



Board of Commissioners  
6:30 PM

City Hall - Massie Chambers

January 8, 2026

Agenda:

1. Call to order by the Mayor  
  
Prayer  
  
Pledge of Allegiance
2. Roll call by the Recorder.
3. Approval of minutes.
  - a. Consider the minutes of the December 11, 2025 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.
  - a. Swearing In Service of Chief of Police
  - b. Swearing In Service of Deputy Chief of Police
  - c. Presentation of Fiscal Year 2025 Audit
  - d. Recognition of Meritorious Service
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 25-1130, an ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee. **SECOND READING**
  - b. Consider Resolution 25-1305, a resolution of the City of Goodlettsville Board of Commissioners acknowledging the approval of the Comprehensive Land Use Plan by the City of Goodlettsville Planning Commission and confirming that all current zoning districts shall remain in effect.
9. New Business.
- a. Consider Ordinance 26-1132, an ordinance calling for the election of two city commission seats set to expire in November of this year. **FIRST READING**
  - b. Consider Resolution 26-1309, a resolution to ratify and approve the issuance of an emergency purchase order for the repair of traffic signals at the intersection of South Main Street and Rivergate Parkway.
  - c. Consider Resolution 26-1310, a resolution of the City of Goodlettsville Board of Commissioners approving an agreement between the City of Goodlettsville and Dollar General, Incorporated, as it relates to the abandonment of right-of-way and the maintenance and use of said property.
  - d. Consider Resolution 26-1311, a resolution declaring certain property surplus to the needs of City of Goodlettsville and calling for its disposal by online auction or any other reasonable manner.
  - e. Consider Resolution 26-1312, a resolution adopting the by-laws of the Goodlettsville Teen Advisory Committee and providing for its administration by the City of Goodlettsville Public Services Department.
10. Adjournment.

For more information regarding this agenda, please contact the city recorder by email at:

[abaker@goodlettsville.gov](mailto: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](http://www.goodlettsville.gov)



Board of Commissioners

December 11, 2025

6:30 PM

City Hall - Massie Chambers

Minutes:

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

Absent: None.

Also Present: Tim Ellis, Allison Baker, Sarah Jennings, Addam McCormick, Gary Goodwin, Kimberly Lynn, Julie High, Jack Presley, Mary Laine Hucks, Michael Walrond, Sean Pfalzer, and Russell Freeman.

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

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

Consider the minutes of the November 13, 2025 regular meeting of the Board of Commissioners for approval or correction. Vote was then taken which resulted in a 5-0 vote to approve the minutes as written.

Comments from citizens.

Comments of the City Manager and staff.

City Manager Ellis asked the board to move Item c. from New Business to the beginning of the agenda. Vice Mayor Duncan made a motion to move Resolution 25-1301 to the beginning of the agenda. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to move Resolution 25-1301 to the beginning of the agenda.

Consider Resolution 25-1301, a resolution of the City of Goodlettsville Board of Commissioners recognizing and honoring Mr. Grady McNeal, Sr. for thirty-five years of loyal and dedicated service as a member of the City of Goodlettsville Planning Commission. Mayor Tinnin thanked Mr. McNeal for his time over the years. Vice Mayor Duncan made a motion to consider Resolution 25-1301. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1301. The Board of Commissioners then presented a plaque to Mr. Grady McNeal, Sr.

City Manager Ellis thanked city department's for their work during the Hometown Holiday

events.

City Manager Ellis wished City Recorder Allison Baker a happy birthday.

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

Commissioner Jesse Walker thanked Police Chief Gary Goodwin for his service and wished City Recorder Baker a happy birthday! He also wished his fellow Commissioners a Merry Christmas and Happy Holiday season!

Vice Mayor Duncan thanked everyone for putting on the Hometown Holiday events. She said she went to all of them and had a blast!

Consent agenda items.

Consider Unfinished Business.

Consider Ordinance 25-1126, an ordinance to amend Ordinance 20-974 to change the preliminary master plan minimum one and two story building height ratio requirement, first reading. Commissioner Anderson made a motion to consider Ordinance 25-1126.

Commissioner Walker seconded the motion. Planning Director Addam McCormick stated this is the Pine Ridge development. The owner has requested deferral. The requirement that came from this board is 40% one story and 60% two story. The request is to reduce that ratio. The Planning Commission did not approve it. Commissioner Walker stated last month there was discussion about an agreement between the neighbors and the developer. City Manager Ellis stated he was not sure that there was ever an agreement with all of the neighbors. Vote was then taken which resulted in a 0-5 vote to deny Ordinance 25-1126.

Consider Ordinance 25-1128, an ordinance amending Ordinance 24-1097 by extending the originally imposed temporary one (1) year moratorium on the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, and construction 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 by an additional three months (90) days, second reading and public hearing. Commissioner Gilmore made a motion to consider Ordinance 25-1128. Vice Mayor Duncan seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 25-1128.

Consider Ordinance 25-1129, an ordinance to amend the Zoning Ordinance to permit an additional commercial use in the INT, Interchange Overlay for the I-65 Exit 98 Louisville Hwy 31W Overlay Section, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1129. 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 5-0 vote to approve Ordinance 25-1129.

Consider Ordinance 25-1130, an ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee, first reading. Commissioner Walker made a motion to consider Ordinance 25-1130. Commissioner Gilmore seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 25-1130.

Consider Ordinance 25-1131, an ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 9, Chapter 5, Section 4 by adding a new Subsection 1(b)(v), second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1131. Commissioner Gilmore seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed amendment, the public hearing was closed. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 25-1131.

Consider Resolution 25-1294, a resolution annexing two properties including 45.02 acres property on Long Hollow Pike by the City of Goodlettsville, Tennessee, public hearing. Commissioner Gilmore made a motion to consider Resolution 25-1294. Commissioner Walker seconded the motion. The public hearing was opened.

Mary Jenkins Cline of 4404 Long Hollow Pike addressed the board in opposition of Resolution 25-1294.

Cody Stilwell of 116 Forest Oaks Drive addressed the board in opposition of Resolution 25-1294.

Mary Duvall of 155 Northcreek Boulevard addressed the board in favor of annexation of the property to allow more time to meet with developers and come up with better ideas.

Tom Patterson of 103 Forest Oaks addressed the board in opposition of Resolution 25-1294.

Jon Sapp of 142 N. Wynridge Way addressed the board in favor of the annexation to lock in for our growth and then to wait for the comprehensive plan to be approved before developing it. He then stated he is in opposition of Resolution 25-1294.

Andy Thorpe of 131 N. Wynridge Way addressed the board in opposition of Resolution 25-1294.

Mike Kelly of 100 S. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

Andrea Stillwell of 116 Forest Oaks Drive addressed the board in opposition of Resolution 25-1294.

Andrea Kelly of 100 S. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

The public hearing was closed.

