



Board of Commissioners

December 9, 2021

6:30 PM

City Hall - Massie Chambers

Minutes:

Present: Jimmy D. Anderson, Jennifer Duncan, Stuart Huffman, Rusty Tinnin, and Zach Young.

Absent:

Also Present: Russell Freeman, Tim Ellis, Julie High, Addam McCormick, and Jeff McCormick.

Mayor Rusty Tinnin called the meeting to order. City Manager Tim Ellis offered prayer and Mayor Tinnin led the chambers in the pledge of allegiance.

Assistant City Manager Julie High called the roll: Mayor Tinnin present, Vice Mayor Duncan present, Commissioner Anderson present, Commissioner Huffman present, Commissioner Young present.

Consider the minutes of the November 11, 2021 regular meeting of the Board of Commissioners. Commissioner Young made a motion to consider the minutes as written. Commissioner Huffman seconded the motion and motion passed 5-0.

City Manager Tim Ellis thanked city staff for providing the community a great weekend for Christmas programs. It started with the Tree Lighting on Friday night along with the Christmas Village at the Community Center. On Saturday it continued with the Children's Christmas at the Fire Department, the Christmas Parade and Yulefest at Historic Mansker's Station. City Manager Ellis then played a video recapping the weekend's activities.

Mayor Tinnin seconded City Manager Ellis's remarks and thanked everyone. He said we have it great in Goodlettsville. Commissioner Young asked if that video will be online to share. City Manager Ellis stated it would be available once it was edited and completed. Commissioner Huffman stated he was bummed he missed and it looks like everyone did a great job. Vice Mayor Duncan also thanked everyone and said she and her family loved it!

Resolution 21-1026 was moved to the beginning of the agenda to allow for a presentation.

New Business.

Consider Resolution 21-1026, a resolution proclaiming Saturday, December 11, 2021 as Anti-Vaping Day and Tobacco Use Day in elementary, middle, and high schools in the City of

Goodlettsville. City Manager Ellis read the resolution:

**A RESOLUTION PROCLAIMING SATURDAY, DECEMBER 11, 2021 AS
ANTI-VAPING AND TOBACCO USE DAY IN ELEMENTARY, MIDDLE, AND
HIGH SCHOOLS
IN THE CITY OF GOODLETTSVILLE, TENNESSEE**

WHEREAS, national studies have proven that the use of vaping and the use of e-cigarettes are addictive and unsafe to all that use them.

WHEREAS, students at Beech Senior High School have recently recognized the dangers from vaping and hosted the first ever anti-vaping campaign at the school; and

WHEREAS, during the campaign four Beech Senior High School STARS peer leaders were chosen to serve as “Tennessee Strong Ambassadors”; and

WHEREAS, the Beech Senior High School STARS peer leaders have assumed a mission to educate the local community about the harmful effects of tobacco and nicotine products, while raising awareness for mental health in teens, the primary users of electronic cigarettes; and

WHEREAS, the students chosen to serve as Students Taking A Right Stand (STARS) peer leaders for Beech Senior High School are Ms. Hadley Brown, Ms. Niya Angelova, Ms. Ella Paligo, and Ms. Nahzah Blair; and

WHEREAS, the STARS counselor is Mrs. Alicia Georgiou and Sumner County Prevention Specialist, Jerrica Mayo; and

WHEREAS, as the Students Taking A Right Stand peer leaders educate the community in the dangers of E-cigarettes and Vaping, the City of Goodlettsville joins them in their efforts.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Goodlettsville, Tennessee, that Saturday, December 11, 2021 be recognized as “Anti-Vaping and Tobacco Use” within Elementary, Middle and High Schools in the City of Goodlettsville.

Vice Mayor Duncan made a motion to consider Resolution 21-1026. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 21-1026. Vice Mayor Duncan then presented the ambassadors with this proclamation.

Consider Old Business.

Consider Ordinance 20-974, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change properties on Dickerson Road/Hwy 41/SR 11 from Agricultural to High Density Residential Planned Unit Development, second reading. City Manager Ellis stated the Planning Commission voted 5-3 to adopt an amendment to this and at the last meeting the amendment did not pass with a 2-2 vote. It did not pass and it did not fail. The original ordinance is before you for approval. City Manager Ellis recommended the board consider the amendment as the Planning Commission had worked out for several

months. City Manager Ellis stated the one difference between the original ordinance and the amendment is the Board of Commission in June of 2020 asked that the townhomes be one and two story homes but the amendment only references two story homes. Commissioner Young made a motion to consider Ordinance 20-974. Commissioner Huffman seconded the motion. Commissioner Young made a motion to amend as presented. Commissioner Huffman asked if the amendment was what was presented on November 11th. City Manager Ellis confirmed that was the amendment being considered. City Manager Ellis reiterated it did not include what the Board recommended in June of 2020 regarding the one and two story. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve the presented amendment.

