



Special Called Meeting
Board of Commissioners
6:30 PM

June 6, 2024

City Hall - Massie Chambers

Agenda:

1. Call to order by the Mayor

Prayer

Pledge of Allegiance

2. Roll call by the Recorder.

3. Approval of minutes.

- a. Reading of the May 9, 2024 regular meeting of the Board of Commissioners by the Recorder for approval or correction.

4. Comments from citizens.

5. Comments of the City Manager and staff.

6. Reports and comments from committees, members of the Board of Commissioners and other officers.

7. Consent agenda items.

8. Unfinished Business.

- a. Consider Ordinance 24-1082, an ordinance to amend the zoning ordinance to provide restrictions for hobby chickens/domestic hens in defined residential zoning districts. **FIRST READING**

- b. Consider Ordinance 24-1087, an ordinance of the City of Goodlettsville, Tennessee adopting the annual budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025. **SECOND READING & PUBLIC HEARING**
 - c. Consider Ordinance 24-1088, an ordinance adopted for the purpose of amending the City of Goodlettsville, Tennessee Municipal 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.
SECOND READING & PUBLIC HEARING
9. New Business.
- a. Consider Ordinance 24-1089, an ordinance to amend the design guidelines to define site and building light color restrictions. **FIRST READING**
 - b. Consider Ordinance 24-1090, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Rivergate Parkway from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development zoning district and preliminary master plan approval. **FIRST READING**
 - c. Consider Resolution 24-1210, a resolution authorizing the execution of a contract amendment with Outfront Media, LLC. in regards to billboards located on city owned property located at 2436 Gallatin Road.
 - d. Consider Resolution 24-1211, a resolution authorizing the execution of an inter-local agreement between the City of Goodlettsville, Tennessee and the City of Millersville, Tennessee in reference to fire mutual aid.
 - e. Consider Resolution 24-1212, 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.
10. Adjournment.

For more information regarding this agenda, please contact the city recorder by email
at: abaker@goodlettsville.gov

A government committed to operating with efficiency and integrity in all we do as we strive to
enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212
www.goodlettsville.gov



May 9, 2024 Board of Commissioners 6:30 PM City Hall - Massie Chambers

Minutes:

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

Absent: Jennifer Duncan.

Also Present: Tim Ellis, Allison Baker, Addam McCormick, Gary Goodwin, Audra Crawford, Jason DeLoach, Julie High, Russell Freeman, and Mary Laine Hucks.

Mayor Rusty Tinnin called the meeting to order. Pastor Toby Swager offered prayer and Mayor Tinnin led the chambers in the pledge of allegiance.

City Recorder Allison Baker called the roll: Mayor Tinnin present, Vice Mayor Duncan absent, Commissioner Anderson present, Commissioner Huffman present, Commissioner Young present.

Consider the minutes of the April 11, 2024 regular meeting of the Board of Commissioners by the Recorder for approval or correction. Commissioner Young made a motion to approve the minutes as written. Commissioner Huffman seconded the motion and motion passed 4-0.

Comments from citizens.

Comments of the City Manager and staff.

City Manager Tim Ellis stated we passed a resolution at the last meeting recognizing this week as National Public Service Week and that covers every person that works for the city. He took a moment to thank all of the employees of the city.

City Manager Ellis thanked our Fire Department, Police Department and Public Works Department for their response to last night's flooding event.

City Manager Ellis announced the next Board of Commissioner's meeting will be held one week early on June 6th. There will be a study session prior to that regarding Ordinance 24-1082. He also asked for an amendment to Ordinance 24-1088 due to information received from FEMA and the State of Tennessee. He also stated Resolution 24-1209 was at the Commissioner's desks and will ask the Board to add it to the agenda. It is an amendment to an agreement with Metro Water that was approved last month. There was an error and this will correct it. Commissioner Huffman made a motion to add Resolution 24-1209 to the agenda.

Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to add Resolution 24-1209 to the agenda.

Police Chief Goodwin and Commander Crawford presented the 2024 Police Academy graduates with certificates and the Chief's Coin. Class member Brian Dudney then presented Chief Goodwin with a scripture that hung in his parent's home for years showing the class's appreciation.

Reports and comments from committees, members of the Board of Commissioners and other officers.

Consent agenda items.

Consider Unfinished Business.

Consider Ordinance 24-1082, an ordinance to amend the zoning ordinance to provide restrictions for hobby chickens/domestic hens in defined residential zoning districts, first reading. City Manager Ellis stated staff recommends deferral until the June 6th meeting in which time we will have a study session on this item. Commissioner Anderson made a motion to defer. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to defer Ordinance 24-1082.

Consider Ordinance 24-1083, an ordinance to amend the zoning ordinance to increase the minimum hotel room requirement from 90 to 120 rooms, second reading and public hearing. Commissioner Anderson made a motion to consider Ordinance 24-1083. Commissioner Huffman seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Commissioner Young asked if the number of rooms was 120 before we lowered it to 90 in 2015. City Manager Ellis stated yes it was 120 for hotel rooms in 2015. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1083.

Consider Ordinance 24-1084, an ordinance to amend Title 7, Chapters 1 & 2 of the City of Goodlettsville Municipal Code as it relates to Fire Protection, second reading and public hearing. Commissioner Anderson made a motion to approve Ordinance 24-1084. Commissioner Huffman 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 4-0 vote to approve Ordinance 24-1084.

Consider Ordinance 24-1085, an ordinance to amend the City of Goodlettsville Municipal Code Title 7, Chapter 7 by deleting Subsection 5 of Section 703 in its entirety; and by deleting Section 708 and replacing it with a new Section 708; and creating a new Section 709 as it relates to fire prevention rapid entry, second reading and public hearing. Commissioner Huffman made a motion to consider Ordinance 24-1085. Commissioner Anderson 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 4-0 vote to approve Ordinance 24-1085.

Consider Ordinance 24-1086, an ordinance of the City of Goodlettsville Board of Commissioners to amend Title 8, Chapter 2, Section 214, Subsection 4 entitled "Beer - Restaurant Classification Requirements and Restrictions," of the Goodlettsville Municipal Code, second reading and public hearing. Commissioner Anderson made a motion to consider

Ordinance 24-1086. 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 4-0 vote to approve Ordinance 24-1086.

Consider New Business.

Consider Ordinance 24-1087, an ordinance of the City of Goodlettsville, Tennessee adopting the annual budget for the fiscal year beginning July 1, 2024 and ending June 30, 2025, first reading. Commissioner Huffman made a motion to consider Ordinance 24-1087.

Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1087.

Consider Ordinance 24-1088, an ordinance adopted for the purpose of amending the City of Goodlettsville, Tennessee Municipal 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, first reading. City Manager Ellis stated this is a requirement from FEMA as they update their flood maps. The ordinance in the packet was created by staff and since then the required ordinance from FEMA has come in and is before the board. Staff recommends this ordinance be amended to encompass the ordinance at the desk for consideration. Commissioner Young made a motion to consider Ordinance 24-1088. Commissioner Huffman seconded the motion. Commissioner Young made a motion to amend based on the language as presented. Commissioner Huffman seconded the motion. Commissioner Huffman made a motion to adopt as amended. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to adopt Ordinance 24-1088 as amended,

Consider Resolution 24-1208, a resolution of the City of Goodlettsville Board of Commissioners authorizing an official request to the United States Census Bureau to provide pricing to the City of Goodlettsville for the purpose of possibly performing a special census. Commissioner Anderson made a motion to consider Resolution 24-1208. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 24-1208.