Commissioner Gilmore stated the Comprehensive Land Use Plan that is being referred to went into effect on December 1st. He wanted to address Mrs. Kelly and others regarding the traffic study. He stated TDOT will still require a traffic study to be done before this development is approved. He confirmed with Planning Director McCormick. Mr. McCormick stated if the development is approved and moves forward, since it is on a state route, TDOT would have to authorize any permits. They would be the responsible agency for issuing any permits and they would do bonds on roadway improvements. He stated he wasn't sure if the existing traffic

study would suffice for TDOT, but they anticipated TDOT requiring one. Originally when the project was proposed for 112 lots last September, they met with TDOT and that is where the left turn lane was discussed. We anticipate with the 69 lots, if it goes forward, the same requirement. There was discussion. Mayor Tinnin stated this will still have to go through Planning and Zoning with a Master Plan. Mike Kelly asked the board if this development will have to follow the Comprehensive Plan. Vice Mayor Duncan stated the plan was passed December 1st but this plan came in prior to that so it would not have to hold up to the Comprehensive Plan. Mr. McCormick stated this was submitted for the October 6th Planning Commission so it came in the first of September. Per State Law, it was in the regulations at the time it was submitted. The Comprehensive Land Use Plan has a provision for Low Density Residential Planned Unit Developments up to 1.5 units per acre for 100 ft. wide lots and 25% open space. This project, that was submitted before, is right at 1.5 units per acre and has 25% open space. The lot sizes range from 90-100 feet. There was discussion. City Attorney Freeman interjected to say we either needed to open up the public hearing or close the question and answer portion. Mayor Tinnin stated this portion was closed.

Commissioner Walker asked Mr. McCormick if this plan hypothetically came in fresh and under the new plan what would it look like? Does it prohibit this type of plan from coming through? The lot sizes would be 100 foot. That would be the big change. There was discussion.

Vote was then taken by roll call vote: Mayor Tinnin, yes; Vice Mayor Duncan, no; Commissioner Anderson, no; Commissioner Gilmore, yes; Commissioner Walker, yes. This resulted in a 3-2 vote to approve Resolution 25-1294.

Consider Resolution 25-1295, a resolution adopting a plan of service for annexation of 45.02 acres on Long Hollow Pike as described in Resolution 25-1294 by the City of Goodlettsville, Tennessee, public hearing. Commissioner Walker made a motion to consider Resolution 25-1295. Commissioner Gilmore seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed plan, the public hearing was closed. Vote was then taken which resulted in a 3-2 vote to approve Resolution 25-1295 with Vice Mayor Duncan and Commissioner Anderson voting no.

Consider Resolution 25-1296, a resolution annexing 1,770 feet of Long Hollow Pike/SR 174 right of way and roadway by the City of Goodlettsville, Tennessee, public hearing. Commissioner Gilmore made a motion to consider Resolution 25-1296. Commissioner Walker seconded the motion.

The public hearing was opened.

Planning Director Addam McCormick stated this resolution annexes the road frontage along the project. It is good for the road in front of the project to be in the city limits for public safety reasons.

Tom Patterson of 103 Forest Oaks Drive addressed the board regarding what improvements are planned after this is done. Mayor Tinnin stated this plan will have to go before TDOT for

approval. He is in opposition of Resolution 25-1296.

Steve Peek of 4404 Long Hollow Pike asked how far down the annexation goes. Is it just in front of the property? Mayor Tinnin confirmed that is correct.

Andy Thorpe of 131 N. Wynridge Way addressed the board regarding the traffic study.

Cody Stillwell of 116 Forest Oaks Drive addressed the board regarding the issues with traffic regardless of the traffic study.

Jody McGinnis of 144 N. Wynridge Way addressed the board regarding the traffic study and more approved development.

The public hearing was closed.

Vote was then taken which resulted in a 3-2 vote to approve Resolution 25-1296 with Vice Mayor Duncan and Commissioner Anderson voting no.

Consider Ordinance 25-1127, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of properties on Long Hollow Pike from Sumner County RR, Rural Residential to LDRPUD, Low Density Residential Planned Unit Development and Preliminary Master Plan approval, second reading and public hearing. Commissioner Walker made a motion to consider Ordinance 25-1127. Commissioner Gilmore seconded the motion.

The public hearing was opened.

Andrea Kelly of 100 S. Maple Ridge Lane addressed the board regarding the comprehensive land use plan and following it. She is in opposition of Ordinance 25-1127.

Mike Kelly of 100 S. Maple Ridge Lane addressed the board with questions about prior approvals. There was discussion. He is in opposition of Ordinance 25-1127.

Steve Peek of 4404 Long Hollow Pike addressed the board regarding this item coming back before the board again. City Manager Ellis stated the Planning Commission did not make a recommendation in any direction. The developer made a request for it to be heard by the City Commission.

Andy Thorpe of 131 N. Wynridge Way addressed the board in opposition of Ordinance 25-1127.

Commissioner Gilmore stated what Keel had proposed was a 50 foot setback and he reached out to Mr. Phillips and he changed his plan to meet that 50 foot setback.

The public hearing was closed. Vote was then taken which resulted in a 3-2 vote to approve Ordinance 25-1127 with Vice Mayor Duncan and Commissioner Anderson voting no.

Consider New Business.

Consider Resolution 25-1299, a resolution of the City of Goodlettsville Board of Commissioners authorizing the purchase of stream mitigation bank credits and approving an agreement with Camp Cove Capital, LLC. Commissioner Anderson made a motion to consider Resolution 25-1299. Vice Mayor Duncan seconded the motion. Mr. Sean Pfalzer, Director of Capital Programs, updated the board on the Main Street Project and an overview of the need for the credits. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1299.

Consider Resolution 25-1300, a resolution to adopt the City of Goodlettsville's Legislative Agenda for the second session of the 114th General Assembly of the State of Tennessee. Commissioner Anderson made a motion to consider Resolution 25-1300. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1300.

Consider Resolution 25-1302, 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. Vice Mayor Duncan made a motion to consider Resolution 25-1302. Commissioner Anderson seconded the motion. Commissioner Walker asked if these police vehicles had all been replaced. Police Chief Gary Goodwin confirmed they had. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1302.

Consider Resolution 25-1303, a resolution of the City of Goodlettsville Board of Commissioners approving an agreement with Community Development Partners, LLC. for administrative services associated to Local Parks and Recreation Fund Grant. Commissioner Anderson made a motion to consider Resolution 25-1303. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1303.

Consider Resolution 25-1304, a resolution of the City of Goodlettsville Board of Commissioners approving an agreement with Kimley-Horn and Associates, Incorporated for engineering services associated with a Local Parks and Recreation Fund Grant and traffic flow improvements at Moss-Wright Park. Commissioner Walker made a motion to consider Resolution 25-1304. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1304.

Consider Resolution 25-1305, a resolution of the City of Goodlettsville Board of Commissioners acknowledging the approval of the Comprehensive Land Use Plan by the City of Goodlettsville Planning Commission and confirming that all current zoning districts shall remain in effect. Vice Mayor Duncan made a motion to consider Resolution 25-1305. Commissioner Gilmore seconded the motion. There was discussion. City Manager Ellis stated the Comprehensive Land Use Plan went into effect. What did not change was the zoning districts in place in those areas. They do not match. This resolution is not necessary but wanted the Board of Commissioners to make a resolution acknowledging it after all discussion that went into it. There was discussion. Planning Director Addam McCormick stated per Tennessee law, only Planning Commission has to adopt a Comprehensive Plan. There were ten high density zoned properties that have been talked about multiple times. They are currently in an area called Neighborhood Preservation. If

the Commission wanted to alter those properties, we would have to come back before the board with a plan for that. City Manager Ellis stated the plan has a long range view but the zoning has not been changed. There was discussion. Vice Mayor Duncan asked how to address that. Planning Director McCormick stated he could come back for options to zone these properties. There was discussion. Commissioner Gilmore made a motion to defer. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 4-1 vote to defer Resolution 25-1305 with Commissioner Walker voting no.

