



November 3, 2025

Office of the City Clerk

The **REGULAR** meeting of the **CHICKASHA CITY COUNCIL** was held in the council chambers in city hall on the 3rd day of November 2025 as specified by advance public notice with a properly prepared agenda stating the subject matter or matters to be discussed at said meeting. Mayor Grayson called the meeting to order at 6:30 p.m.

ITEM 1. Call to Order / Roll Call / Opening Prayer / Pledge of Allegiance

MAYOR AND COUNCIL

PRESENT: Zachary Grayson, Mayor
Georgianne Hebblethwaite, Vice-Mayor
Lisa Hatchett
Kim Irving
Kea Ginn
John Smith
Erica Alexander
Charlie Burruss
Clark Southard

ABSENT: None.

STAFF

PRESENT: Jim Crosby, City Manager
Amanda Mullins, City Attorney
Susan McDaniel, City Clerk
G. G. Music, Police Chief
Spencer Winzenried, Parks & Rec Director
Lillie Huckaby, Library Director
Rich Edwards, Finance Director
Omar Fierro, Public Works Director
Tracey Austin, HR Director
Jessica Green, Community Development Director
Shae Mortimer, Marketing and Civic Engagement Manager

ITEM 1. Call to Order/Roll Call/Opening Prayer/Pledge of Allegiance:

Roll call:

Hatchett - Present
Irving – Present

City of Chickasha

117 North 4th Street, Chickasha, OK 73018 • (405) 222-6001 • Susan.McDaniel@chickasha.org

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City Council Meeting 11-3-2025
6:30 p.m.

Ginn - Present
Hebblethwaite – Present
Smith – Present
Alexander - Present
Burruss – Present
Southard - Present
Grayson - Present

Council Member Burruss gave the invocation and Council Member Alexander lead the Pledge of Allegiance.

ITEM 2. **Citizen Comments:**

(City Council Rules and Regulations limit visitor comments to a maximum of three minutes.)

ITEM 3. **Council Communications.**

Item 3a. Judge Chaffin will administer the Police Officer Oath of Office to John Tice and Shaykia Favors.

Council Member Smith commended Mayor Grayson for the well done “State of the City” presentation.

Council Member Ginn asked Staff to check into a blocked view by a trash dumpster located at 3rd and Idaho.

ITEM 4. **Consent Docket: ITEM 4a thru 4h.**

- ITEM 4a.** Acceptance of the Minutes of October 20, 2025, Regular meeting.
- ITEM 4b.** Accept Claims List.
- ITEM 4c.** Acceptance of the Financials for September 2025.
- ITEM 4d.** Authorize the Police Department to declare certain unnecessary or obsolete weapons as surplus property and trade said weapons to Valor Defense for store credit to be applied toward future weapons purchases for the department.
- ITEM 4e.** Approve Pay Application No. 1 in the amount of \$32,903.25 – COC-2502 – Chickasha Fire Department Concrete Pavement Repairs.
- ITEM 4f.** Authorize Staff to solicit bids for RFP COC-2505, Design/Build 2025 Chickasha Police Department Design/Build Parking Canopy – Phase 2.
- ITEM 4g.** Acceptance of the meeting dates and employee holidays for the calendar year 2026 for the Chickasha City Council, Chickasha Municipal Authority, Chickasha Municipal Airport Authority, and various Boards, Commissions, and Committees.

City Council Meeting 11-3-2025
6:30 p.m.

ITEM 4h. Acceptance of Resolution 2025-29R concerning bridge inspection responsibility by local government for compliance with National Bridge Inspection Standards.

Motion by Council Member Alexander, second by Council Member Hebblethwaite to approve Items 4a thru 4h.

Roll call vote:

Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

"Nays:" None

"Abstain:" None

Motion carried. 9-0

ITEM 5. Discussion/Approval of Items Removed from Consent Docket:

No Action Taken.

ITEM 6. Discussion and Consideration Items:

ITEM 6a. Discussion, consideration, and possible action to conduct a public auction pursuant to 64 O.S. Section 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following described real property:

*Motion by Council Member Smith, second by Council Member Alexander to conduct a public auction pursuant to 64 O.S. Section 1081 and 1082 for the sale of oil and gas mining lease(s) covering the following described real property:

Roll call vote:

"Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

"Nays:" None.

