



Board of Commissioners

November 13, 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, Mary Laine Hucks, Ken Reeves, Sean Pfalzer, and Russell Freeman.

Mayor Rusty Tinnin called the meeting to order. Pastor Carl Albrecht 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 present, Commissioner Walker present.

Consider the minutes of the October 9, 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.

Fire Chief Ken Reeves presented the 2025 Inaugural Citizens Fire Academy graduates with certificates and the Goodlettsville Fire Department Chief's Coin.

City Manager Tim Ellis presented David Gillihan and Susan Edwards with a Recognition of Appreciation plaque for their work over the years on the Arts, Antiques, and Music Festival.

Director of Tourism Kimberly Lynn updated the Board on the Community Branding Project. The consultants have been working throughout the community. There will be a public Listening & Learning Workshop on Tuesday, November 18. The consultants will give a brief presentation on branding and our timeline and then there will be 4 or 5 stations for attendees to rotate and interact at each station.

City Manager Ellis recognized Chief Gary Goodwin on his upcoming retirement and 50 years of service in law enforcement.

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

Commissioner Jesse Walker wished Mayor Rusty Tinnin a happy birthday! He also recognized DJ Johnson for his work on the Inaugural Veterans Day Parade and invited everyone out for next year's event.

Vice Mayor Duncan stated they appreciated DJ Johnson and the collaboration with the parade and the Veterans banners.

President of the Goodlettsville Little League Baseball Program, Johnny Garrett, along with Mayor Tinnin and Public Services Director Sarah Jennings presented the 10u State Champions All Star team and 8u State Champions All Star team with custom bats from Old Hickory Bat Company for their accomplishments.

Consent agenda items.

Consider Unfinished 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, second reading and public hearing. Vice Mayor Duncan made a motion to consider Ordinance 25-1124. 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 25-1124.

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, second reading and public hearing. Commissioner Gilmore made a motion to consider Ordinance 25-1125. 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 25-1125.

Consider New 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. City Manager Ellis stated an email that was sent to the Commissioners today from a neighbor was at their desk. The developer has met with adjoining property owners and has worked out an agreement. City Manager Ellis stated they may want to ask the developer about this. Commissioner Walker made a motion to consider Ordinance 25-1126. Commissioner Anderson seconded the motion. Commissioner Walker stated he was trying to understand as they just received the email from the neighbor and wondered if it would be best to defer. City Manager Ellis stated he was concerned as they have only received one email the day of the meeting. Mayor Tinnin stated he had talked to a lot of the citizens and they liked this

development. Vice Mayor Duncan stated this was denied by our Planning Commission. City Manager Ellis stated what was asked for at the Planning Commission has been changed again and that is why it is confusing this evening. George Grundler, with Hidden Valley Homes, addressed the Board. He stated that after meeting with this group and the neighbors, there were concerns over the height of the new homes. He said the two-level homes would be shifted to the southern boundary. The homes adjacent to the northern properties would only be one-level homes. He said the northern boundary would have a privacy fence and the future HOA would maintain it. There was discussion. Vice Mayor Duncan made a motion to defer. Commissioner Walker seconded the motion. Vote was then taken which resulted in a 5-0 vote to defer 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, first reading. City Manager Ellis stated this extension will allow time to complete the Comprehensive Land Use Plan. Commissioner Gilmore made a motion to consider Ordinance 25-1128. Commissioner Walker seconded the motion. 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, first reading. Commissioner Anderson made a motion to consider Ordinance 25-1129. Vice Mayor Duncan seconded the motion. Commissioner Walker stated for clarification that this added the car wash usage to the Exit 98 Interchange and only for that exit. 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. City Manager Ellis recommended deferral for one month to get a few technical matters taken care of. Vice Mayor Duncan made a motion to defer Ordinance 25-1130. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to defer 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), first reading. City Manager Ellis stated this is in regard to food trucks and this would limit the time they could be set up at specific locations. Commissioner Gilmore made a motion to consider Ordinance 25-1131. Vice Mayor Duncan seconded the motion. 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. Senior Director of Community Development Addam McCormick addressed the Board regarding the annexation process. Commissioner Walker made a motion to consider Resolution 25-1294. Commissioner Gilmore seconded the motion. The public hearing was opened.