Consider Resolution 24-1209, a resolution authorizing the execution of an amended agreement between the Metropolitan Nashville Davidson County Government and the City of Goodlettsville as it relates to consumption readings of Metropolitan Nashville Water meters within the corporate limits of the City of Goodlettsville. Commissioner Young made a motion to consider Resolution 24-1209. Commissioner Huffman seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 24-1209

With no further business, Commissioner Young made a motion to adjourn. Commissioner Anderson seconded the motion. The meeting adjourned at approximately 6:59pm.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> ORDINANCE 24-1082 An ordinance to amend the zoning ordinance to provide restrictions for hobby chickens/domestic hens in defined residential zoning districts. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: ORDINANCE 24-1082 Dept. of Origin: Planning For Agenda of: June 6, 2024 Originator: Addam McCormick Cost of Item: N/A
---	---

AGENDA ITEM ATTACHMENTS:

Ordinance 24-1082

SUMMARY STATEMENT:

An ordinance to amend the zoning ordinance to provide restrictions for hobby chickens/domestic hens in defined residential zoning districts.

FINANCIAL SUMMARY:

N/A

RECOMMENDED ACTION:

Planning Commission and staff recommend approval of Ordinance 24-1082.

ORDINANCE 24-1082

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO PROVIDE RESTRICTIONS FOR HOBBY CHICKENS/DOMESTIC HENS IN DEFINED RESIDENTIAL ZONING DISTRICTS

WHEREAS, the City's Zoning Ordinance intent and purpose includes to promote and protect the public health, safety, and general welfare of the people; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes to divide the city into zones and districts restricting and regulating therein the use of buildings and land for residences; and,

WHEREAS, the City of Goodlettsville amended the Zoning Ordinance in 2010 to permit chickens in Agricultural and R40 Low Density Residential Zoning Districts with the requirement for a minimum five (5) acres in the R40 zoning district; and,

WHEREAS, the City of Goodlettsville Planning Commission received a citizen's request during the public forum section of the February 2024 meeting for a Zoning Ordinance amendment to include provisions for limited hobby chickens; and,

WHEREAS, the Goodlettsville Planning Commission at the April 1, 2024 meeting voted to recommend the amendment passage to the Board of Commissioners and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended including additions to section 14-205 (3)(ii)(E) to provide regulations for hobby chickens/domestic hens minimum shown in "EXHIBIT A"

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) day from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 24-1082

“EXHIBIT A”

AMENDMENT

Zoning Ordinance Section 14-205 (3)(ii)(E):

(3) Use and Structure Provisions

(ii) Permitted Accessory Uses.

(E) Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least 100 feet from any neighboring dwelling and shall be no more than 100 square feet in size.

In the R15, Medium Density, R-25, Low Density, and R-40 Low Density residential zoning districts including only properties that contain a minimum 15,000 sq. ft. of area hobby chickens/ domesticated hens are permitted but shall not exceed three (3) hobby chickens/domesticated hens per property. The hobby chickens/ domesticated hens are for personal use only. The breeding or slaughtering of hobby chickens/domesticated hens or sale of eggs, manure, or chickens/domestic hens are not permitted. No hobby chickens / domesticated hens may be trained for the purpose of fighting for amusement, sport, or financial gain

All hobby chickens/domesticated hens are to be kept in a predator-proof enclosure, a portion of which must be a covered chicken/domesticated hen house/coop and a portion of which must be a fenced area. Any hen house/coop exceeding fifty (50) square feet shall meet the accessory building requirements of the Zoning Ordinance. The enclosure and fence area shall be in the rear yard of the property and not be visible from any public street due to the location or installed with a solid screening provided by a fence or landscaping. The enclosure and fence shall be a minimum twenty-five (25') feet from any property line. Keeping the hobby chickens /domestic hens shall not result in noise, odor, and unsanitary animal living conditions, unsanitary waste storage and removal that results in the attraction of predators, rodents, insects, or parasites.

No roosters are permitted except with permitted agricultural uses in the R-40, Low Density Residential zoning district per conditional use standards and Agricultural zoning district.

This zoning ordinance section does not alter or limit private property restrictions regarding chickens/domesticated hens.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 24-1087</u> An ordinance of the City of Goodlettsville, Tennessee adopting the annual budget for the fiscal year July 1, 2024 through June 30, 2025. SECOND READING & PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Julie High, Assistant City Manager	Agenda Item: Ordinance 24-1087 Dept. of Origin: Administration For Agenda of: June 6, 2024 Originator: Julie High Cost of Item: See Attached Ordinance
--	---

AGENDA ITEM ATTACHMENTS:

Ordinance 24-1087

SUMMARY STATEMENT:

This Ordinance adopts the FY 2025 budget.

FINANCIAL SUMMARY:

See Attached Ordinance

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 24-1087.

ORDINANCE No. 24-1087

**AN ORDINANCE OF THE
CITY OF GOODLETTSVILLE, TENNESSEE
ADOPTING THE ANNUAL BUDGET
FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025**

WHEREAS, Tenn, Code Ann. § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

NOW THEREFORE BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GOODLETTSVILLE, TENNESSEE AS FOLLOWS:

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2025, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

GENERAL FUND	Actual FY 2023	Projected FY 2024	Requested Budget FY 2025
Revenues			
Local Taxes	14,756,976	14,250,000	14,431,230
Licenses And Permits	877,409	108,000	56,800
Intergovernmental	5,728,164	3,253,500	3,180,500
Charges For Services	291,954	195,500	192,500
Fines And Forfeitures	105,302	150,000	150,000
Other	736,374	871,100	501,000
Other Financing Sources	-	-	-
Issuance of Debt / Debt Proceeds	-	-	-
Insurance Recoveries	113,195	14,200	-
Sale of Capital Assets	41,044	-	-
Transfers In - from other funds	-	-	-
Transfers In - from other funds (PILOT)	118,427	115,000	115,000
Total Revenues and Other Financing Sources	22,768,845	18,957,300	18,627,030
Appropriations			
Expenditures			
General Government	2,291,715	2,468,349	2,487,493
Community Development	703,816	752,660	803,177
Police Department	5,748,542	6,465,872	7,032,981
Fire Department	2,916,168	3,272,046	3,547,217
Public Works	1,078,950	1,106,440	1,151,686
Parks Department	1,701,373	2,081,778	2,213,520
Debt Service - Principal and Interest	492,244	547,496	544,171
Capital Expenditures	3,991,490	2,208,200	1,717,759
Other Financing Uses			
Transfers Out - to other funds	-	-	1,465,500
Total Appropriations	18,924,298	18,902,841	20,963,504
Change in Fund Balance (Revenues - Appropriations)	3,844,547	54,459	(2,336,474)
Beginning Fund Balance July 1	17,814,272	21,658,819	21,713,278
Prior Period Adjustment			
Ending Fund Balance June 30	21,658,819	21,713,278	19,376,804
Ending Fund Balance as a % of Total Appropriations	114%	115%	92%