"Abstain:" None.

"Recuse" Burruss

Motion passed. 8-0-0-1

Council Member Burruss leaves his seat at 6:41 p.m.

City Attorney offered up the 12 tracts of land as one bid.

Bid: Chris Barby, Camino - \$2,000 per acre, 1/5th

City Council Meeting 11-3-2025
6:30 p.m.

Tract 1 – 1.0939 net mineral acres – Tract described as: North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.0939 acres, more or less.

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2100 per mineral acre,
1/5th
Chris Barby, Camino - \$2200 per mineral acre, 1/5th

Tract 2 – 0.0821 net mineral acres – Tract described as: A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0821 acres, more or less.

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2100 per mineral acre,
1/5th
Chris Barby, Camino - \$2200 per mineral acre, 1/5th

Tract 3 – .4936 net mineral acres – Tract described as: Lot 19-22, Block 26, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing .4936 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2200 per mineral acre,
1/5th

Tract 4 – 0.0925 net mineral acres – Tract described as: The North 151.25' of Lot 24, Block 38, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0925 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

Tract 5 – 0.3701 net mineral acres – Tract described as: The North 151.25' of Lots 25 & 26, Block 38 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.3701 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

Tract 6 – 1.433 net mineral acres – Tract described as: Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.433 acres, more or less

City Council Meeting 11-3-2025
6:30 p.m.

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th
Chris Barby, Camino - \$2200 per mineral acre, 1/5th

Tract 7 – 45.8341 net mineral acres – Tract described as: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, containing 45.8341 acres, more or less

Bid: Chris Barby, Camino – \$2000 per acre, 1/5th

Tract 8 – 0.5143 net mineral acres – Tract described as: Lot 4, Block 306, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.5143 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

Tract 9 – .9085 net mineral acres – Tract described as: Block 217, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing .9085 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

Tract 10 – 0.1997 net mineral acres – Tract described as: The North 42 feet of Lot 1 of Block 1 of Elliott's First Addition of Section 33, Township 7 North, Range 7 West, containing 0.1997 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

Tract 11 – 0.1081 net mineral acres – Tract described as: Block 263, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.1081 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

Tract 12 – 0.0708 net mineral acres – Tract described as: As to the East 15' of Lot 7, Block 3, Highland Park Addition, of Section 33, Township 7 North, Range 7 West, containing 0.0708 acres, more or less

Bid: Joshua Epperson, Hermitage Holdings, LLC – \$2150 per mineral acre,
1/5th

City Council Meeting 11-3-2025
6:30 p.m.

ITEM 6b. Discussion, consideration, and possible action to reject all bids for COC-2503 – Irrigation System Repairs – Chickasha Sports Complex, and authorize Staff to rebid the project.

*Motion by Council Member Hebblethwaite, second by Council Member Alexander to reject all bids for COC-2503 – Irrigation System Repairs – Chickasha Sports Complex, and authorize Staff to rebid the project.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None

“Abstain:” None.

Motion passed. 8-0

ITEM 6c. Discussion, consideration, and possible action on Resolution No. 2025-27R - A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, RESOLUTION IN SUPPORT OF FARMERS MARKETS, FOOD PANTRIES, AND COMMUNITY GARDENS IN THE CITY OF CHICKASHA.

*Motion by Council Member Southard, second by Council Member Hatchett to approve Resolution No. 2025-27R as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

ITEM 6d. Discussion, consideration, and possible action to award bid COC-2504 – Traffic Signal Modifications – US Highway 81 at Country Club Road and Almar Drive.

Council Member Burruss returned to his seat at 6:55 p.m.

*Motion by Council Member Southard, second by Council Member Hebblethwaite to award bid COC-2504 – Traffic Signal Modifications – US Highway 81 at Country Club Road and Almar Drive.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss, Southard, and Grayson.

City Council Meeting 11-3-2025
6:30 p.m.

“Nays:” None.
“Abstain:” None.
Motion passed. 9-0

ITEM 6e. Discussion, consideration, and possible action on Resolution No. 2025-28R - A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CHICKASHA, GRADY COUNTY, STATE OF OKLAHOMA, a RESOLUTION OF THE CITY OF CHICKASHA IN SUPPORT OF ACTIVE LIVING AND COMMUNITY HEALTH.