Consider Resolution 25-1306, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, requesting the City's State of Tennessee Legislative Delegation introduce, sponsor, and support legislation authorizing the creation of a specialty earmarked license plate for the City of Goodlettsville in partnership with a qualifying non-profit organization, in accordance with Tennessee Code Annotated, Title 55, Chapter 4, Part 3. Vice Mayor Duncan made a motion to consider Resolution 25-1306. Commissioner Walker seconded the motion. Commissioner Walker asked how the non-profit organization is selected. City Manager Ellis stated he has explored possibly going through the Chamber of Commerce Foundation because they can disperse funds to multiple organizations. Commissioner Walker stated he sits on the Chamber Foundation Board and Vice Mayor Duncan stated she does as well. There was discussion about it being a conflict and possibly abstaining. Commissioner Walker stated he is fully in favor of it but will abstain due to his position on the Chamber Foundation Board. City Attorney Freeman stated he did not think it would be a matter of conflict. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1306 with Commissioner Walker abstaining.

Consider Resolution 25-1307, a resolution approving an agreement between American Facility Services and the City of Goodlettsville, Tennessee as it relates to cleaning services at city facilities. Commissioner Gilmore made a motion to consider Resolution 25-1307. Commissioner Anderson seconded the motion. Commissioner Walker stated he did not support the outsourced cleaning last year, but after hearing from Mr. Ellis on the great job they are doing, he is now in support of it. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1307.

Consider Resolution 25-1308, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, approving agreements with Seasons Change, LLC for the purpose of providing mowing services on public right-of-way and public properties and authorizing the City Manager to execute all necessary documents. Commissioner Gilmore made a motion to consider Resolution 25-1308. Commissioner Anderson seconded the motion. There was discussion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1308.

Mayor Tinnin announced the following appointments:

- k. Appointment of Terry Coats to the Planning Commission.
- l. Appointment of Larry Jones to the Board of Zoning Appeals.
- m. Appointment of Ernest Denson to the Beer Board.
- n. Appointment of Harry Bell to the Beer Board.
- o. Appointment of Toby Swager to the Parks & Recreation Advisory Board.
- p. Appointment of Chris Taylor to the Beautification and Tree Advisory Board.

q. Appointment of Eddie Allen to the Beautification and Tree Advisory Board.

There was discussion on the need to vote for each one. Mayor Tinnin stated these are appointed by the Mayor. Commissioner Walker stated he was in opposition to Mr. Coats being appointed to the Planning Commission and asked Mayor Tinnin of qualifications. Mayor Tinnin stated he worked for the Police Department for a number of years and he has reached out many times. There was discussion. Commissioner Walker stated for the record he was opposed to his appointment. City Manager Ellis stated the board needed to ratify the appointments. City Attorney Freeman stated you could do them together and not individually. There was discussion.

Commissioner Anderson made a motion to take a vote on Terry Coats as a Planning and Zoning member. Commissioner Gilmore seconded the motion. Vote was then taken which resulted in a 4-1 vote to approve Terry Coats as a Planning and Zoning member with Commissioner Walker voting no.

Commissioner Gilmore made a motion for the other appointments l.-q. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve the other appointments l.-q.

With no further business, Commissioner Walker made a motion to adjourn. Commissioner Anderson seconded the motion. The meeting adjourned at approximately 8:17pm with a 5-0 vote.



**AGENDA SUMMARY SHEET**  
**Board of Commissioners**  
**City of Goodlettsville**

<p><b><u>SUBJECT TITLE:</u></b> ORDINANCE 25-1130 An ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee. <b>SECOND READING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> ORDINANCE 25-1130</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Tim Ellis</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 25-1130

**SUMMARY STATEMENT:**

An ordinance to abandon portion of right-of-way known as Mission Ridge Drive, Goodlettsville, Tennessee.

**FINANCIAL SUMMARY:**

N/A

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 25-1130.

**ORDINANCE NO. 25-1130**

**AN ORDINANCE TO ABANDON A PORTION OF RIGHT-OF-WAY KNOWN AS MISSION RIDGE DRIVE, GOODLETTSVILLE, TENNESSEE**

WHEREAS, it has been determined that a portion of the right-of-way known as Mission Ridge Drive would better serve the public as a private street; and

WHEREAS, the most efficient method to convert Mission Ridge Drive into a private street is to abandon the public right-of-way in which it is located.

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

**SECTION I.**

The City Manager of the City of Goodlettsville, Tennessee, is hereby authorized to execute any and all documents necessary to abandon and transfer ownership of the right-of-way, known as Mission Ridge Drive, consisting of approximately one thousand three hundred and fifty (1,350) linear feet from Conference Drive to the terminus of Mission Ridge Drive. Ownership of the abandoned right-of-way shall be transferred to Dollar General Corporation.

**SECTION II.**

All requirements, obligations, and conditions associated with the abandoned right-of-way shall be memorialized in a separate Agreement between the City of Goodlettsville and Dollar General Corporation, adopted by Resolution and incorporated by reference but separate from this Ordinance.

**SECTION III.**

This Ordinance shall take effect fifteen (15) days from and after its final passage, the public welfare requiring it.

\_\_\_\_\_  
MAYOR RUSTY TINNIN

Passed: \_\_\_\_\_

Passed: \_\_\_\_\_

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
CITY ATTORNEY





**AGENDA SUMMARY SHEET**  
**Board of Commissioners**  
**City of Goodlettsville**

<p><b><u>SUBJECT TITLE: RESOLUTION 25-1305</u></b>  A resolution of the City of Goodlettsville Board of Commissioners acknowledging the approval of the Comprehensive Land Use Plan by the City of Goodlettsville Planning Commission and confirming that all current zoning districts shall remain in effect.</p> <p><b><u>PRESENTED BY:</u></b>  Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Resolution 25-1305</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Addam McCormick</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 25-1305

**SUMMARY STATEMENT:**

A resolution of the City of Goodlettsville Board of Commissioners acknowledging the approval of the Comprehensive Land Use Plan by the City of Goodlettsville Planning Commission and confirming that all current zoning districts shall remain in effect.

**FINANCIAL SUMMARY:**

N/A

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 25-1305.