DRUG FUND	Actual FY 2023	Projected FY 2024	Budget FY 2025
Revenues			
Fines And Forfeitures	34,013	18,000	10,000
Other	2,294	2,200	10,000
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
Total Revenues and Other Financing Sources	36,307	20,200	20,000
Appropriations			
Drug Enforcement	5,003	10,000	20,000
Capital Expenditures	-	206,000	110,000
Debt Service	-	-	-
Total Appropriations	5,003	216,000	130,000
Change in Fund Balance (Revenues - Appropriations)	31,304	(195,800)	(110,000)
Beginning Fund Balance July 1	378,437	409,741	213,941
Ending Fund Balance June 30	409,741	213,941	103,941
Ending Fund Balance as a % of Appropriations	8190%	99%	80%

ELECTRONIC CITATION FUND	Actual FY 2023	Projected FY 2024	Budget FY 2024
Revenues			
Fines And Forfeitures	2,364	4,000	3,000
Other	-	-	-
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
Total Revenues and Other Financing Sources	2,364	4,000	3,000
Appropriations			
Supplies-Ticket writer supplies	-	-	3,000
Capital Expenditures	-	20,000	-
Debt Service	-	-	-
Total Appropriations	-	20,000	3,000
Change in Fund Balance (Revenues - Appropriations)	2,364	(16,000)	-
Beginning Fund Balance July 1	21,252	23,616	7,616
Ending Fund Balance June 30	23,616	7,616	7,616
Ending Fund Balance as a % of Appropriations	0%	38%	254%

TOURISM FUND	Actual FY 2023	Projected FY 2024	Budget FY 2025
Revenues			
Hotel Occupancy Tax	1,012,540	925,000	1,100,000
Grants	48,675	101,000	-
Other	140,903	97,500	91,500
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
Total Revenues and Other Financing Sources	1,202,118	1,123,500	1,191,500
Appropriations			
Administration	718,017	836,103	846,624
Historic Sites	45,432	60,500	78,500
Economic Development	27,210	24,350	150,097
Tourism	141,945	165,500	94,150
Capital	188,218	174,000	45,750
Total Appropriations	1,120,822	1,260,453	1,215,121
Change in Fund Balance (Revenues - Appropriations)	81,296	(136,953)	(23,621)
Beginning Fund Balance July 1	1,227,021	1,308,317	1,171,364
Ending Fund Balance June 30	1,308,317	1,171,364	1,147,743
Ending Fund Balance as a % of Appropriations	117%	93%	94%
CAPITAL PROJECTS FUND	Actual FY 2023	Projected FY 2024	Budget FY 2025
Revenues			
Grant Revenue	60,398	389,162	13,736,221
Other Revenue	1,521		
Donations	35,696	-	664,304
Other Financing Sources			
Issuance of Debt / Debt Proceeds	2,002,405	-	-
Transfers In - from other funds	-	-	1,465,500
Total Revenues and Other Financing Sources	2,100,020	389,162	15,866,025
Appropriations			
Main Street Redevelopment	43,731	373,233	9,703,096
Conference Drive Enhancement	55,281	-	-
CMAQ II	209,035	-	-
CMAQ III	135,055	22,155	3,062,490
CMAQ IV	13,735	61,735	2,298,265
Sidewalk Tap Project	12,019	-	703,572
Rachel's Garden	35,696	21,398	1,720,406
Total Appropriations	504,552	478,521	17,487,829
Change in Fund Balance (Revenues - Appropriations)	1,595,468	(89,359)	(1,621,804)
Beginning Fund Balance July 1	115,695	1,711,163	1,621,804
Ending Fund Balance June 30	1,711,163	1,621,804	-
Ending Fund Balance as a % of Appropriations	339%	339%	0%

Sanitation	Actual FY 2023	Projected FY 2024	Budget FY 2025
Revenues			
User Fees	1,171,014	1,353,000	1,353,000
Miscellaneous Revenue	12,399	15,010	12,000
Grant Proceeds	-	-	-
Other Financing Sources	-	-	-
Transfers In - from other funds	-	-	-
Other Financing Sources	-	-	-
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
Total Revenues and Other Financing Sources	1,183,413	1,368,010	1,365,000
Appropriations			
Sanitation Contract Fees	823,497	940,000	980,000
Other Operating Expenditures	295,579	367,078	387,331
Capital Expenditures	43,501	130,000	50,000
Debt Service	-	-	-
Total Appropriations	1,162,577	1,437,078	1,417,331
Change in Fund Balance (Revenues - Appropriations)	20,836	(69,068)	(52,331)
Beginning Fund Balance July 1	452,839	473,675	404,607
Ending Fund Balance June 30	473,675	404,607	352,276
Ending Fund Balance as a % of Total Appropriations	41%	28%	25%

Stormwater Fund	Actual FY 2023	Projected FY 2024	Budget FY 2025
Revenues			
Utility Fees	924,681	951,500	974,500
Miscellaneous Revenues	34,048	56,000	48,000
Transfers In - from other funds	-	-	-
Other Financing Sources			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
Total Revenues and Other Financing Sources	958,729	1,007,500	1,022,500
Appropriations			
Operating Expenditures	507,439	627,181	570,435
Other Expenditures			
Capital Expenditures	154,429	725,333	500,000
Total Appropriations	661,868	1,352,514	1,070,435
Change in Fund Balance (Revenues - Appropriations)	296,861	(345,014)	(47,935)
Beginning Fund Balance July 1	783,119	1,079,980	734,966
Ending Fund Balance June 30	1,079,980	734,966	687,031
Ending Fund Balance as a % of Total Appropriations	163%	54%	64%

SEWER FUND	Actual FY 2023	Projected FY 2024	Budget FY 2025
Operating Revenues			
Sewer User Fees	5,574,214	5,392,550	5,950,000
Tap Fees	96,250	74,500	75,000
Miscellaneous Other Fees	84,723	91,600	58,600
Total Operating Revenues	5,755,187	5,558,650	6,083,600
Operating Expenses			
Operating Expenses	3,551,518	3,496,207	3,842,351
Interest	-	-	-
Depreciation	1,024,128	950,000	1,025,000
Total Operating Expenses	4,575,646	4,446,207	4,867,351
Operating Income (Loss)	1,179,541	1,112,443	1,216,249
Nonoperating Revenues (Expenses)			
Revenue: Investment Income	423,798	340,000	300,000
Grants - Operating	-		
Other Income	68,001		
Expense: Debt Service - Interest Expense	(146,517)	(150,081)	(134,334)
Total Nonoperating Revenue (Expenses)	345,282	189,919	165,666
Income (Loss) Before Capital Contributions and Transfers	1,524,823	1,302,362	1,381,915
Capital Contributions and Transfers			
Transfers In - from Other Funds	-	-	-
Transfers Out - to Other Funds (PILOT)	(118,427)	(125,000)	(150,000)
Total Capital Contributions and Transfers	(118,427)	(125,000)	(150,000)
Change in Net Position	1,406,396	1,177,362	1,231,915
Beginning Net Position July 1	33,673,162	35,079,558	36,256,920
Ending Net Position June 30	35,079,558	36,256,920	37,488,835