Commissioner Anderson made a motion to amend that at least 40% of this property be one or two story's. Commissioner Huffman seconded the motion. Commissioner Young stated an amendment like this would change a lot of the plan and he was not comfortable approving without an updated plan. He also cautioned the board on how specific some requirements are. There was additional discussion. The amendment was restated for clarification. Commissioner Anderson made a motion that at least 40% of the property be one or two story's. Commissioner Anderson stated he would like to see 40% of it cottage style, one or two story's. There was additional discussion. Planning Director Addam McCormick stated the last plan approved by the Planning Commission was all two story. City Manager Ellis asked if Commissioner Anderson was stating he would like to see 40% of the property one story and 60% two story. Commissioner Anderson confirmed. There was discussion.

Commissioner Young asked Planning Director McCormick if he was comfortable with this verbal amendment and being able to enforce it. Planning Director McCormick stated if the board makes the determination, the developer will have to incorporate it into its final master plan. Commissioner Huffman asked if Commissioner Anderson would be willing to drop the % to 20-30%. He also asked if we would see another plan. Planning Director McCormick stated typically a final master plan is approved by the Planning Commission but the City Commission could request to approve it. City Attorney Russell Freeman stated if this amendment is approved, one story would need to be defined. The developer stated the one level versus two level was strictly based on the location of the primary owner's bedroom and in the majority of the homes, it is on the first level. There was discussion. The developer stated he felt he met the intent of the Planning Commission and the neighbors in the community. There was discussion. The developer stated there are two product types and they do look differently. Commissioner Anderson stated his main concern was not wanting it to look like apartment complexes and clarified one story means no stairs inside the home. The plans were then shown to the Board. There was discussion.

Vicki Wilson asked if the developer was calling the one story about the same as the two story with just a two foot lower roof line. The Mayor stated that seems to be the issue they are all hung on. Commissioner Young suggested the amendment be clarified to say that 40% of the project have no interior stairs and that may help clear things up. Commissioner Huffman agreed but also offered a reduction to the percentage.

Glen Garrett of 107 Roanoke stated the guidelines from 2020 stated half of the project would be limited to a one story design. He also said it is hard to argue those are all two story units and stated the density is too high.

City Manager Ellis stated the current amendment is that 40% of the homes be one story that would also need to define one story by stating no access to a second level.

Commissioner Anderson stated one level is no interior stairs and 40% of the development would be one level as defined. Vote was then taken which resulted in a 4-1 vote in favor of the amendment with Commissioner Young voting no.

Commissioner Young made a motion to amend by extending the 50 foot conservation easement to the western property line. City Attorney Freeman stated his understanding is the conservation easement is a vesting on the deed from the seller to the current owner. Commissioner Young rephrased to say where the 50 foot conservation easement currently ends, he would like a 50 foot landscape buffer to be in place to continue the intent of the 50 foot protection. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve the amendment. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 20-974 as amended.

Consider Ordinance 21-1017, an ordinance to amend Ordinance 06-674 as amended, to include a Regional Center Planned Unit Development Section, second reading and public hearing. Commissioner Anderson made a motion to consider Ordinance 21-1017. Vice Mayor Duncan seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1017.

Consider Ordinance 21-1018, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 to change a property on North Creek Boulevard from CPUD, Commercial Planned Unit Development to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval, second reading and public hearing. Commissioner Anderson made a motion to consider Ordinance 21-1018. Commissioner Young seconded the motion. The public hearing was opened. Matt Lackey with Ragan Smith, the engineer for the project, stated this is Phase II of the North Creek Apartments and stated no variances are being requested and is available for questions. The public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1018.

Consider Ordinance 21-1019, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville to include an automated car wash use in the convenience commercial classification in the CPUD, Commercial Planned Unit Development District, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 21-1019. Commissioner Young seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1019.