**RESOLUTION NO. 25-1305**

**A RESOLUTION OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS ACKNOWLEDGING THE APPROVAL OF THE COMPREHENSIVE LAND USE PLAN BY THE CITY OF GOODLETTSVILLE PLANNING COMMISSION AND CONFIRMING THAT ALL CURRENT ZONING DISTRICTS SHALL REMAIN IN EFFECT**

WHEREAS, the City of Goodlettsville has undertaken the development of a Comprehensive Land Use Plan to guide future growth, development, and land use decisions within the City; and

WHEREAS, the City of Goodlettsville Planning Commission, following appropriate review, consideration, and public engagement, approved the Comprehensive Land Use Plan on December 1, 2025; and

WHEREAS, the Board of Commissioners recognizes the importance of the Comprehensive Land Use Plan as a policy document intended to provide direction for long-term planning and community development; and

WHEREAS, the Board of Commissioners further acknowledges that the adoption or approval of a Comprehensive Land Use Plan does not amend, replace, or supersede the City’s existing zoning map or zoning ordinances; and

WHEREAS, it is the intent of the Board of Commissioners to affirm that all current zoning districts, as formally adopted by ordinance, shall remain in full force and effect unless and until amended in accordance with applicable laws and procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, THAT:

SECTION 1. The Board of Commissioners hereby formally acknowledges the approval of the Comprehensive Land Use Plan by the City of Goodlettsville Planning Commission on December 1, 2025.

SECTION 2. The Board of Commissioners affirms and declares that all current zoning districts within the City of Goodlettsville shall remain in effect and unchanged by virtue of the Planning Commission’s approval of the Comprehensive Land Use Plan.

SECTION 3. This Resolution shall take effect immediately upon its passage, the public welfare requiring it.

\_\_\_\_\_  
MAYOR RUSTY TINNIN

Passed: \_\_\_\_\_  
Date

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
CITY ATTORNEY

1. **6.69 Acres- 0 Alta Loma along east side of I-65 south of Rivergate Parkway:**  
**Property Owners:** Brittney and Richard Fisher  
**County:** Davidson County  
**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development.  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
 -HDRPUD, High Density Residential Planned Unit Development,  
 -CSL, Commercial  
 -R25, Low Density Residential  
**Surrounding Uses:** Townhouses, Apartments, Houses, I-65, Billboard, Cell Tower  
**Active Vested Rights:** No  
**Project Master Plan:** No  
**Staff Recommended Zoning District:** HRDPUD  
**Zoning District Options:** HDRPUD or R25, Low Density
  
2. **3.73 Acres- 1337 Monticello:**  
**Property Owner:** Jack Nixon  
**County:** Davidson County  
**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
 -HDRPUD, High Density Residential Planned Unit Development,  
 -R15, Medium Density Residential  
**Surrounding Uses:** Townhouses, Houses, Railroad Tracks, Elementary School  
**Active Vested Rights:** Yes  
**Project Master Plan:** Yes, Master Plan approval for twenty-eight (28) Townhouse Units  
**Staff Recommended Zoning District:** HRDPUD  
**Zoning District Options:** HDRPUD or R15, Medium Density
  
3. **5.92 Acres- O West Monticello Ave:**  
**Property Owner:** DR. D.N SINGH  
**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development.  
**County:** Davidson County  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
 -HDRPUD, High Density Residential Planned Unit Development,  
 -R15, Medium Density Residential  
**Surrounding Uses:** Railroad Tracks, Townhouse, Houses, Nashville State Campus  
**Active Vested Rights:** No

**Project Master Plan:** No  
**Staff Recommended Zoning District:** HRDPUD  
**Zoning District Options:** HRDPUD or R15, Medium Density

4. **2.34 -Acres- O Old Ryman Way**

**Property Owner:** Meridian Capital Group LLC  
**Property Zoning:** HRDPUD, High Density Residential Planned Unit Development.  
**County:** Davidson County  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
-HRDPUD, High Density Residential Planned Unit Development,  
-R25, Low Density Residential (Alta Loma)  
**Surrounding Uses:**  
Townhouses, Houses  
**Active Vested Rights:** Yes  
**Project Master Plan:** Yes- Dry Creek Cottages Final Master Plan Fourteen (14) One Family Detached Units and 1-Two (2) Family Attached Units  
**Staff Recommended Zoning District:** HRDPUD  
**Zoning District Options:** HRDPUD or R25

5. **5.9 -Acres- O Dry Creek Road**

**Property Owner:** Bomar Construction Company  
**Property Zoning:** HRDPUD, High Density Residential Planned Unit Development  
**County:** Davidson County  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
-HRDPUD, High Density Residential Planned Unit Development  
-R25, Low Density Residential (Draper Drive)  
**Surrounding Uses:** Apartments, Houses, Townhouses  
**Active Vested Rights:** No  
**Project Master Plan:** Original Rivergate Acres Master Plan.  
**Staff Recommended Zoning District:** HRDPUD  
**Zoning District Options:** HRDPUD

6. **5.9 -Acres- O Dry Creek Road**

**Property Owner:** Vastland Properties, LLC  
**Property Zoning:** HRDPUD, High Density Residential Planned Unit Development  
**County:** Davidson County  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation

**Surrounding Zoning Districts:**

- HDRPUD, High Density Residential Planned Unit Development

**Surrounding Uses:** Apartments, Townhouses, I-65

**Active Vested Rights:** Yes

**Project Maser Plan:** Dry Creek Villages including thirty-seven (37) townhouse units.

**Staff Recommended Zoning District:** HDRPUD

**Zoning District Options:** HDRPUD

7. **Dry Creek Road – 2.54 Acres**

**Property Owners:** Sam Tinnin and James Simpson

**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development.

**County:** Davidson County

**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation

**Surrounding Zoning Districts:**

- HDRPUD, High Density Residential Planned Unit Development.

-CPUD, Commercial Planned Unit Development

**Surrounding Uses:**

-Apartments and Church Building

-Active Vested Rights: No

**Project Master Plan:** No

**Staff Recommended Zoning District:** HDRPUD

**Zoning District Options:** HDRPUD or CPUD

8. **31.05 Acres- 188 Dry Creek Road**

Intersection of Dry Creek Road/Old Dickerson Road

**Property Owners:** Donovan and Edna Grant

**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development.

**County:** Davidson County

**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation

**Surrounding Zoning Districts:**

-HDRPUD, High Density Residential Planned Unit Development.