SECTION 2: At the end of the fiscal year 2025, the governing body estimates fund balances or deficits:

Fund	Estimated Fund Balance/Net Position at June 30, 2025
General Fund	19,376,804
Sanitation	352,276
Drug Fund	103,941
E-Citation Fund	7,616
Tourism Fund	1,147,743
Capital Projects Fund	0
Stormwater Fund	687,031
Sewer Fund	37,488,835

SECTION 3: That the governing body herein certifies and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

CITY OF GOODLETTSVILLE								
SCHEDULE OF DEBT PAYMENTS								
FOR FISCAL YEAR 2024-2025								
			Amount				FY 24-25	Amount
			Outstanding	Payment			Total Debt	Outstanding
Type	Loan Name	Authorized	6/30/2024	Fund	Principal	Interest	Service	6/30/2025
Bonds	2012 Bond Issue for Street and Road improvements/lighting 20yr	2,970,000	1,500,000	General	150,000	36,405	186,405	1,350,000
	2020 Bond Issue LED lighting	960,000	835,000	General	45,000	15,568	60,568	790,000
	Total Notes	3,930,000	2,335,000		195,000	51,973	246,973	2,140,000
Loans	GO Refunding public improvement series 2020	4,880,000	3,720,000	Sewer	410,000	69,030	479,030	3,310,000
	State Revolving Loan, 2018-419, Sewer Rehab	1,000,000	746,292	Sewer	40,284	14,592	54,876	706,008
	State Revolving Loan, 2018-420, Sewer Rehab	3,200,000	2,684,866	Sewer	129,048	50,712	179,760	2,555,818
	2016 LGLP Loan Main Street, Transportation bond	3,000,000	1,870,285	General	218,000	53,946	271,946	1,652,285
	Total Loans	12,080,000	9,021,443		797,332	188,280	985,612	8,224,111
Leases	Huntington National Bank (parks san truck)	107,621	22,391	General	22,391	861	23,252	0
	Total of All Debt	16,117,621	11,378,834		1,014,723	241,114	1,255,837	10,364,111
By Fund	General	7,037,621	4,227,676		435,391	106,780	542,171	3,792,285
	Police Drug	0	0		0	0	0	0
	Tourism	0	0		0	0	0	0
	Stormwater	0	0		0	0	0	0
	Sewer	9,080,000	7,151,158		579,332	134,334	713,666	6,571,826
	Total	16,117,621	11,378,834		1,014,723	241,114	1,255,837	10,364,111

SECTION 4: During the coming fiscal year (2025) the governing body has pending and planned capital projects with proposed funding as follows:

Pending Capital Projects	Pending Capital Projects - Total Expense	Pending Capital Projects Expense Financed by Debt Proceeds
Main Street Redevelopemnt	9,703,096	2,428,312
CMAQ III Conference Dr	3,062,490	-
CMAQ IV Conference Dr	2,298,265	-
Sidewalk TAP Project	703,572	-
Rachel's Garden	1,720,406	-
	17,487,829	2,428,312
Proposed Future Capital Projects	Proposed Future Capital Projects - Total Expense	Proposed Future Capital Projects Expense Financed by Debt Proceeds
8 Vehicles Police Dept	432,000	-
CID Rugged Tablets	21,000	-
Fire Shop Truck	64,759	-
Extrication tools replacement	15,000	-
Fuel system	15,000	-
Fleet vacuum	4,000	-
Paving	1,000,000	-
Sidewalk Maint	5,000	-
Master Plan Update (5 Year)	50,000	-
Infield Drag	23,000	-
Zero Turn	20,000	-
Shed Roof Repl MWP	18,000	-
Scoreboards at MWP	50,000	-
Patrol Rifles	60,000	-
Evidence Room Phase 2	50,000	-
E Ticket Writers	3,000	-
Trash Carts	50,000	-
Bowen House Repairs	45,750	-
Mansker Cr Pump St Rehab	1,500,000	-
Asset Mgmt Plan (GIS)	500,000	-
Madison Creek sewer rehab	500,000	-
Streambank stabilization	400,000	-
Culverts	100,000	-
	4,926,509	-
Total Capital Projects	22,414,338	2,428,312

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (Tenn. Code Ann. § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tenn. Code Ann. § 6-56-205.

SECTION 6: Money may be transferred from one appropriation to another in the same fund by the City Manager, subject to such limitations and procedures as set by the Governing Body pursuant to Tenn. Code Ann. § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance.

SECTION 8: This annual operating and capital budget ordinance assumes no increase in property taxes. There will be a separate property tax ordinance to set the 2024 tax rate considered at a later date.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect July 1, 2024, the public welfare requiring it.

Passed 1st Reading: _____

Passed 2nd Reading: _____

Mayor Rusty Tinnin

City Recorder

APPROVED AS TO LEGALITY AND FORM:

City Attorney



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 24-1088</u> An ordinance adopted for the purpose of amending the City of Goodlettsville, Tennessee Municipal 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. SECOND READING & PUBLIC HEARING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: Ordinance 24-1088 Dept. of Origin: Planning For Agenda of: June 6, 2024 Originator: Addam McCormick Cost of Item: N/A
--	--

AGENDA ITEM ATTACHMENTS:

Ordinance 24-1088

SUMMARY STATEMENT:

An ordinance adopted for the purpose of amending the City of Goodlettsville, Tennessee Municipal 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.

FINANCIAL SUMMARY:

This ordinance will have no fiscal impact on the City of Goodlettsville.

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 24-1088.

ORDINANCE NO. 24-1088

MUNICIPAL FLOODPLAIN ZONING ORDINANCE

AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF GOODLETTSVILLE, TENNESSEE MUNICIPAL 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.

ARTICLE I. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

Section A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission, do ordain as follows:

Section B. Findings of Fact

1. The City of Goodlettsville, Tennessee, Mayor and Goodlettsville City Commission wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.
2. Areas of the City of Goodlettsville, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
3. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

Section C. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging and other development which may increase flood damage or erosion;
5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section D. Objectives

The objectives of this Ordinance are:

1. To protect human life, health, safety and property;
2. To minimize expenditure of public funds for costly flood control projects;
3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions;
5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
6. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
7. To ensure that potential homebuyers are notified that property is in a floodprone area;
8. To maintain eligibility for participation in the NFIP.

ARTICLE II. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

1. Accessory structures shall only be used for parking of vehicles and storage.
2. Accessory structures shall be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see **"Special Flood Hazard Area"**.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see **"Structure"**.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or **"Emergency Program"** means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see **"Existing Construction"**.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"

(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.
3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Floodprone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the City of Goodlettsville, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

"Letter of Map Change (LOMC)" means an official FEMA determination, by letter, that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

"Letter of Map Amendment (LOMA)" An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property or structure is not located in a special flood hazard area.

