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Crohan made a motion to nominate Mr. Holmes. Commissioner Fisher seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:55 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON SEPTEMBER 10, 2015**

_____ CHAIRMAN JOHN LACKEY