Consider Ordinance 21-1020, an ordinance of Goodlettsville, Tennessee, for the purpose of amending the Goodlettsville Zoning Ordinance regulating development within the corporate limits of Goodlettsville, Tennessee, to minimize danger to life and property due to flooding, and to maintain eligibility for participation in the National Flood Insurance Program, by adopting the new FEMA Flood Insurance Rate Map, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 21-1020. Commissioner Young seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1020.

Consider Ordinance 21-1021, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to include revised standards for temporary uses, second reading and public hearing. Commissioner Anderson made a motion to consider Ordinance 21-1021. Commissioner Young seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1021.

Consider Ordinance 21-1022, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by extending the R10 Medium Density Residential Zoning Boundary on Hollywood Street, second reading and public hearing. Commissioner Huffman made a motion to consider Ordinance 21-1022. Commissioner Young seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 21-1022.

Consider Resolution 21-1020, a resolution to abandon a sewer easement across property identified within Davidson County Tax Map and Parcel Number 02500006000, 0250021900, 0250021800, and 02500006200 on South Dickerson Road, as well as, require the dedication of a new sewer easement. City Manager Ellis stated this is the property that was considered in Ordinance 20-974. It has a sewer easement that goes through the center of this and for the developer to develop the site we would need to abandon it and they would dedicate a new easement and it would have to be a gravity system in which the sewer easement would cross. Commissioner Young made a motion to consider Resolution 21-1020. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 21-1020.

Consider New Business.

Commissioner Young stated the majority of new business is housekeeping and asked if we could hear it on consent agenda. City Manager Ellis confirmed it could be heard as a consent agenda. City Attorney Freeman stated all could be heard on consent except the surplus property.

Commissioner Young made a motion to hear items under New Business a, b, d, e, g, h, i, and j as a consent agenda, all as one. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve the consent agenda.

Resolutions approved on consent agenda:

- a. Resolution 21-1021, a resolution authorizing the City of Goodlettsville, Tennessee to participate in the James L. Richardson "Driver Safety" Matching Grant Program.
- b. Resolution 21-1022, a resolution approving a contract between the City of Goodlettsville and the Corradino Group, Incorporated for the purpose of providing Construction Engineering Inspection services as it related to Traffic Signal Upgrades funded through a CMAQ (Congestion Mitigation and Air Quality) Grant. (Project 130749.00)
- d. Resolution 21-1024, a resolution authorizing the procurement method of Competitive Sealed Proposals in procuring sanitation and recycling services.
- e. Resolution 21-1025, a resolution authorizing the approval of a contract between the City of Goodlettsville and CCBC Operations, LLC for providing drink vending services at all city facilities.
- g. Resolution 21-1027, a resolution to ratify the membership and appointment to the Goodlettsville Board of Zoning and Sign Appeals, Beer Board, Industrial Development Board, and Parks and Recreation Advisory Board.
- h. Resolution 21-1028, a resolution to adopt the City of Goodlettsville's Legislative Agenda for the second session of the 112th General Assembly of the State of Tennessee.
- i. Resolution 21-1029, a resolution to accept the Copper Creek public improvements Phase 2-4 and Phase 2-5 with a one year maintenance bond from Meritage Homes.
- j. Resolution 21-1030, a resolution to amend the City of Goodlettsville Personnel Policies and Procedures Manual, by amending Section IV entitled: Leave Policies.

Consider Resolution 21-1023, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by online auction or any other reasonable manner. Commissioner Anderson made a motion to consider Resolution 21-1023. Commissioner Young seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 21-1023.

Consider Resolution 21-1031, a resolution authorizing a budgetary allocation for employee compensation adjustments effective January 1, 2022. City Manager Ellis stated over the past three years, one year we did not provide pay increases and over two years they have totaled 5 1/2%. He said several of our positions are falling behind in market value and recommends a

5% cost of living increase for all employees. Commissioner Anderson made a motion to consider Resolution 21-1031. Commissioner Young seconded the motion. Commissioner Young asked if this applied to part-time employees as well. City Manager Ellis stated it did not. Vote was then taken which resulted in a 5-0 vote to approve Resolution 21-1031.

Commissioner Young made a motion to cancel the December 23, 2021 Board of Commissioners meeting. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to cancel the December 23, 2021 Board of Commissioners meeting.

Mayor Tinnin wished everyone a Merry Christmas and Happy New Year!

With no further business, Commissioner Anderson made a motion to adjourn. Vice Mayor Duncan seconded the motion. The meeting was adjourned at approximately 7:42pm with a 5-0 vote.