"Conditional Letter of Map Revision Based on Fill (CLOMR-F)" A determination that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

"Letter of Map Revision Based on Fill (LOMR-F)" A determination that a structure or parcel of land has been elevated by fill above the base flood elevation

and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

"Conditional Letter of Map Revision (CLOMR)" A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA, to revise the effective FIRM.

"Letter of Map Revision (LOMR)" Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 2 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

"Structure" for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

ARTICLE III. GENERAL PROVISIONS

Section A. Application

This Ordinance shall apply to all areas within the incorporated area of the City of Goodlettsville, Tennessee.

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Goodlettsville, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Number(s) 47037C0126J, 47037C0128J, and 47037C0129J dated February 25, 2022, and Panel Numbers 47037CIND0D, 47037C0136J, and 47037C0137K dated June 20, 2024, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section C. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

Section D. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

Section E. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

Section F. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

Section G. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Goodlettsville, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

Section H. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Goodlettsville, Tennessee from taking such other lawful actions to prevent or remedy any violation.

ARTICLE IV. ADMINISTRATION

Section A. Designation of Ordinance Administrator

The Planning Director is hereby appointed as the Administrator to implement the provisions of this Ordinance.

Section B. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application stage
 - a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are

available, or to certain height above the highest adjacent grade when applicable under this Ordinance.

- b. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- c. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Article V, Sections A and B.
- d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- e. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
 - Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
 - A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

3. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

Section C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

1. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
2. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
3. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
5. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

6. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Article IV, Section B.
7. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Article IV, Section B.
8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Article IV, Section B.
9. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.
10. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of Goodlettsville, Tennessee FIRM meet the requirements of this Ordinance.
11. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.
12. A final Finished Construction Elevation Certificate (FEMA Form FF-206-FY-22-152, formerly 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Section A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
2. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;
10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;
11. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;
12. All subdivision proposals and other proposed new development proposals shall meet the standards of Article V, Section B;

13. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
14. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

Section B. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Article V, Section A, are required:

1. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than two (2) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

2. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one (1) foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Article IV, Section B.

3. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.
 - 1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - 3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
- c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Article V, Section B.

4. Standards for Manufactured Homes and Recreational Vehicles

- a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
- b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - 1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no

lower than one (1) foot above the level of the Base Flood Elevation
or

- 2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Article II).
- c. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Article V, Sections A and B.
- d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- e. All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - 1) Be on the site for fewer than 180 consecutive days;
 - 2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;
 - 3) The recreational vehicle must meet all the requirements for new construction.

5. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

- a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- d. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Article V, Section E).

Section C. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, floodway width or base flood discharge provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the provisions of § 65.12.
3. ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section D. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.
2. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the provisions of § 65.12.

3. ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section E. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

1. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Article V, Sections A and B.
2. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
3. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Article V, Section B.
4. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the City of Goodlettsville, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
5. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Article V, Sections A and B. Within approximate A Zones, require that those subsections of Article V Section B dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

Section F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(1) (c) and Article V, Section B(2).
3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section H. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Article III, Section B, are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Article IV and Article V shall apply.

Section I. Standards for Unmapped Streams

Located within the City of Goodlettsville, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.
2. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Articles IV and V.
3. ONLY if Article V, Section I, provisions (1) and (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

ARTICLE VI. VARIANCE PROCEDURES

Section A. Municipal Board of Zoning Appeals

1. Authority

The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2. Procedure

Meetings of the Municipal Board of Zoning Appeals shall be held at such times, as the Board shall determine. All meetings of the Municipal Board of Zoning Appeals shall be open to the public. The Municipal Board of Zoning Appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the Municipal Board of Zoning Appeals shall be set by the City of Goodlettsville.

3. Appeals: How Taken

An appeal to the Municipal Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Municipal Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, a fee of \$ 200 dollars for the cost of publishing a notice of such hearings shall be paid by the appellant. The Administrator shall transmit to the Municipal Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Municipal Board of Zoning Appeals shall fix a

reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than 30 days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

4. Powers

The Municipal Board of Zoning Appeals shall have the following powers:

a. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

- 1) The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- 2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.
- 3) In passing upon such applications, the Municipal Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:
 - a) The danger that materials may be swept onto other property to the injury of others;
 - b) The danger to life and property due to flooding or erosion;
 - c) The susceptibility of the proposed facility and its contents to flood damage;
 - d) The importance of the services provided by the proposed facility to the community;
 - e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;
 - f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

- g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- 4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Municipal Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.
 - 5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Section B. Conditions for Variances

- 1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Article VI, Section A.
- 2. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.
- 3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
- 4. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

ARTICLE VII. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the City of Goodlettsville, Tennessee, the most restrictive shall in all cases apply.

Section B. Severability

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective on June 20 2024, in accordance with the Charter of the City of Goodlettsville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission

Date

Mayor City of Goodlettsville, Tennessee

City Attorney

Attest: _____
City Recorder

Date of Public Hearing

1st Reading _____

2nd Reading _____

Date of Publication of
Caption and Summary



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

SUBJECT TITLE: ORDINANCE 24-1089 An ordinance to amend the Design Guidelines to define site and building light color restrictions. FIRST READING PRESENTED BY: Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: Ordinance 24-1089 Dept. of Origin: Planning For Agenda of: June 6, 2024 Originator: Addam McCormick Cost of Item: N/A
---	---

AGENDA ITEM ATTACHMENTS:

Ordinance 24-1089

SUMMARY STATEMENT:

An ordinance to amend the Design Guidelines to define site and building light color restrictions.

FINANCIAL SUMMARY:

This ordinance will have no fiscal impact on the City of Goodlettsville.

RECOMMENDED ACTION:

Planning Commission and Staff recommend Ordinance 24-1089.

ORDINANCE 24-1089

AN ORDINANCE TO AMEND THE DESIGN GUIDELINES TO DEFINE SITE AND BUILDING LIGHT COLOR RESTRICTIONS

WHEREAS, the City’s Design Guidelines intent and purpose includes improving the aesthetic appearance of development throughout the City of Goodlettsville; and,

WHEREAS, the City’s Design Guidelines intent and purpose includes emphasizing the masking of utilitarian elements that can interrupt and disrupt the City’s public viewsheds; and,

WHEREAS, the City’s Design Guidelines Lighting Section intent and purpose includes providing lighting that compliments new development with minimum adverse impact on adjacent properties and the public realm; and,

WHEREAS, the Goodlettsville Planning Commission at the May 6, 2024 meeting voted to recommend the amendment passage to the Board of Commissioners and,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That Ordinance No. 11-767 adopted on second and final reading on January 12, 2012, being the Design Guidelines of Goodlettsville, Tennessee, be and the same is hereby amended including a revision to section **3.4 LIGHTING** to define lighting color restrictions as shown in “EXHIBIT A”

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) day from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 24-1089
“EXHIBIT A”

AMENDMENT

Section 3.4 LIGHTING

1. Design Criteria

Objective: Provide lighting that compliments new development with minimum adverse impact on adjacent properties and the public realm.