-LDRPUD, Low Density Residential Planned Unit Development

-CS, Commercial Services

-A, Agricultural

**Surrounding Uses:**

-Apartments and Houses

**Active Vested Rights:** No

**Project Master Plan:** 2003 Dry Creek Farms Master Plan– Seventy-two (72) Condos, Six (6) Residential House Lots

**Staff Recommended Zoning District:** HDRPUD  
**Zoning District Options:** HDRPUD, LDRPUD, or R25

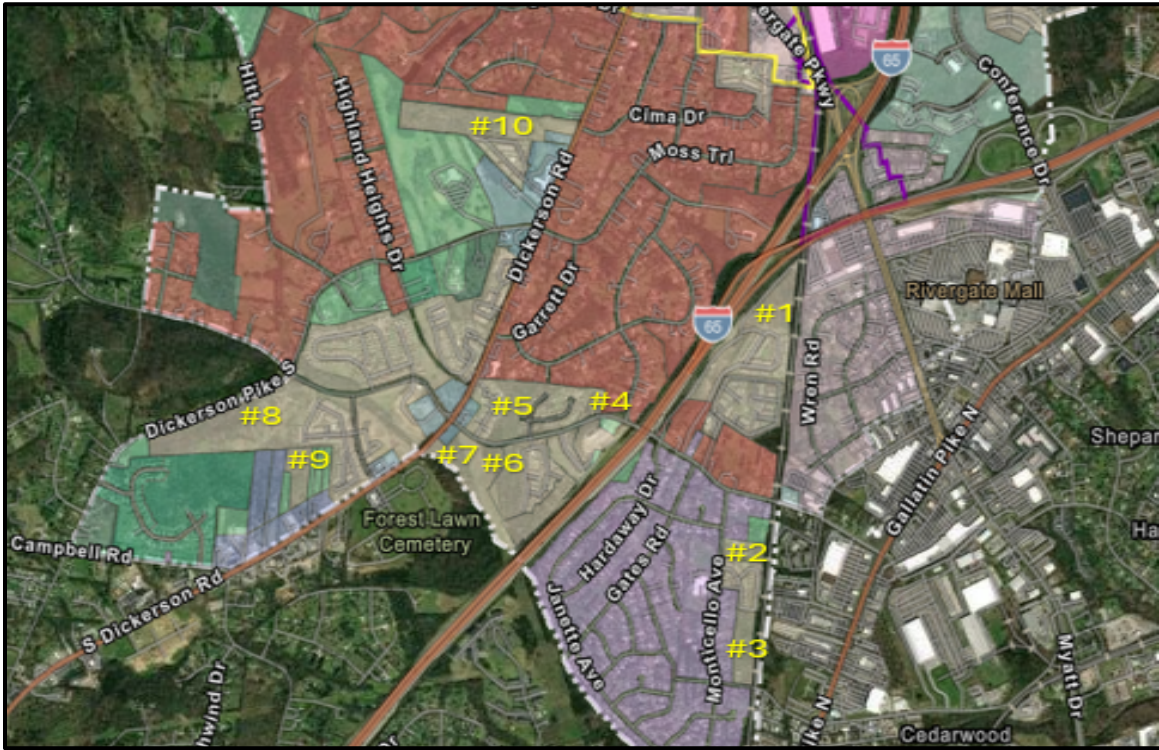
9. **1211 S. Dickerson Road Rear Portion of 6.9 Acres**

**Property Owners:** Goodlettsville Partners, LLC  
**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development.  
**County:** Davidson County  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
-HDRPUD, High Density Residential Planned Unit Development.  
-LDRPUD, Low Density Residential Planned Unit Development  
-CS, Commercial Services  
-A, Agricultural  
**Surrounding Uses:**  
-Apartments, Houses, Commercial  
**Active Vested Rights:** No (Recently Expired in July 2025)  
**Project Master Plan:** Seventy-five (75) Unit Apartment and Dickerson Road Frontage Area Zoned CS, Commercial Services  
**Staff Recommended Zoning District:** HDRPUD  
**Zoning District Options:** HDRPUD, CS

10. **S. Dickerson Road- 20.32-acres**

**Property Owners:** ALSL, GP  
**Property Zoning:** HDRPUD, High Density Residential Planned Unit Development.  
**County:** Davidson County  
**Comprehensive Land Use Plan Designation:** Residential Neighborhood Preservation  
**Surrounding Zoning Districts:**  
-HDRPUD, High Density Residential Planned Unit Development.  
-CPUD, Commercial Planned Unit Development  
-R25, Low Density Residential  
-A, Agricultural  
**Surrounding Uses:**  
-Apartments, Houses, Nursing Home  
**Active Vested Rights:** Yes  
**Project Master Plan:** Pine Ridge 117 Townhouses and one acre frontage out lot commercial- CPUD, Commercial Planned Unit Development  
**Staff Recommended Zoning District:** HDRPUD  
**Zoning District Options:** CPUD, LDRPUD, R25

## Goodlettsville Zoning Map



- Light Green/Brown- HRDPUD, High Density Residential Planned Unit Development
- Purple- R15, Medium Density Residential
- Red- R-25, Low Density Residential
- Light Green- Agricultural
- Light Blue- CPUD, Commercial Planned Unit Development
- Dark Green- LDRPUD, Low Density Residential Planned Unit Development

### **Comprehensive Land Use Plan Section:**

#### Residential Neighborhood Preservation

This district aims to maintain small-town charm into the future by preserving the character of its existing neighborhoods to prevent inconsistent infill development and redevelopment in the neighborhood. **The district seeks to preserve existing residential subdivisions and neighborhoods by maintaining average lot sizes and limiting zoning uses in order to provide consistent property uses and densities.**

**The district seeks to ensure that the development of vacant properties are generally consistent with the density and design of adjacent areas.**



**AGENDA SUMMARY SHEET**  
**Board of Commissioners**  
**City of Goodlettsville**

<p><b><u>SUBJECT TITLE: ORDINANCE 26-1132</u></b> An Ordinance calling for the election of two city commission seats set to expire in November of this year. <b>FIRST READING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1132</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Tim Ellis</p> <p><b>Cost of Item:</b> \$15,000.00 +/-</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1132

**SUMMARY STATEMENT:**

This ordinance as directed by the Tennessee Code Annotated and the City Charter calls for the election of two (2) members of the City Commission.

**FINANCIAL SUMMARY:**

\$15,000.00 +/-

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1132.

**ORDINANCE No. 26-1132**

**AN ORDINANCE TO DIRECT THE DAVIDSON COUNTY ELECTION COMMISSION TO CALL AN ELECTION TO FILL THE TERMS OF TWO (2) COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, PURSUANT TO T.C.A. SECTION 6-20-105 AND THE SIMILAR REQUIREMENT OF THE CITY'S CHARTER**

**WHEREAS**, the current Board of Commissioners is comprised of five (5) Commissioners, with the terms of two (2) Commissioners set to expire in 2026.

**NOW, THEREFORE, BE IT ORDAINED PURSUANT TO TENNESSEE CODE ANNOTATED 62-20-105 AND THE CITY'S CHARTER THAT THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE HEREBY DIRECTS THE DAVIDSON COUNTY ELECTION COMMISSION TO CALL AND CONDUCT A REGULAR MUNICIPAL ELECTION TO FILL THE TERMS OF TWO (2) MEMBERS OF THE BOARD OF COMMISSIONERS FOR FOUR (4) YEAR TERMS, SAID ELECTION TO BE HELD NOVEMBER 3, 2026. THIS ORDINANCE SHALL TAKE EFFECT FIFTEEN (15) DAYS AFTER ITS FINAL PASSAGE, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.**

\_\_\_\_\_  
MAYOR RUSTY TINNIN

Adopted First Reading: \_\_\_\_\_

\_\_\_\_\_  
CITY RECORDER

Adopted Second Reading: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY



**AGENDA SUMMARY SHEET**

Board of Commissioners  
City of Goodlettsville

<p><b><u>SUBJECT TITLE:</u> Resolution 26-1309</b> A resolution to ratify and approve the issuance of an emergency purchase order for the repair of traffic signals at the intersection of South Main Street and Rivergate Parkway</p> <p><b><u>PRESENTED BY:</u> Tim Ellis, City Manager</b></p>	<p><b>Agenda Item:</b> Resolution 26-1309</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Tim Ellis</p> <p><b>Cost of Item:</b> \$20,327.00</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1309

**SUMMARY STATEMENT:**

A resolution to ratify and approve the issuance of an emergency purchase order for the repair of traffic signals at the intersection of South Main Street and Rivergate Parkway

**FINANCIAL SUMMARY:**

\$20,327.00

Repairs **ARE NOT** 100% complete

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1309.