*Motion by Council Member Hebblethwaite, second by Council Member Hatchett to approve Resolution No. 2025-28R as presented.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
“Nays:” None.
“Abstain:” Burruss.
Motion passed. 8-0-1

ITEM 7 Executive Session:

ITEM 7a. Discussion, consideration, and possible action to enter into executive session pursuant to Title 25 O.S. Section 207 (B) (1) to discuss the employment, hiring, appointment, promotion, demotion, disciplinary or resignation of any individual salaried public officer or employee (City Manager) and to enter into executive session, pursuant to 25 O.S. Section 307 (B)(3), to discuss the sale, purchase, lease, acquisition or appraisal of real property, in order to advise Council regarding acceptance of bid(s) following notices by publication of public sale and public auction pursuant to 64 O.S. Section 1081 and 1082 for oil and gas mining lease(s) for oil and gas development covering the following described real properties:

Tract 1 – 1.0939 net mineral acres – Tract described as: North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.0939 acres, more or less.

Tract 2 – 0.0821 net mineral acres – Tract described as: A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28,

Township 7 North, Range 7 West, containing 0.0821 acres, more or less.

Tract 3 – .4936 net mineral acres – Tract described as: Lot 19-22, Block 26, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing .4936 acres, more or less

Tract 4 – 0.0925 net mineral acres – Tract described as: The North 151.25' of Lot 24, Block 38, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0925 acres, more or less

Tract 5 – 0.3701 net mineral acres – Tract described as: The North 151.25' of Lots 25 & 26, Block 38 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.3701 acres, more or less

Tract 6 – 1.433 net mineral acres – Tract described as: Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.433 acres, more or less

Tract 7 – 45.8341 net mineral acres – Tract described as: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, containing 45.8341 acres, more or less

Tract 8 – 0.5143 net mineral acres – Tract described as: Lot 4, Block 306, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.5143 acres, more or less

Tract 9 – .9085 net mineral acres – Tract described as: Block 217, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing .9085 acres, more or less

Tract 10 – 0.1997 net mineral acres – Tract described as: The North 42 feet of Lot 1 of Block 1 of Elliott's First Addition of Section 33, Township 7 North, Range 7 West, containing 0.1997 acres, more or less

Tract 11 – 0.1081 net mineral acres – Tract described as: Block 263, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.1081 acres, more or less

Tract 12 – 0.0708 net mineral acres – Tract described as: As to the East 15' of Lot 7, Block 3, Highland Park Addition, of

City Council Meeting 11-3-2025
6:30 p.m.

**Section 33, Township 7 North, Range 7 West, containing
0.0708 acres, more or less**

*Motion by Council Member Burruss, second by Council Member Alexander to enter into Executive Session.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss,
Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

Entered into Executive Session at 7:01 p.m.

Reconvene Open Session at 7:21 p.m.

ITEM 7b. Vote to Reconvene Open Session:

*Motion by Council Member Southard, second by Council Member Hatchett to reconvene open session.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss,
Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 9-0

ITEM 7c. Discussion, consideration, and possible action on any matter discussed in executive session pursuant to Title 25 O.S. Section 207 (B) (1) relating to the employment, hiring, appointment, promotion, demotion, disciplining or resignation of any individual salaried public officer or employee (City Manager, Jim Crosby).

*Motion by Council Member Smith, second by Council Member Hebblethwaite to increase Jim Crosby’s salary to \$160,000.00 annually.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Burruss,
Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

City Council Meeting 11-3-2025
6:30 p.m.

Motion passed. 9-0

Council Member Burruss leaves his seat at 7:22 p.m.

ITEM 7d.

Discussion, consideration, and possible action on any matter discussed in executive session pursuant to 25 O.S. Section 307 (B) (3) regarding the sale, purchase, lease, acquisition or appraisal of real property including possible acceptance or rejection of bids received for sale of oil and gas mining lease(s) covering the following described real properties:

Tract 1 – 1.0939 net mineral acres – Tract described as: North 50 feet of Lot 1, South 15 feet of Lot 2, all of Lot 3, and North 10 feet of Lots 4, 5 and 6, Block 2 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.0939 acres, more or less.