- Lighting levels should be as even as possible.
- Light fixtures which cast light primarily downward should be used.
- Warm lighting colors are preferred; blue-white color is discouraged. ***Light fixtures must have a color temperature of less than a 6,000 Kelvin temperature and not include defined bright colors. Design exceptions may be reviewed for sport facilities, industrial and commercial/industrial developments internal project lighting, and decorative approved accent lighting. Seasonal lighting would not be prohibited. The scale and color of proposed architectural or landscaping accent colored lighting shall be determined by the Planning Commission based on the character and scale of the project and area. Unless approved by the Planning Commission based on site development scale and type, light fixtures shall not be permitted to mix different types of light color or hues within a site. No exterior lighting shall have any blinking, flashing or fluttering lights or other illuminating device that has a changing light intensity, brightness, or color***
- Lighting fixtures should be shielded to prevent glare.



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: ORDINANCE 24-1090</u> An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Rivergate Parkway from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development zoning district and preliminary master plan. FIRST READING <u>PRESENTED BY:</u> Tim Ellis, City Manager Addam McCormick, Sr. Director of Community Development	Agenda Item: Ordinance 24-1090 Dept. of Origin: Planning For Agenda of: June 6, 2024 Originator: Addam McCormick Cost of Item: N/A
--	--

AGENDA ITEM ATTACHMENTS:

Ordinance 24-1090

SUMMARY STATEMENT:

An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Rivergate Parkway from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development zoning district and preliminary master plan.

FINANCIAL SUMMARY:

This ordinance will have no fiscal impact on the City of Goodlettsville.

RECOMMENDED ACTION:

Planning Commission and Staff recommend Ordinance 24-1090.

ORDINANCE NO. 24-1090

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY CHANGING THE ZONING OF PROPERTIES ON RIVERGATE PARKWAY FROM CSL, COMMERCIAL SERVICES LIMITED TO RC1, REGIONAL CENTER PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND PRELIMINARY MASTER PLAN APPROVAL

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of commercial buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business, commercial within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance Regional Center Planned Unit Development section includes but is not limited to providing for mixed use commercial and residential uses at a higher density and intensity of development associated with an urban center. The regional center design includes pedestrian and streetscape-oriented design with regulations permitting flexibility for design oriented planned unit developments; and,

WHEARAS, the City's Comprehensive Land Use Plan October 2020 amendment defines Regional Center Commercial as mixed use residential and commercial center for various residential types, entertainment, retail sales and services, hospitality and restaurants, professional and medical offices and clinics, research and development, educational facilities but exempting conflicting industrial type facilities; and,

WHEARAS, the City's Comprehensive Land Use Plan October 2020 amendment defines the location of the Regional Center Commercial Higher Intensity area including the east side of Rivergate Parkway from RiverGate Mall to Conference Drive and Vietnam Veterans Boulevard/SR 386; and,

WHEREAS, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on May 6, 2024 to recommend its passage to the Board of Commissioners based on the Regional Center High Intensity Planned Unit Development and 1000C Rivergate Parkway mixed use preliminary master plan with defined stipulations including a mixed use development with 340 residential units, 120 room hotel, and 17,000 square feet of commercial center buildings is consistent with the City's Comprehensive Land Use Plan,

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSE, AS FOLLOWS:

SECTION 1. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the property classification to RC1, REGIONAL CENTER PLANNED UNIT DEVELOPMENT for the referenced portion properties attached as “EXHIBIT A” and described as follows:

THE 9.33 ACRE PROPERTY AT 1000 C RIVERGATE PARKWAY REFERENCED AS MAP 0261400 PARCEL 2400 AND THE 2.49 ACRE PROPERTY AT 0 RIVERGATE PARKWAY REFERENCED AS MAP 0261400 PARCEL 3100 SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

MAYOR RUSTY TINNIN

CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

CITY ATTORNEY

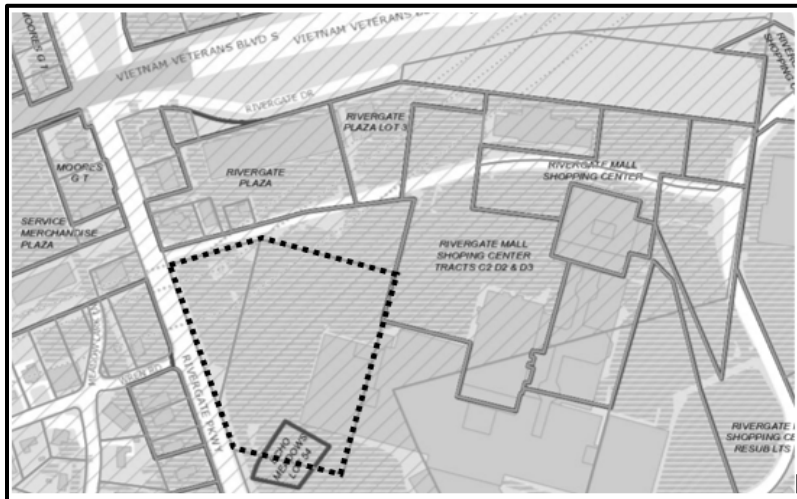
Passed First Reading: _____

Passed Second Reading: _____

ORDINANCE 24-1090
“EXHIBIT A”

SUBJECT PROPERTIES

1000C Rivergate Parkway Tax Map/Parcel# 02614002400
0 Rivergate Parkway Tax Map/Parcel# 02614003100





AGENDA SUMMARY SHEET
Board of Commissioners
City of Goodlettsville

<u>SUBJECT TITLE:</u> RESOLUTION 24-1210 A resolution authorizing the execution a contract amendment with Outfront Media, LLC. in regards to billboards located on city owned property located at 2436 Gallatin Road. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 24-1210 Dept. of Origin: Administration For Agenda of: June 6, 2024 Originator: Tim Ellis Cost of Item: \$21,600 Net Income 500,000 Impressions on Digital Boards throughout the State
--	--

AGENDA ITEM ATTACHMENTS:

Resolution 24-1210
Lease Addendums

SUMMARY STATEMENT:

A resolution authorizing the execution of a contract amendment with Outfront Media, LLC. in regards to billboards located on city owned property located at 2436 Gallatin Road.

FINANCIAL SUMMARY:

\$21,600 Net Income
500,000 Impressions on Digital Boards throughout the State

RECOMMENDED ACTION:

Staff's recommendation is approval of Resolution 24-1210.

RESOLUTION 24-1210

A RESOLUTION TO ENTER INTO AGREEMENT EXTENSIONS WITH OUTFRONT MEDIA, LLC. FOR THE LEASE OF CITY OWNED PROPERTY FOR PURPOSES OF HOUSING BILLBOARDS

WHEREAS, the City currently leases property to Outfront Media, LLC. (company) upon which the company has billboards positioned, and

WHEREAS, the company wishes to secure access to the existing site for additional time for the purposes of billboard advertising, and

WHEREAS, the City will benefit from income revenue with no burden on its citizens by making the space available to the company;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT AGREEMENTS BE EXECUTED WITH OUTFRONT MEDIA, LLC. UNDER WHICH THE CITY LEASES PROPERTY TO OUTFRONT MEDIA, LLC., THAT CITY-OWNED PROPERTY KNOWN AS THE MANSKER CREEK STATION PROPERTY AND THE CITY MANAGER IS HEREBY AUTHORIZED TO EXECUTE SUCH AGREEMENT.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

Date adopted: June 6, 2024

Mayor Rusty Tinnin

Attest

City Recorder

Approved as to form and legality

City Attorney

EXHIBIT I



Lease No. 01641.028825

AMENDMENT

THIS LEASE AMENDMENT (the “Amendment”) by and between **City of Goodlettsville** (the “LESSOR”), and **OUTFRONT Media, LLC** (the “LESSEE”), is made effective as of the **22nd** day of **April 2024** (the “Effective Date”).

