



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.