Wallace Ralph of 4403 Long Hollow Pike spoke in opposition of Resolution 25-1294.

Tim Tinnin of Goodlettsville addressed the board in favor of Resolution 25-1294.

Dallas Reddy of 3723 Long Hollow Pike addressed the board in opposition of Resolution 25-1294.

Jaqueline Ralph of 4379 Long Hollow Pike addressed the board in opposition of Resolution 25-1294.

Rebecca Meyer of 471 Fall Creek Circle addressed the board in opposition of Resolution 25-1294.

Ashley Reid of 119 N. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

Troy Tyson of 675 Fall Creek Circle addressed the board in opposition of Resolution 25-1294.

Brooke Nichols of 136 N. Wynridge Way addressed the board in opposition of Resolution 25-1294.

Christopher Reid of 119 N. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

John Belcher of 2003 Hawkwell Circle addressed the board in opposition of Resolution 25-1294.

Brooke Eakes of 3330 Patton Branch Road addressed the board in opposition of Resolution 25-1294.

Erin Crawford of 3035 Patton Branch Road addressed the board in opposition of Resolution 25-1294.

Matthew Shattuck of 136 N. Wynridge Way addressed the board in opposition of Resolution 25-1294.

Jim Hitt of 723 Long Hollow Pike addressed the board in favor of Resolution 25-1294.

Jim Childress of 127 N. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

Sarah Childress of 127 N. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

Jeff Cordell of 404 Buffalo Run addressed the board in favor of Resolution 25-1294.

Sheila Dickerson of 126 N. Maple Ridge Lane addressed the board in opposition of Resolution 25-1294.

Justin Wilson of 609 Fall Creek Circle addressed the board in opposition of Resolution 25-1294.

Ellen Philpot of 110 N. Maple Ridge Lane 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.

Dori Greenlee of 1218 Madison Creek addressed the board in opposition of Resolution 25-1294.

Denny Carter of 124 N. Wynridge Way addressed the board in opposition of Resolution 25-1294.

Andy Thorpe of 131 N. Wynridge Way 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.

Mike McGinnis of 144 N. Wynridge Way addressed the board in opposition of Resolution 25-1294.

Steve Peak of 4404 Long Hollow Pike addressed the board in opposition of Resolution 25-1294.

Candace Ralph of 4435 Long Hollow Pike addressed the board in opposition of Resolution 25-1294.

Eddie Phillips of 622 Carol Ann addressed the board in favor of approval of Resolution 25-1294.

Will Ralph addressed the board in favor of approval of Resolution 25-1294.

Jeremy Mansfield, Sumner County Commissioner, addressed the board in opposition of Resolution 25-1294.

Jason Phillips, developer, addressed the board regarding concerns brought up at the meeting. He said they did a traffic study and this development, with 69 homes, will not create an issue. Schools are not overcrowded. Madison Creek is at 65% capacity. Beech is at 85% capacity. He stated they are not currently growing any crops on this land. He said they are not tying into Wynridge. They are simply adding a crash gate required by life safety measures by the Fire Department. They are providing a 35-foot buffer while Wynridge provides a 20-foot buffer. He said his family built Conference Drive when they built Windsor Green and says they pay their way and do what is required.

David Abbey, Development Management Group, addressed the board in favor of Resolution 25-1294.

John Sapp of 142 N. Wynridge Way addressed the board in opposition of Resolution 25-1294.

The public hearing was closed.

Vice Mayor Duncan stated she lives in Wynrdige subdivision and has talked to her neighbors over the last several months about this annexation and proposed development. The City of Goodlettsville did not seek this annexation. The request came from the property developer. She stated the city's Comprehensive Land Use Plan will guide the city's future and future development. It is designed to help the city prevent development that does not align with our vision. The plan has not been approved yet and is in the process of being finalized. It does not make sense to move forward with development until this plan is in place.

