



December 12, 2024 Board of Commissioners 6:30 PM City Hall - Massie Chambers

Minutes:

Present: Jimmy D. Anderson, Jennifer Duncan, Cisco Gilmore, and Jesse Walker.

Absent: Rusty Tinnin.

Also Present: Tim Ellis, Allison Baker, Sarah Jennings, Addam McCormick, Gary Goodwin, Kimberly Lynn, Julie High, Russell Freeman, Ken Reeves, Mary Laine Hucks, Larry DiOrio, and Sean Pfalzer.

Vice Mayor Jennifer Duncan called the meeting to order.

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

Jason Kenyon offered prayer and Vice Mayor Duncan led the chambers in the pledge of allegiance.

Consider the minutes of the November 14, 2024 regular meeting of the Board of Commissioners by the Recorder for approval or correction. Commissioner Anderson made a motion to approve the minutes as written. Commissioner Walker seconded the motion and motion passed 4-0.

Comments from citizens.

Khris Pascarella addressed the board in opposition of the moratorium on second reading.

Josh Randolph addressed the board in opposition of the moratorium on second reading.

Mitzi Lindsay addressed the board in opposition of the moratorium on second reading.

John Cavin addressed the board in opposition of the moratorium on second reading.

Comments of the City Manager and staff.

City Manager Ellis thanked the Parks, Tourism, Police and Fire departments for the phenomenal jobs they have done through the Christmas season.

City Offices will be closed Tuesday, December 24th, Wednesday, December 25th, and Wednesday, January 1st.

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

Commissioner Walker echoed what Mr Ellis stated regarding the excellent events over the weekend.

Consider Consent agenda items.

Commissioner Anderson made a motion to add the following items under New Business to the consent agenda: b., g., h., i., j., and l. Commissioner Walker stated he would like to discuss item b. so it was automatically removed from consideration. Commissioner Gilmore seconded the motion. Motion passes. Commissioner Walker would like to add items m., q., and r. to the consent agenda. There was discussion. Commissioner Gilmore seconded the motion. The amended consent agenda was approved with a 4-0 vote.

The following items were approved on a consent agenda:

a. Resolution 24-1232, a resolution amending a contract between the City of Goodlettsville and the State of Tennessee Department of Transportation, by extending the expiration date of the contract as it relates to project number 125191.01-Caldwell Drive Sidewalks.

b. Resolution 24-1233, 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.

c. Resolution 24-1234, a resolution approving an application for a Staffing for Adequate Fire and Emergency Response Program (SAFER) Grant from the U.S. Department of Homeland Security to the City of Goodlettsville, Tennessee, acting by and through the Goodlettsville Fire Department, for the recruitment and hiring of six firefighters.

d. Resolution 24-1235, a resolution to adopt the City of Goodlettsville's Legislative Agenda for the first session of the 114th General Assembly of the State of Tennessee.

g. Resolution 24-1236, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee endorsing the community campaign of 'Project '072 a campaign which encompasses a body of work within the city that promotes smarter growth and development, community engagement, and overall improvements throughout the city.

h. Resolution 24-1237, a resolution approving a joint application along with the City of Gallatin, Tennessee and the City of Hendersonville, Tennessee for a Fire Prevention and Safety Program Grant from the U.S. Department of Homeland Security for the purpose of initial Emergency Medical Services training and backfill staffing.

i. Resolution 24-1238, a resolution to amend the City of Goodlettsville Personnel Policies and

Procedures Manual, by amending Section IV entitled, Leave Policies.

j. Resolution 24-1239, a resolution declaring a 2009 Ferrara Platform Ladder Truck surplus to the needs of the City of Goodlettsville and authorizing its sale by consignment to Brindlee Mountain Fire Apparatus, Inc. and designating all funds derived from its sale to be used in the purchase of other fire apparatus.

l. Resolution 24-1241, a resolution to dedicate two parcels of property within the City of Goodlettsville as public parkland for the enjoyment of Goodlettsville citizens.

m. Resolution 24-1242, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee authorizing the procurement method of competitive sealed proposals in procuring the services of a firm in order to provide billing and collection services as it relates to cost recovery of fire services.

q. Resolution 24-1246, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee authorizing the approval of a cooperative purchasing agreement between the City of Goodlettsville and the Region VIII Education Service Center for the interlocal purchasing system.

r. Resolution 24-1247, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee authorizing the procurement of two tornado sirens from Federal Signal Safety and Security Systems.