RECITALS

WHEREAS, LESSOR and LESSEE (as successor in interest to **CBS Outdoor**) are parties to that certain Lease dated **March 7, 2007** and as amended by addenda/ amendments(s) dated **February 24, 2010, January 5, 2012, and November 13, 2018** (together the “LEASE”); and

WHEREAS, LESSEE and LESSOR now desire to amend the Lease pursuant to the terms and conditions of this Amendment

NOW, THEREFORE, in considerations of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

WITNESSETH

- 1. Capitalized Terms.** All capitalized terms used herein, unless otherwise defined herein, have the same meanings ascribed to them in the Lease.
- 2. Amendments to the Lease:**

This Lease is hereby extended for a term of five (5) years commencing April 1, 2024 (the “Extended Term”). Rent during the Extended Term shall be \$21,600 per year paid annually in advance.

Should LESSEE be successful in installing digital screens on its sign structure, Rent during the Extended Term shall increase to \$45,600 per year and will be prorated for the year of installation based on the first day of the first full month that the digital screens are displaying advertising. Should LESSEE be successful in installing digital screens on its sign structure, LESSEE shall have the option to extend this Lease for an additional 5 years at the end of the Extended Term (the “Option Period”). LESSEE shall notify LESSOR in writing of the date the digital screens are displaying advertising and of its intent to exercise its option to extend the Lease term.

Upon execution of this Lease amendment, LESSEE agrees to provide LESSOR with space available advertising across its digital billboard network in Tennessee (Nashville and Memphis markets including Jackson, TN and Southaven, MS) to promote tourism for the City of Goodlettsville. LESSEE will deliver 500,000 impressions to LESSOR per four-week period during the Extended Term and Option Period, if applicable. LESSEE will provide LESSOR with quarterly proof of performance reports to showcase where in the network the advertising was posted and how many impressions were delivered. LESSEE will provide these reports to the City Manager and Director of Tourism concurrently.

Dedicated LESSEE contacts to ensure performance of the above paragraph are:

General Manager, Patrick Harrington, 404-310-4445, patrick.harrington@outfront.com
Real Estate Manager, Russell Burdette, 706-401-8524, russell.burdette@outfront.com
Real Estate Admin, Casey Funtal, 615-913-8919, casey.funtal@outfront.com

3. Amendment Controls. Except as otherwise set forth herein, all the terms and conditions of the Lease shall remain in full force and effect. In the event of a conflict between the terms and conditions of this Amendment and the terms and conditions of the Lease, the terms and conditions of this Amendment shall govern.

4. Counterparts. This Amendment may be executed in one or more counterparts and delivered by regular, certified, registered, or electronic mail (in pdf format), each of which shall be deemed an original hereof and all of which together shall be deemed to be one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be duly executed as of the date first set forth above.

LESSOR: City of Goodlettsville

LESSEE: OUTFRONT Media, LLC

By: _____

By: _____

Title

Title



Lease No. 01641.028823

AMENDMENT

THIS LEASE AMENDMENT (the “Amendment”) by and between **City of Goodlettsville** (the “LESSOR”), and **OUTFRONT Media, LLC** (the “LESSEE”), is made effective as of the **22nd** day of **April 2024** (the “Effective Date”).

RECITALS

WHEREAS, LESSOR and LESSEE (as successor-in-interest to **CBS Outdoor**) are parties to that certain Lease dated **March 7, 2007** and as amended by addenda/ amendments(s) dated **February 24, 2010, January 5, 2012, and November 13, 2018** (together the “LEASE”); and

WHEREAS, LESSEE and LESSOR now desire to amend the Lease pursuant to the terms and conditions of this Amendment

NOW, THEREFORE, in considerations of the mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

WITNESSETH

1. Capitalized Terms. All capitalized terms used herein, unless otherwise defined herein, have the same meanings ascribed to them in the Lease.

2. Amendments to the Lease:

This Lease is hereby extended for a term of five (5) years commencing April 1, 2024 (the “Extended Term”). Rent during the Extended Term shall be \$12,000 per year paid annually in advance. Should LESSEE exercise its option to extend lease 028825 located on the same property, then this Lease shall automatically renew for an additional five (5) years at the expiration of the Extended Term.

3. Amendment Controls. Except as otherwise set forth herein, all the terms and conditions of the Lease shall remain in full force and effect. In the event of a conflict between the terms and conditions of this Amendment and the terms and conditions of the Lease, the terms and conditions of this Amendment shall govern.

4. Counterparts. This Amendment may be executed in one or more counterparts and delivered by regular, certified, registered, or electronic mail (in pdf format), each of which shall be deemed an original hereof and all of which together shall be deemed to be one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be duly executed as of the date first set forth above.

LESSOR: City of Goodlettsville

LESSEE: OUTFRONT Media, LLC

By: _____

By: _____

Title

Title



AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE:</u> RESOLUTION 24-1211 A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE, TENNESSEE AND THE CITY OF MILLERSVILLE, TENNESSEE IN REFERENCE TO FIRE MUTAL AID. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 24-1211 Dept. of Origin: Fire For Agenda of: June 6, 2024 Originator: Ken Reeves / Tim Ellis Cost of Item: Off Setting
--	--

AGENDA ITEM ATTACHMENTS:

Resolution 24-1211
Interlocal Agreement

SUMMARY STATEMENT:

A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE, TENNESSEE AND THE CITY OF MILLERSVILLE, TENNESSEE IN REFERENCE TO FIRE MUTAL AID.

FINANCIAL SUMMARY:

N / A

RECOMMENDED ACTION:

Staff recommends approval of Resolution 24-1211.

RESOLUTION NO. 24-1211

A RESOLUTION AUTHORIZING THE EXECUTION OF AN INTER-LOCAL AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE, TENNESSEE AND THE CITY OF MILLERSVILLE, TENNESSEE IN REFERENCE TO FIRE MUTAL AID.

WHEREAS, the City of Goodlettsville and the City of Millersville, Tennessee have maintained a working relationship; and,

WHEREAS, recently the City of Goodlettsville Board of Commissioners have voted to terminate an existing interlocal mutual aid agreement; and,

WHEREAS, the need for a new interlocal mutual aid agreement exists and is a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT THE INTER-LOCAL AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE AND THE CITY OF MILLERSVILLE AND IDENTIFIED AS EXHIBIT I OF THIS RESOLUTION IS APPROVED AND MAY BE EXECUTED.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

Adopted: June 6, 2024

MAYOR RUSTY TINNIN

CITY RECORDER
APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

INTERLOCAL MUTUAL AID
AGREEMENT
FOR FIRE AND RESCUE SERVICES

This Agreement entered as of the _____ day of _____, 2024, by and among
The City of Goodlettsville, Tennessee, and
The City of Millersville, Tennessee.