Commissioner Gilmore wanted to give the developer time to explain this development if he chose. Jason Phillips addressed the board. He stated they are proposing to build a development similar to Laurel Park. He believes this development is smart growth for Goodlettsville. Commissioner Gilmore asked questions of Mr. Phillips. He said asked about Laurel Park not being all brick like Wynridge. Mr. Phillips stated that the buyers choose if they want brick, stone, or hardy. Hardy is not a discount to either one. He stated if brick or stone is a requirement of the city, it will not adversely affect the project that much. Commissioner Gilmore stated Wynridge residents don't want to look at a house with hardy side and the comprehensive plan will bring our standards up. There was discussion. Mr. Phillips said if there

is a restriction to build with brick or stone, they will do it. There was discussion. Commissioner Gilmore asked about a turn lane. Mr. Phillips stated they would put in the turn lane that was recommended as an improvement on the traffic study which was a left lane in.

Mayor Tinnin stated after talking with the citizens, no one wants growth. He said the neighbors in the adjoining subdivision stated if you stick with the comprehensive plan of 75% brick and stone, they do not have a big problem with it. Mr. Phillips said they would agree to that stipulation.

Commissioner Gilmore said as a City Commissioner and a member of the Planning Board, he does receive a lot of emails from residents with their opinions on what they think is best. He said he's learning as a newly elected official. He said social media is a strong tool and a comment was made about being backed by a developer. He stated he has never been backed by a developer nor will he ever. He said another email was sent that spoke to the city going in debt for sewer infrastructure and that our costs would not be covered. City Manager Ellis stated the developer would cover the cost of installation of wastewater utility infrastructure. He said we also collect the building permit and sewer capacity fee that goes towards future projects like upsizing pump stations as needed. Right now, our wastewater fund sits in a positive position. Commissioner Gilmore asked if we have ever gone in debt with the sewer fund. City Manager Ellis stated our net position is 37 million dollars and cash on hand is about 15 million dollars. He said we have gone in debt but the only times we have gone in debt over the last 12-15 years was when we were approved for funding for the State Revolving Fund and we borrowed money to maintain our positive fund balance. Commissioner Gilmore said he tried to make the best decisions for the city as a whole. He said every email and phone call and showing up to the meeting does not go unnoticed. He said we want all the other things all the other cities have like restaurants and retail. He said this opportunity is one the residents have been seeking. He asked if we want to stop growing? If we do, it will cut the legs out from under us. If we don't have growth, we will not have the tax base to maintain. He said we have the opportunity to pick the developer to meet our standards.

Commissioner Gilmore made a motion to approve Resolution 25-1294. Vice Mayor Duncan seconded the motion.

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 of service, the public hearing was closed.

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 25-1295.

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 Walker made a motion to consider Resolution 25-1296. Commissioner Gilmore seconded the motion. The public hearing was opened. With no one speaking in favor or against the proposed annexation, the public hearing was closed.

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 25-1296.

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, first reading. Commissioner Anderson made a motion to consider Ordinance 25-1127. Commissioner Walker seconded the motion.

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 Ordinance 25-1127.

Consider Resolution 25-1297, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee approving an extension to a grant contract between the City of Goodlettsville and the Tennessee Department of Environment and Conservation related to the creation of an Asset Management Plan for the City's wastewater utility. Vice Mayor Duncan made a motion to consider Resolution 25-1297. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1297.

Consider Resolution 25-1298, a resolution of the City of Goodlettsville, Tennessee, Board of Commissioners requesting the Tennessee Department of Transportation to evaluate further the need for sound walls along Interstate 65 within the City of Goodlettsville and to install said sound walls if they meet the minimum requirements. Commissioner Walker made a motion to consider Resolution 25-1298. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 25-1298.

With no further business, Vice Mayor Duncan made a motion to adjourn. Commissioner Anderson seconded the motion. The meeting adjourned at approximately 9:00pm with a 5-0 vote.