Vote was then taken which resulted in a 4-0 vote to pass the consent agenda items.

Consider Unfinished Business.

Consider Ordinance 24-1097, an ordinance imposing a temporary initial one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development with more than three (3) dwelling units per acre on real property in the City Limits by the Goodlettsville Municipal Planning Commission and the Board of Commissioners of the City of Goodlettsville Zoning Ordinance, second reading. Commissioner Anderson made a motion to consider Ordinance 24-1097. Commissioner Walker seconded the motion. City Manager Ellis offered two possible amendments to this ordinance. The first one would amend the effective date to February 1, 2024. The second amendment offered would change the effective date to February 1, 2024 and it would amend number 2) to say, "Any person having received preliminary master plan approval of high-density residential to the date of adoption of this ordinance, shall not be subject to this moratorium." Commissioner Walker confirmed that anything approved at the January Planning Commission would continue to move forward if the ordinance is amended. City Manager Ellis stated that is the intent of the amendment. Planning Director Addam McCormick addressed the board to let them know what projects would be included. He stated the Graves Street project was approved in December and there are two on the January Planning Commission agenda for High Density. One is a project on Windsor Green at Conference Drive for 224 apartment units and then Dry

Creek Cottages was originally 16 units but they want to come in and do 26 so it would require additional property to be rezoned. Commissioner Walker made a motion to amend Ordinance 24-1097 to read, "Any person having received preliminary master plan approval of high-density residential to the date of adoption of this ordinance, shall not be subject to this moratorium." and to amend the effective date to February 1, 2024. Vice Mayor Duncan seconded the motion to amend. There was discussion regarding the effective date. Commissioner Walker stated his motion to amend is based upon finding a balance for the groups that have been working with City departments to give them time to submit plans while also meeting the goal of the moratorium. There was discussion. If the Planning Commission deferred any of these items in January, they would then be in the moratorium as they would be outside of the effective date. Vote was then taken which resulted in a 4-0 vote to approve the amendment. Commissioner Anderson made a motion to approve Ordinance 24-1097 as amended. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1097 as amended. City Attorney Freeman stated that the wording in item 2 needs to be amended to say "any person or entity." It also came up that the effective date needs to be amended to 2025 not February 1, 2024. Commissioner Anderson made a motion to amend Ordinance 24-1097 as stated by City Attorney Freeman. Commissioner Gilmore seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1097 as amended.

Consider New Business.

Consider Ordinance 24-1098, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Graves Road from R7, High Density Residential to RLSPUD, Residential Limited Scale Planned Unit Development and Preliminary Master Plan approval, first reading. Commissioner Gilmore made a motion to consider Ordinance 24-1098. Commissioner Anderson seconded the motion. Commissioner Walker commented on disliking the layout with the two homes being directly behind two other homes. Commissioner Gilmore stated this seems to be a popular development in the Metropolitan area. He stated the developer has been willing to work with the Planning Commission and adhering to our standards. There was discussion regarding the layout. Planning Director McCormick stated if this is approved the Planning Commission would have to approve a final master plan. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1098.

Consider Ordinance 24-1099, an ordinance to amend Ordinances 06-674 and 09-724 as amended, the Zoning Ordinance and Sign Ordinance of the City of Goodlettsville, to increase the permitted percentage of message boards on pole and ground type signs, first reading. Commissioner Anderson made a motion to consider Ordinance 24-1099. Commissioner Walker seconded the motion. Commissioner Walker stated he does not see the need to change the ordinance that effects the entire city for one business on Conference Drive that is not even located on Conference Drive. He is not in favor of it. There was discussion. Commissioner Walker stated this would allow every business in town to put the largest, lit sign possible with changing messages. Vote was then taken which resulted in a 1-3 vote to deny Ordinance 24-1099. Commissioner Gilmore voted in favor of the amendment with Vice Mayor

Duncan, Commissioner Anderson, and Commissioner Walker voting against the proposed amendment.