Pursuant to Tennessee Code Annotated Section 6-54-601, relative to firefighting assistance, and in consideration of the covenants contained herein, the parties agree as follows:

1. The parties will respond to calls for limited firefighting and rescue assistance (provided by the respective fire department) upon request for such assistance made by the appropriate fire official of the fire department of the respective city, except as otherwise provided in section 5. All requests for assistance shall be made to the appropriate 9-11 dispatch center by radio or telephone.
2. Upon request for aid received as provided for in paragraph (1), the senior fire officer of the responding party will authorize response as follows to reported structure fires and motor vehicle accidents with injuries:
 - a. The maximum response of a respective fire department will be no more than fifty percent (50%) of the total personnel and resources of the department. Each party's response will be determined by the severity of the emergency in the requesting party's jurisdiction as determined by the senior fire officer of the requesting party.
 - b. When there also is an emergency in the jurisdiction of the responding party at the time a request is made, or one occurs in the course of responding to a request under this agreement, and the senior fire officer of the responding party reasonably determines, after a consideration of the severity of the emergency in his jurisdiction, that the responding party cannot comply with the minimal requirements of this agreement without endangering life or incurring significant property damage in his jurisdiction, or both, he may choose to not respond to

the request for assistance. In this case, the senior fire officer of the responding party shall attempt to inform the Sumner County Emergency Communications Center (ECC) via radio of the decision that has been made, as soon as possible. In cases where two or more requests for mutual aid assistance have been made at the same time, thereby making compliance with the minimum requirements of this agreement impossible for the responding party, the senior fire officer for the responding party shall determine, based upon a reasonable appraisal of the emergencies of the requesting jurisdictions, how best to respond to the requests. The senior fire official may determine to send all available resources under this agreement to the jurisdiction with the direst emergency, or he may send some resources to each requesting jurisdiction. The senior fire officer shall attempt to inform the requesting parties of his decision through the ECC. In both situations outlined in this subsection (b) where compliance with the minimal requirement is impossible, the requesting party or parties will, not expect full compliance with those minimal duties, but will expect a fair appraisal of the emergencies involved and a commensurate response.

- c. When fire department personnel are sent to another community pursuant to this agreement, the jurisdiction, authority, rights, privileges, and immunities, including coverage under the Worker's Compensation Laws, which they have in the sending department, shall be extended to and include any geographic area necessary as a result of the request to which these personnel are acting within the scope of the authority conferred by this agreement.
3. The City of Goodlettsville shall require that the senior fire officer of the Goodlettsville Fire Department (GFD), be in command of the emergency as to strategy, tactics, and overall direction of operations so long as GFD personnel are operating in a position of risk to their safety . All orders or direction regarding the operations of the responding party shall be relayed to the senior fire officer in command of the receiving party. A modified unified command structure shall be established when both fire departments are operating at the scene of an emergency. Each respective fire department shall maintain accountability and control of their respective personnel using their own separate accountability and control systems, but fully coordinated at the command post using the unified command structure.

- a. Exhibit A and the verbal description of exhibit "A" contained herein depicts the City Limit Boundaries of the City of Goodlettsville and the City of Millersville. Additions or subtractions of said boundaries do not require new approvals of this agreement unless extenuating circumstances are present.
 - b. Employees of the Millersville Fire Department who are responding outside of the City of Millersville shall be considered Millersville Government employees. Employees of the Goodlettsville Fire Department who are responding outside of the City of Goodlettsville shall be considered Goodlettsville Government employees.
4. As a component of this agreement, mutual and shared training for the purpose of ensuring seamless and professional shared responses between Millersville and Goodlettsville are required. When space is available, and the proposal is reasonable, joint training shall be made available between both parties to this agreement. A minimum of 16 hours is required annually consisting of joint response planning, tabletop, classroom, and full scale exercises for fire and rescue services.
 - a. Employees of the City of Goodlettsville who are attending training in the City of Millersville shall always be considered employees of the City of Goodlettsville.
 - b. Employees of the City of Millersville who are attending training in the City of Goodlettsville shall always be considered employees of the City of Millersville.
5. This agreement shall continue from year to year, unless written notice of termination is given by either party hereto at least thirty days (30) days prior to the first day of any month. No further obligations or liabilities shall be imposed upon the withdrawing party after termination.

This agreement shall be valid only when it is executed by the Mayor and Fire Chief of the respective parties pursuant to appropriate legislation of the respective legislative bodies execute it and be countersigned by the authorized officials of the other parties.

IN WITNESS THEREOF, the parties hereto have executed this agreement as of the day and year written above.

(Signature Page Follows)

For the City of Goodlettsville

Mayor

Fire Chief

City Attorney

City Manager

For the City of Millersville

Tommy Long
Mayor

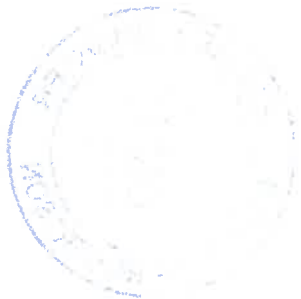
[Signature]
Fire Chief

[Signature]
City Attorney

[Signature]
City Manager

Kelsie L Charter
My Commission Exp 7/20/27







AGENDA SUMMARY SHEET

**Board of Commissioners
City of Goodlettsville**

<u>SUBJECT TITLE: RESOLUTION 24-1212</u> 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. <u>PRESENTED BY:</u> Tim Ellis, City Manager	Agenda Item: Resolution 24-1212 Dept. of Origin: Administration For Agenda of: June 6, 2024 Originator: Tim Ellis Cost of Item: Positive Impact
---	--

AGENDA ITEM ATTACHMENTS:

Resolution 24-1212

SUMMARY STATEMENT:

This resolution would declare certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by trade-in or online auction or any other reasonable manner.

FINANCIAL SUMMARY:

There would be a positive fiscal impact to the city based on the sale of the surplus property.

RECOMMENDED ACTION:

Staff recommends approval of Resolution 24-1212.

RESOLUTION NO. 24-1212

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.

WHEREAS, occasionally, the City of Goodlettsville owns property that is no longer of use or has value for its intended use; and,

WHEREAS, The City of Goodlettsville foresees no future need or use of said property; and,

WHEREAS, The City of Goodlettsville desires to dispose of said property;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE THAT PROPERTY LISTED IN EXHIBIT 1 OF THIS RESOLUTION IS DECLARED TO BE SURPLUS PROPERTY.

BE IT FURTHER RESOLVED THAT SAID PROPERTY SHALL BE DISPOSED OF BY ONLINE AUCTION OR ANY OTHER MEANS IN ACCORDANCE WITH STATE LAW AND THE CITY'S PURCHASING POLICY.

THIS RESOLUTION IS EFFECTIVE UPON ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.

MAYOR RUSTY TINNIN

Adopted: June 6, 2024

CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

EXHIBIT 1 (RESOLUTION 24-1212)

- Old Backhoe Bucket
- Hook on Pallet Forks
- 2006 Chevy Impala VIN 2G1WB58K479120576