



Board of Commissioners

October 9, 2025

6:30 PM

City Hall - Massie Chambers

Minutes:

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

Absent: Cisco Gilmore.

Also Present: Tim Ellis, Allison Baker, Sarah Jennings, Addam McCormick, Gary Goodwin, Kimberly Lynn, Julie High, Jack Presley, Sean Pfalzer, and Alayna Barton-Peters.

Mayor Rusty Tinnin called the meeting to order. Pastor Alan Baggett 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 present, Commissioner Anderson present, Commissioner Gilmore absent, Commissioner Walker present.

Consider the minutes of the September 4, 2025 special called meeting of the Board of Commissioners for approval or correction. Vote was then taken which resulted in a 4-0 vote to approve the minutes as written.

Comments from citizens.

Comments of the City Manager and staff.

City Manager Tim Ellis announced a Joint Work Session of the Board of Commissioners and the Planning Commission in regard to the Comprehensive Land Use Plan on Thursday, October 30th at 6:00pm. He recognized Kimberly Lynn who received the 2025 Destination Marketing Organization Director of the Year-Small Market by the Tennessee Hospitality and Tourism Association. He stated that Rachel's Garden has far exceeded any expectations he had in regard to the number of visitors each day. He also announced FallFest on Saturday, October 25th at Moss-Wright Park, property tax statements to go out soon, and the cleanup dates for the fall.

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

Vice Mayor Duncan stated the shredding event is taking place at the library and she will be there and she congratulated Kimberly Lynn on her award.

Commissioner Walker acknowledged fall breaks and wished everyone safe travels and a happy fall break. He wanted to plug GoodFest as well on October 25th. He also recognized the Student Leadership Group at Goodlettsville Elementary. He was invited to speak with the bright and curious students and he encouraged others to speak to them if given an opportunity.

Mayor Tinnin announced that former Goodlettsville Firefighter Josh Patterson has been diagnosed with an aggressive form of cancer and asked to keep his family in your prayers.

Consent agenda items.

Consider Unfinished Business.

Consider Ordinance 25-1119, an ordinance to amend the Zoning Ordinance to permit additional commercial uses in the INT, Interchange Overlay, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1119. 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 25-1119.

Consider Ordinance 25-1120, an ordinance to amend the Zoning Ordinance to incorporate state law sections for Zoning Ordinance amendment public notice and vested rights for development plan approvals, second reading and public hearing. Commissioner Walker made a motion to consider Ordinance 25-1120. 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 4-0 vote to approve Ordinance 25-1120.

Consider Ordinance 25-1123, an ordinance to amend the City of Goodlettsville Municipal Code, Title 13, Chapter 3, Section 2, Subsection 3 by deleting Subsection 3 in its entirety and replacing it with a new Subsection 3 as it relates to exterior coatings of buildings and residences, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1123. 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. Commissioner Walker confirmed the amended section. City Manager Ellis confirmed the amended ordinance stated, "Including any building architectural accents." Vice Mayor Duncan made a motion to amend Ordinance 25-1123 with the language presented. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve the amendment to Ordinance 25-1123. Vice Mayor Duncan made a motion to adopt Ordinance 25-1123 as amended. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1123 as amended.

Consider New Business.

Consider Ordinance 25-1124, an ordinance to amend the Design Guidelines to increase the minimum brick/stone exterior building materials requirements percentage to seventy-five (75%) percent, first reading. Commissioner Walker made a motion to consider Ordinance 25-1124. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1124.

Consider Ordinance 25-1125, an ordinance to amend Ordinance 06-674 as amended, the Zoning Ordinance of the City of Goodlettsville, to amend residential zoning districts permitted uses, Residential Planned Unit Development minimum living space square footage, exterior building materials, minimum attached garage designs, minimum commercial component requirements for mixed use developments, first reading. Vice Mayor Duncan made a motion to consider Ordinance 25-1123. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Ordinance 25-1125.

Consider Resolution 25-1288, a resolution of the City of Goodlettsville Board of Commissioners, authorizing and establishing an application process for membership on city boards, commissions, and committees. City Manager Ellis stated this gives residents the opportunity to express interest in serving on a board. Vice Mayor Duncan made a motion to consider Resolution 25-1288. Commissioner Walker seconded the motion. Vice Mayor Duncan asked if the application was required to reappoint a board member. City Manager Ellis stated the way it is written now anyone may be appointed with or without an application on file. Commissioner Walker asked where it would be made available online. City Recorder Baker stated it is already available online under Volunteer Goodlettsville under the Residents tab. It is designed to be a one-stop shop for any interested volunteers. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1288.

Consider Resolution 25-1289, a resolution to name and dedicate approximately 1.5 acres as "Coombs Park." Vice Mayor Duncan made a motion to consider Resolution 25-1289. Commissioner Anderson seconded the motion. Vice Mayor Duncan stated she appreciated this as her husband served with John for many years. Mayor Tinnin stated he was fortunate to work with him as well. Commissioner Walker stated he did not have the pleasure to know him but everything he has heard about him has been phenomenal and is excited about this. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1289.

Consider Resolution 25-1290, a resolution declaring certain property surplus to the needs of the City of Goodlettsville and calling for its disposal by online auction or by demolition. Vice Mayor Duncan made a motion to consider Resolution 25-1290. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1290.

Consider Resolution 25-1291, a resolution authorizing a development agreement between the City of Goodlettsville, Tennessee, and Last of the Loggers, LLC, DBA CLQ Land and Dania McVickers, as it relates to contribution of funds associated with certain right of way improvements. Commissioner Anderson made a motion to consider Resolution 25-1291. Vice Mayor Duncan seconded the motion. Commissioner Walker asked if this was the IDD. City Manager Ellis said it was not the IDD. Commissioner Walker asked about their plans for improvements. City Manager Ellis stated if the money is given to us, we would work with our traffic engineer and make improvements that fit within this amount of money. He confirmed sidewalks would not be included. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1291.

Consider Resolution 25-1292, a resolution of the City of Goodlettsville Board of Commissioners approving an agreement with Chandler Thinks, LLC for Community Branding and Logo Development Services as selected by Competitive Sealed Proposals procurement method

pursuant to Resolution 25-1286. Commissioner Walker made a motion to consider Resolution 25-1292. Vice Mayor Duncan seconded the motion. Vice Mayor Duncan stated she is excited for this and glad they are local. Commissioner Walker echoed the excitement for this project. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1292.

Consider Resolution 25-1293, a resolution of the City of Goodlettsville Board of Commissioners declaring its intent to donate right-of-way along the north property boundary of parcel 160 066.00 to the City of Hendersonville for road construction purposes. Commissioner Walker made a motion to consider Resolution 25-1293. Vice Mayor Duncan seconded the motion. Commissioner Walker asked about future use of this property or a timeline. City Manager Ellis stated our future use would be for a wastewater plant. There was discussion. Vote was then taken which resulted in a 4-0 vote to approve Resolution 25-1293.

With no further business, Mayor Tinnin made a motion to adjourn. Vice Mayor Duncan seconded the motion. The meeting adjourned at approximately 7:01 pm with a 4-0 vote.