Consider Ordinance 24-1100, an ordinance to amend the Zoning Ordinance to define and include regulations for specialty smoke and vape shops and similar materials, first reading. Commissioner Walker made a motion to consider Ordinance 24-1100. Commissioner Gilmore seconded the motion. Commissioner Walker stated with the 5,000 population piece to this, nothing would really happen until the 11 shops that are currently open drops down to 2 and that would mean one more could open. He gets the purpose of the ordinance but wants to balance with these are small business and their right to open a shop if they choose and thinks three is pretty drastic. Commissioner Walker made a motion to amend the population number of 5,000 to 3,000 which would allow around 5-6 instead of the proposed 3. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 1-3 vote to deny the amendment. Commissioner Walker voted in favor of his proposed amendment with Commissioners Anderson and Gilmore, and Vice Mayor Duncan voting no. Commissioner Walker made a motion to amend the population figure from 5,000 to 4,000. Motion died due to a lack of a second. Vote was then taken which resulted in a 3-1 vote to approve Ordinance 24-1100 with Commissioner Walker voting no.

Consider Ordinance 24-1101, an ordinance to amend the Zoning Ordinance to permit additional commercial uses in the INT, Interchange Overlay for the I-65 Exit 98 Louisville Hwy 31W Overlay Section, first reading. Commissioner Anderson made a motion to consider Ordinance 24-1101. Commissioner Gilmore seconded the motion. Commissioner Gilmore stated the Planning Commission felt this would open up options for this exit that has come alive over the last few years. There was discussion. Planning Director McCormick confirmed that they have had to turn people away based off of what is allowed there now. Commissioner Walker made a motion to amend Ordinance 24-1101 to remove the number 2 category which states, "Auto servicing including only lubricating services and the sale and installation of tires, batteries, accessories, and replacement items." Commissioner Gilmore seconded the motion. There was discussion. Planning Director McCormick stated he felt if they took that out, they would still be able to accomplish what they wanted to do. Vote was then taken which resulted in a 4-0 vote to approve the amendment. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1101 as amended.

Consider Ordinance 24-1102, an ordinance to amend the Zoning Ordinance to define a reduction in the minimum lot width of commercial zoned lots including a shared driveway access easement, first reading. Commissioner Walker made a motion to consider Ordinance 24-1102. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1102.

Consider Ordinance 24-1103, an ordinance of the Board of Commissioners of the City of Goodlettsville establishing the recovery of costs by fees from users of fire protection and emergency medical services, first reading. City Manager Ellis stated on second reading there would be a resolution tied to this with proposed fees. Fire Chief Ken Reeves stated there is no intent to bill residents of Goodlettsville or businesses that operate in Goodlettsville. We are trying to recoup funds we are expending on the many others that do not live here and pay taxes. Commissioner Anderson made a motion to consider Ordinance 24-1103. Commissioner

Gilmore seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 24-1103.

Consider Resolution 24-1240, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, that hereby creates economic development incentive guidelines and authorizes the City of Goodlettsville Industrial Development Board, to negotiate and accept payments in lieu of ad valorem taxes when it is deemed beneficial to the residents of the City of Goodlettsville. Commissioner Gilmore made a motion to consider Resolution 24-1240. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 24-1240.

Consider Resolution 24-1243, a resolution authorizing a budgetary allocation for employee cost of living compensation adjustments effective January 1, 2025. Commissioner Anderson made a motion to consider Resolution 24-1243. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 24-1243.

Consider Resolution 24-1244, a resolution pursuant to the authority granted by Section 6-54-11 of the Tennessee Code Annotated, and in accordance with the internal and compliance manual for Tennessee Municipalities authorizing appropriations for financial donation in the amount of \$5,000.00 to the Goodlettsville Area Chamber of Commerce, a non-profit civic organization whose services benefit the general welfare of the residents of Goodlettsville, public hearing. City Manager Ellis recommended this be deferred for 30 days until the next meeting. Commissioner Anderson made a motion to defer Resolution 24-1244. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to defer Resolution 24-1244.

Consider Resolution 24-1245, a resolution to ratify the membership and appointments to the Goodlettsville Beer Board, Tree Board, Planning Commission, Board of Zoning and Sign Appeals, and Parks Advisory Board. Commissioner Gilmore made a motion to consider Resolution 24-1245. Commissioner Anderson seconded the motion. Commissioner Walker wanted to ask the Mayor about qualifications he saw in these individuals and also stated he is the only elected Commissioner not serving on any of these boards. Vote was then taken which resulted in a 4-0 vote to approve Resolution 24-1245.

With no further business, Commissioner Anderson made a motion to adjourn. Commissioner Gilmore seconded the motion. The meeting adjourned at approximately 7:45pm.