**Resolution 26-1309**

**A RESOLUTION TO RATIFY AND APPROVE THE ISSUANCE OF AN EMERGENCY PURCHASE ORDER FOR THE REPAIR OF TRAFFIC SIGNALS AT THE INTERSECTION OF SOUTH MAIN STREET AND RIVERGATE PARKWAY**

WHEREAS, on November 25, 2025, there was a vehicular accident at the intersection of South Main Street and RiverGate Parkway that created significant damage to the traffic signalization system at that location; and,

WHEREAS, it was necessary to engage a contractor to make necessary repairs as quickly as possible in order to reopen the roadways to vehicular traffic; and,

WHEREAS, the city manager authorized the issuance of an emergency purchase order in order for the expeditious repairs of said traffic signal system; and,

WHEREAS, the city manager made members of the City of Goodlettsville Board of Commissioners of the emergency purchase order by email on November 25, 2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSION OF THE CITY OF GOODLETTSVILLE, TENNESSEE, THAT AN EMERGENCY PURCHASE ORDER IS HEREBY RATIFIED AND APPROVED FOR THE EMERGENCY REPAIRS OF TRAFFIC SIGNALIZATION SYSTEM FOR \$20,327.00 WITH SAID WORK BEING PERFORMED BY STANSELL ELECTRIC COMPANY, INCORPORATED.**

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

\_\_\_\_\_  
Mayor Rusty Tinnin

January 8, 2026  
Date

Attest:

\_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
City Attorney



**AGENDA SUMMARY SHEET**

Board of Commissioners  
City of Goodlettsville

<p><b>SUBJECT TITLE: Resolution 26-1310</b> A resolution of the City of Goodlettsville Board of Commissioners approving an agreement between the City of Goodlettsville and Dollar General, Incorporated, as it relates to the abandonment of right-of-way and the maintenance and use of said property.</p> <p><b>PRESENTED BY:</b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Resolution 26-1310</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Tim Ellis</p> <p><b>Cost of Item:</b> -0-</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1310  
Agreement

**SUMMARY STATEMENT:**

A resolution of the City of Goodlettsville Board of Commissioners approving an agreement between the City of Goodlettsville and Dollar General, Incorporated, as it relates to the abandonment of right-of-way and the maintenance and use of said property.

**FINANCIAL SUMMARY:**

-0-

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1310.

**RESOLUTION NO. 26-1310**

**A RESOLUTION OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS APPROVING AN AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE AND DOLLAR GENERAL CORPORATION, AS IT RELATES TO THE ABANDONMENT OF RIGHT-OF-WAY AND THE MAINTENANCE AND USE OF SAID PROPERTY.**

**WHEREAS**, the City of Goodlettsville (the "City") is a municipal corporation organized and existing under the laws of the State of Tennessee; and,

**WHEREAS**, the City of Goodlettsville Board of Commissioners (the "Board") is charged with the authority and responsibility to manage and control the public rights-of-way within the City, including the abandonment thereof when determined to be in the best interest of the City; and,

**WHEREAS**, Dollar General, Corporation ("Dollar General") has requested that the City abandon a certain portion of public right-of-way located within the City of Goodlettsville, Tennessee, as more particularly described as Mission Ridge Drive; and,

**WHEREAS**, the City and Dollar General has created an agreement governing the abandonment of said right-of-way and providing for the maintenance and use of the subject property following such abandonment (the "Agreement"); and,

**WHEREAS**, the Board has reviewed the Agreement and finds that the abandonment of the right-of-way and the terms governing the maintenance and use of the property are in the best interest of the City and its citizens; and,

**WHEREAS**, the Agreement is attached hereto and incorporated herein by reference as Exhibit I.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS AS FOLLOWS:**

1. **Approval of Agreement.** The Agreement between the City of Goodlettsville and Dollar General, Incorporated, relating to the abandonment of right-of-way and the maintenance and use of said property, attached hereto as Exhibit I, is hereby approved in all respects.
2. **Authorization.** The City Manager is hereby authorized and directed to execute the Agreement and any related documents, and to take such further actions as may be necessary or appropriate to carry out the intent of this Resolution.
3. **Abandonment of Right-of-Way.** Upon the effective date of Ordinance 25-1130, the ordinance abandoning the previously referenced Right-of-Way shall have the terms and conditions outlined in the Agreement be applicable.
4. **Effective Date.** This Resolution shall take effect from and after its adoption, the public welfare requiring it.

ADOPTED AND APPROVED this 8th day of January, 2026

\_\_\_\_\_  
MAYOR RUSTY TINNIN

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY

# AGREEMENT

Between the City of Goodlettsville, Tennessee  
and  
Dollar General Corporation  
Regarding Mission Ridge Privatization

This Agreement (“Agreement”) made effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026\_\_ (the “Effective Date”), is entered into by and between the **City of Goodlettsville, Tennessee** (“City”) and **Dollar General Corporation**, a Tennessee corporation (“Dollar General”). The City and Dollar General may be referenced collectively as the “Parties.”

**WHEREAS**, as of the Effective Date the City has abandoned the former public right-of-way known as Mission Ridge Drive in its entirety, excepting any rights of way, access rights, and easements expressed herein, and ownership of said roadway shall be conveyed to Dollar General by separate Quitclaim Deed reserving any rights of way, access right, and easements; and

**WHEREAS**, the Parties desire to clearly establish the rights and responsibilities associated with access to, maintenance of, and improvements within the private roadway known as Mission Ridge; and

**WHEREAS**, the Parties seek to ensure continued municipal and utility access to Mission Ridge and to provide for the orderly administration and operation of the private roadway.

**NOW, THEREFORE**, in consideration of the mutual covenants and promises herein, the Parties agree as follows:

## **1. Ownership, Maintenance, and Improvements**

1.1 As of the Effective Date, Dollar General acknowledges and affirms fee simple ownership of the private roadway known as Mission Ridge (the “Roadway”) subject to matters of record and any rights of way, access rights, and easements established herein.

1.2 As of the Effective Date, Dollar General shall be solely responsible for all maintenance, repair, resurfacing, drainage, pavement markings, signage, vegetation control, and all other maintenance and repair obligations for the functional operation of the Roadway.

1.3 As of the Effective Date, Dollar General shall assume full financial responsibility for all street illumination lights located on Mission Ridge, including installation, operation, repair, maintenance, and electricity costs.

1.4 The City represents and warrants that as of the Effective Date Mission Ridge and all improvements located thereon are in compliance with all applicable codes, regulations and standards. Following the Effective Date, Dollar General shall be responsible for ensuring all Roadway improvements, markings, and signage comply with applicable City codes, regulations, and standards.

## **2. Access Rights**

2.1 The City shall be granted full, unobstructed access to Mission Ridge 24 hours per day, 365 days per year, for all municipal emergency services. Dollar General shall permit non-emergency public works, inspection, and planning functions of the City to occur in the ordinary course of City business upon reasonable prior notice to Dollar General.