Tract 2 – 0.0821 net mineral acres – Tract described as: A tract in Lot 4, Block 2, described as Beginning 79.1 feet North of SW corner of Lot 4, thence North 75.9 feet, thence East 55.4 feet, thence South 36 degrees 08 minutes West 93.9 feet to the point of beginning, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0821 acres, more or less.

Tract 3 – .4936 net mineral acres – Tract described as: Lot 19-22, Block 26, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing .4936 acres, more or less

Tract 4 – 0.0925 net mineral acres – Tract described as: The North 151.25' of Lot 24, Block 38, Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.0925 acres, more or less

Tract 5 – 0.3701 net mineral acres – Tract described as: The North 151.25' of Lots 25 & 26, Block 38 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 0.3701 acres, more or less

Tract 6 – 1.433 net mineral acres – Tract described as: Lots 5, 6 and N/2 of Lot 7 and 8, Block 100 Chickasha OT Addition of Section 28, Township 7 North, Range 7 West, containing 1.433 acres, more or less

Tract 7 – 45.8341 net mineral acres – Tract described as: Rose Hill Cemetery BLK 307 and 318 of Section 33, Township 7 North, Range 7 West, containing 45.8341 acres, more or less

Tract 8 – 0.5143 net mineral acres – Tract described as: Lot 4, Block 306, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.5143 acres, more or less

City Council Meeting 11-3-2025
6:30 p.m.

Tract 9 – .9085 net mineral acres – Tract described as: Block 217, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing .9085 acres, more or less

Tract 10 – 0.1997 net mineral acres – Tract described as: The North 42 feet of Lot 1 of Block 1 of Elliott's First Addition of Section 33, Township 7 North, Range 7 West, containing 0.1997 acres, more or less

Tract 11 – 0.1081 net mineral acres – Tract described as: Block 263, Chickasha OT Addition of Section 33, Township 7 North, Range 7 West, containing 0.1081 acres, more or less

Tract 12 – 0.0708 net mineral acres – Tract described as: As to the East 15' of Lot 7, Block 3, Highland Park Addition, of Section 33, Township 7 North, Range 7 West, containing 0.0708 acres, more or less

*Motion by Council Member Alexander, second by Council Member Ginn to lease Tract #1 to Camino for \$2200 per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #2 to Camino for \$2200 per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #3 to Hermitage for \$2200 per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.

“Nays:” None.

“Abstain:” None.

Motion passed. 8-0

City Council Meeting 11-3-2025
6:30 p.m.

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #4 to Hermitage for \$2150 per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.
“Nays:” None.
“Abstain:” None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #5 to Hermitage for \$2150 per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.
“Nays:” None.
“Abstain:” None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #6 to Camino for \$2200. per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.
“Nays:” None.
“Abstain:” None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #7 to Camino for \$2200. per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.
“Nays:” None.
“Abstain:” None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #8 to Hermitage for \$2150. per acre with 1/5th.

Roll call vote:

“Ayes:” Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander,
Southard, and Grayson.

City Council Meeting 11-3-2025
6:30 p.m.

"Nays:" None.
"Abstain:" None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #9 to Hermitage for \$2150. per acre with 1/5th.

Roll call vote:

"Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
"Nays:" None.
"Abstain:" None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #10 to Hermitage for \$2150. per acre with 1/5th.

Roll call vote:

"Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
"Nays:" None.
"Abstain:" None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #11 to Hermitage for \$2150. per acre with 1/5th.

Roll call vote:

"Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
"Nays:" None.
"Abstain:" None.
Motion passed. 8-0

*Motion by Council Member Alexander, second by Council Member Hebblethwaite to lease Tract #12 to Hermitage for \$2150. per acre with 1/5th.

Roll call vote:

"Ayes:" Hatchett, Irving, Ginn, Hebblethwaite, Smith, Alexander, Southard, and Grayson.
"Nays:" None.
"Abstain:" None.
Motion passed. 8-0

Adjournment:

City Council Meeting 11-3-2025
6:30 p.m.

Motion by Council Member Smith and second by Council Member Hatchett to
adjourn the meeting.

Meeting adjourned.

TIME: 7:27 p.m.



Zachary Grayson, Mayor

ATTEST:



Susan M. McDaniel, City Clerk

Approved this 17th day of November 2025.