2.2 All public and private utility providers serving Mission Ridge or any facilities accessed via Mission Ridge—including but not limited to water, sewer, electric, gas, telecommunications, and cable utilities—shall be provided access to Mission Ridge in accordance with the terms of said easements or service agreements and 24 hours per day, 365 days per year, for all municipal emergency services.

2.3 No security gate, guardhouse, checkpoint, barrier, or other access-limiting device or station (“Security Control Point”) may be constructed closer than three hundred fifty feet (350’) from the western boundary line as of the Effective Date of the Conference Drive public right-of-way.

2.4 Any Security Control Point installed by Dollar General must allow uninterrupted passage by the City and utility providers as provided by the terms of this Agreement.

## **3. Security Control Points and Related Improvements**

3.1 Dollar General may install a Security Control Point only in compliance with Section 2.3 of this Agreement and only after submitting any required plans to the City for review as may be required under applicable codes.

3.2 Dollar General shall be responsible for all costs associated with the construction, operation, and maintenance of any Security Control Point.

3.3 Security measures shall not impede emergency response operations or unreasonably interfere utility service functions.

## **4. Re-platting and Recording Requirements**

4.1 As part of the abandonment of the public right-of-way formerly known as Mission Ridge Drive, Dollar General shall be solely responsible for replatting any parcels adjoining Mission Ridge Drive, including obtaining the written consent on the face of the plat by any such parcel owners adjoining the Roadway affected by the abandonment.

4.2 Dollar General shall prepare, submit, and obtain approval of all necessary subdivision plats or boundary adjustments pursuant to City subdivision regulations.

4.3 Upon approval, Dollar General shall record all required plats, deeds, or instruments with the appropriate office of the Register of Deeds.

4.4 All costs associated with surveying, platting, engineering, preparation, review, approval, and recording shall be borne solely by Dollar General.

## **5. Amendments**

5.1 No amendment, modification, or alteration of this Agreement shall be valid unless reduced to writing and executed by authorized representatives of both the City and Dollar General.

5.2 No verbal or implied amendment shall be enforceable.

## **6. Term and Binding Effect**

6.1 This Agreement becomes effective upon execution by both Parties.

6.2 This Agreement shall remain in effect unless modified or terminated by written agreement of both Parties.

6.3 This Agreement shall be binding upon and inure to the benefit of the Parties, their successors, and assigns.

## **7. Governing Law**

7.1 This Agreement shall be governed by and interpreted in accordance with the laws of the State of Tennessee.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement on the dates shown below.

### **CITY OF GOODLETTSVILLE, TENNESSEE**

By: \_\_\_\_\_

Name: Tim Ellis

Title: City Manager

Date: \_\_\_\_\_

### **DOLLAR GENERAL CORPORATION**

By: \_\_\_\_\_

Name:  
Title:  
Date



**AGENDA SUMMARY SHEET**  
**Board of Commissioners**  
**City of Goodlettsville**

<p><b><u>SUBJECT TITLE: RESOLUTION 26-1311</u></b>  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.</p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Resolution 26-1311</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Tim Ellis</p> <p><b>Cost of Item:</b> Positive Impact</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1311

**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 26-1311.

**RESOLUTION NO. 26-1311**

**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.**

Adopted: January 8, 2026

\_\_\_\_\_  
MAYOR RUSTY TINNIN

\_\_\_\_\_  
CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

\_\_\_\_\_  
CITY ATTORNEY

**EXHIBIT 1 (RESOLUTION 26-1311)**

Bed cover fiberglass for 4<sup>th</sup> Gen Ram

2007 Ford F-150

1997 Chevy 1500



## **AGENDA SUMMARY SHEET**

**Board of Commissioners  
City of Goodlettsville**

<p><b>SUBJECT TITLE: Resolution 26-1312</b> A resolution adopting the by-laws of the Goodlettsville Teen Advisory Committee and providing for its administration by the City of Goodlettsville Public Services Department.</p> <p><b>PRESENTED BY:</b> Tim Ellis, City Manager Sarah Jennings, Public Services Dave Anderson, Recreation Division</p>	<p><b>Agenda Item:</b> Resolution 26-1312</p> <p><b>Dept. of Origin:</b> Public Services</p> <p><b>For Agenda of:</b> January 8, 2026</p> <p><b>Originator:</b> Tim Ellis</p> <p><b>Cost of Item:</b> Minimal</p>
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### **AGENDA ITEM ATTACHMENTS:**

Resolution 26-1312  
By-Laws

### **SUMMARY STATEMENT:**

A Resolution Adopting the By-Laws of the Goodlettsville Teen Advisory Committee and Providing for Its Administration by the City of Goodlettsville Public Services Department.

### **FINANCIAL SUMMARY:**

Minimal

### **RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1312.

**RESOLUTION NO. 26-1312**

**A RESOLUTION ADOPTING THE BY-LAWS OF THE GOODLETTSVILLE TEEN ADVISORY COMMITTEE AND PROVIDING FOR ITS ADMINISTRATION BY THE CITY OF GOODLETTSVILLE PUBLIC SERVICES DEPARTMENT**

**WHEREAS**, the City of Goodlettsville recognizes the value of youth engagement in local government and community affairs; and

**WHEREAS**, the establishment of a Teen Advisory Committee provides an opportunity for youth to participate in civic leadership, advise City officials on matters affecting young residents, and promote positive community involvement; and

**WHEREAS**, the Goodlettsville Teen Advisory Committee has developed proposed By-Laws outlining its purpose, membership, organization, and operating procedures; and

**WHEREAS**, it is necessary for the City to formally adopt such By-Laws to ensure proper governance, accountability, and administrative oversight of the Committee; and

**WHEREAS**, the City of Goodlettsville Public Services Department is appropriately positioned to administer, oversee, and support the activities of the Goodlettsville Teen Advisory Committee.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF GOODLETTSVILLE, TENNESSEE, THAT:**

**Section 1.** The By-Laws of the Goodlettsville Teen Advisory Committee, attached hereto as Exhibit I and incorporated by reference, are hereby approved and adopted.

**Section 2.** The Goodlettsville Teen Advisory Committee shall operate in accordance with the adopted By-Laws and shall serve in an advisory capacity only, with no authority to bind the City or expend City funds unless expressly authorized by the governing body.

**Section 3.** The City of Goodlettsville Public Services Department is hereby designated as the administering department for the Goodlettsville Teen Advisory Committee and shall be responsible for oversight, coordination, and support consistent with the adopted By-Laws and applicable City policies.

**Section 4.** This Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

ADOPTED AND APPROVED this 8th day of January, 2026

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MAYOR RUSTY TINNIN

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CITY RECORDER

APPROVED AS TO FORM AND LEGALITY

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CITY ATTORNEY

## **EXHIBIT I**

# **City of Goodlettsville, Tennessee BYLAWS of the Goodlettsville Teen Advisory Committee**

### **Article I. Name**

The name of the organization shall be the Goodlettsville Teen Advisory Committee, hereinafter referred to as the Committee. The Goodlettsville Teen Advisory Committee was originally established by the Goodlettsville Parks and Recreation Department and was re-established by the Board of Commissioners, Resolution No. 26-1312 as a part of Project 072 to once again serve the youth of Goodlettsville, and to better clarify the Committee's purpose, function, and procedure for selection of its members.

### **Article II. Function**

The function of the Committee shall be to serve as a liaison between the Board of Commissioners (The Board) and the youth of the Goodlettsville community on issues affecting youth, and to encourage the positive growth and development of youth by involving them in healthy social, cultural, recreational, and other activities. In terms of the performance of its function, the Committee is authorized to:

- a) Make recommendations to The Board and the City Manager on matters affecting the youth of the community.
- b) Plan, organize, coordinate, and conduct drug- and alcohol-free activities for the youth of the community.
- c) Enter into agreements with entertainers, concessionaires, and other third parties as deemed desirable by the Committee within available funds and in accordance with applicable State and City laws and procedures.

### **Article III. Participation**

All community and area youth are eligible to participate in activities arranged or organized by the Committee, subject to the rules and regulations established by the Committee for such activities.

### **Article IV. Membership, Elections, and Officers**

1. The Goodlettsville Teen Advisory Committee (G-TAC) shall be comprised of eleven (11) members, all of whom shall be students in the seventh through twelfth grade levels and residents of the City of Goodlettsville. The members of G-TAC shall be appointed by the Goodlettsville Board of Commissioners upon recommendation by a G-TAC Screening Panel which shall be composed of City staff members and other members of the community as assigned by the Recreation Manager. Contingent upon the availability of qualified applicants, the Screening Panel shall strive to recommend at least two (2) middle school students from Sumner County,

two (2) middle school students from Davidson County, three (3) students that are homeschooled, two (2) high school students from Sumner County and two (2) high school students from Davidson County. The Recreation Manager and Screening Panel reserve the right to amend these residency requirements depending upon number of qualified applicants.

2. All members shall serve a one-year term of office commencing August 1 and ending July 31 of the following year. Whenever a vacancy occurs prior to the expiration of a term of office, the Screening Panel shall recommend a replacement for consideration of appointment by City Council to serve the remainder of the term.

3. No later than September 1 of each year, the Committee shall elect from its members a Chair, Vice-Chair, Secretary, and Treasurer whose terms shall end on July 31 of the following year. The duties of the Officers shall be as follows:

**Chairperson:** The Chairperson shall preside at meetings of the Committee, prepare the agenda for the meetings and make a copy available to the Secretary; call special meetings; call special elections; sign, together with the Secretary or other designated officer of the Committee, any documents or instruments authorized to be executed by the Committee, except in those cases where such execution has been expressly delegated by the Committee or by these bylaws to another officer or is required by law to be otherwise handled; and in general shall perform all duties as may be prescribed by the Committee from time to time, in accordance with all applicable State and City laws and procedures.

**Vice-Chairperson:** The Vice-Chairperson shall preside at meetings in the absence of or at the request of the Chairperson and shall become Chairperson for the remainder of the term in the event of the resignation, death, or removal of the Chairperson. In the temporary absence or disability of the Chairperson, the Vice-Chairperson shall assume the duties of the Chair and in that event shall have all the powers of and be subject to all the restrictions of that office. The Vice-Chairperson shall perform such other duties as assigned from time to time.

**Secretary:** The Secretary shall be responsible for the preparation of minutes of the meetings of the Committee and upon their approval, shall provide a signed copy to the City Clerk for filing and distribution to The Board. The Secretary shall keep a copy of the Committee's minutes in a record book which shall be passed on to his or her successor; shall have custody of all important records of the Committee, excluding financial records; shall sign with the Chairperson or Vice-Chairperson any documents or instruments which the Committee has so authorized to be executed; shall assure that all notices are duly given as required by law, these bylaws, or the Committee; shall call the meetings of the Committee to order in the absence of the Chairperson or Vice-Chairperson and shall conduct an election for a temporary presiding officer for that meeting; and shall perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the Committee. In the absence of the Secretary, the Chairperson shall appoint another member to be responsible for the preparation of the minutes of the meeting.

**Treasurer:** The Treasurer shall be responsible for reviewing the records of all financial transactions of the Committee; shall process, collect, and remit all fees and charges and deposit

all funds with the City of Goodlettsville; shall report on the financial condition of the Committee; and shall perform such other duties as from time to time may be assigned by the Committee.

4. Chairpersons of specialized areas (events, publicity, concessions, etc.) may be appointed by the Chairperson with the consent of the Committee.

## **Article V. Meetings**

1. The Committee shall conduct public, general-purpose meetings at least once each month except for the months of June and July. Regular meetings shall commence at such time and dates designated by the Committee and will be held at the Delmas Long Community Center or at such other location as may be designated by the Committee. Special meetings shall be called as necessary to conduct the functions of the Committee. The Committee shall give proper notice of all meetings in accordance with the laws of the State of Tennessee. All meetings of the Committee shall be open to the public and all regular and special meeting notices shall be provided to the local newspaper and the Goodlettsville Board of Commissioners, as well as announced during school announcements at Goodlettsville Middle School.

2. Any business may be brought by the Committee to a regular meeting, whether that business is set forth on the agenda.

3. Special meetings may be called by the Chairperson or upon request of at least six (6) members of the Committee.

4. Written notice of a special meeting shall be given to all Committee members, the local newspaper, and schools at least 24 hours prior to the meeting, stating the business to be considered. Any member may waive notice of a special meeting. The attendance of a member at a special meeting shall constitute waiver of notice, except where such member attends the meeting for the express purpose of objecting to the transaction of business because the meeting was not lawfully called or convened.

5. To the extent possible, the following order of business shall be observed at regular meetings of the Committee:

- a. Roll call
- b. Reading and approval of the minutes of the preceding meeting
- c. Reports of officers
- d. Reports of committees
- e. Unfinished business
- f. New business
- g. Adjournment

6. At least a majority of the members then in office shall qualify as a quorum for the transaction of business at all Committee meetings, and the affirmative vote of at least a majority of the members present shall be required to take any action.

7. The Goodlettsville Teen Advisory Committee will follow the Metro Nashville School System schedule. For example, if school is canceled due to weather conditions and the Committee was scheduled to meet that same day, their meeting will also be canceled and

rescheduled later. If a regular meeting of the Committee is scheduled on a given school holiday, it will also be rescheduled to a later date.

8. Absences shall be treated in accordance with the established Board of Commissioners attendance policy for boards and commissions.

**Article VI. Reports to Council**

By September 30 of each year, the Committee shall submit to the Board of Commissioners an annual plan of work for its ensuing term. The Committee shall also submit a written report of its activities at the conclusion of its term, preferably by July 1.

**Article VII. Amendments to the Bylaws**

1. Subject to the approval of the Goodlettsville Board of Commissioners, these bylaws may be amended or repealed in whole or in part at any meeting of the Commission, provided that written notice of the proposed amendment or repeal is given in the notice of such meeting and at least one week in advance of the meeting.

2. If an occasion arises that a question is not specifically covered by these bylaws, the latest edition of Robert's Rules of Order will apply.

Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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Chairperson, Youth Advisory Board

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Secretary, Youth Advisory Board

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Recreation Manager, City Liaison