



May 14, 2026

Board of Commissioners  
6:30 PM

City Hall - Massie Chambers

Agenda:

1. Call to order by the Mayor  
  
Prayer  
  
Pledge of Allegiance
2. Roll call by the Recorder.
3. Approval of minutes.
  - a. Reading of the April 9, 2026 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.
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 26-1136, an ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Springfield Highway 41/SR 11 from CPUD, Commercial Planned Unit Development Limited to CG, Commercial General. **SECOND READING & PUBLIC HEARING**

- b. Consider Ordinance 26-1137, an ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of property on Dry Creek Road from HDRPUD, High Density Residential Planned Unit Development to CPUD, Commercial Planned Unit Development.

**SECOND READING & PUBLIC HEARING**

- c. Consider Ordinance 26-1138, an ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Dry Creek Road and Old Dickerson Road from HDRPUD, High Density Residential Planned Unit Development to MDRPUD, Medium Density Residential Planned Unit Development and Dry Creek Farms Master Plan amendment.

**SECOND READING & PUBLIC HEARING**

- d. Consider Ordinance 26-1140, an ordinance of the City of Goodlettsville Board of Commissioners to amend the City of Goodlettsville Municipal Code Title 7, Chapter 2, Section 201 as it relates to the Fire Code. **SECOND READING & PUBLIC HEARING**

- e. Consider Ordinance 26-1141, an ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 7, Chapter 5, by amending Section 503 and creating a new Section 504.

**SECOND READING & PUBLIC HEARING**

9. New Business.

- a. Consider Ordinance 26-1142, an ordinance of the City of Goodlettsville, Tennessee amending the fiscal year 2025-2026 budget, passed by Ordinance 25-1112. **FIRST READING**

- b. Consider Ordinance 26-1143, an ordinance to amend the Zoning Ordinance to define provisions for limited secondary residential dwelling units. **FIRST READING**

- c. Consider Ordinance 26-1144, an ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property at 7723 Old Springfield Highway from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited. **FIRST READING**

- d. Consider Ordinance 26-1145, an ordinance of the City of Goodlettsville, Tennessee adopting the annual budget and tax rate for the fiscal year beginning July 1, 2026 and ending June 30, 2027. **FIRST READING**

- e. Consider Resolution 26-1331, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, recognizing the month of May as Mental Health Awareness Month.

- f. Consider Resolution 26-1332, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, adopting budget policies and procedures.

- g. Consider Resolution 26-1333, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, authorizing the extension of a contract

between the State of Tennessee Department of Transportation and the City of Goodlettsville related to the Main Street Redevelopment Project (PIN 120326.00).

- h. Consider Resolution 26-1334, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, approving an interlocal agreement between the City of Goodlettsville and the Goodlettsville Industrial Development Board for the provision of administrative and financial management services; and authorizing the mayor to execute the same.
- i. Consider Resolution 26-1335, a resolution proclaiming May 17-23, 2026, as Public Works Week in the City of Goodlettsville.

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)



Consider Resolution 26-1329, a resolution proclaiming April 2026 as Autism Awareness Month in the City of Goodlettsville. Vice Mayor Duncan made a motion to consider Resolution 26-1329. Commissioner Walker seconded the motion. Vote was then made which resulted in a 5-0 vote to approve Resolution 26-1329. The board then presented the proclamation to Matt Curtis and Alison Beale with ABA Centers. Executive Director Matt Curtis addressed the board regarding Autism Awareness.

Consent agenda items.

Consider Unfinished Business.

Consider Resolution 26-1319, a resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, to establish an Infrastructure Development District relating to the residential development, Copper Valley, located on Moncrief Avenue and being developed by Last of the Loggers, a Limited Liability Corporation. Vice Mayor Duncan made a motion to consider Resolution 26-1319. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 1-4 vote to deny Resolution 26-1319 with Commissioner Walker voting in favor and the rest voting against Resolution 26-1319.

Consider Ordinance 26-1139, an ordinance of the City of Goodlettsville, Tennessee amending the fiscal year 2025-2026 budget, passed by Ordinance 25-1112, second reading. Commissioner Walker made a motion to consider Ordinance 26-1139. Commissioner Gilmore seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 26-1139.

Consider New Business.

Consider Ordinance 26-1140, an ordinance of the City of Goodlettsville Board of Commissioners to amend the City of Goodlettsville Municipal Code Title 7, Chapter 2, Section 201 as it relates to the Fire Code, first reading. Commissioner Anderson made a motion to consider Ordinance 26-1140. Vice Mayor Duncan seconded the motion. Fire Marshal Mike Bauer addressed the board with an overview of amendments to the Fire Code. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 26-1140.

Consider Ordinance 26-1141, an ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 7, Chapter 5, by amending Section 503 and creating a new Section 504, first reading. Commissioner Gilmore made a motion to consider Ordinance 26-1141. Commissioner Anderson seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Ordinance 26-1141.

Consider Resolution 26-1328, a resolution proclaiming April 17, 2026 as Arbor Day in the City of Goodlettsville. Commissioner Walker made a motion to consider Resolution 26-1328. Vice Mayor Duncan seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 26-1328.

Consider Resolution 26-1330, a resolution of the City of Goodlettsville Board of Commissioners authorizing the procurement of a new fire engine for the Goodlettsville Fire Department, with payment to be made in the fiscal year 2029 budget. Commissioner Anderson made a motion

to consider Resolution 26-1330. Commissioner Gilmore seconded the motion. Vote was then taken which resulted in a 5-0 vote to approve Resolution 26-1330.

Vice Mayor Duncan wished her daughter a happy 21st birthday!

With no further business, Commissioner Anderson made a motion to adjourn. Vice Mayor Duncan seconded the motion. The meeting adjourned at approximately 6:49pm with a 5-0 vote.



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

<p><b><u>SUBJECT TITLE:</u> Ordinance 26-1136</b>          An ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Springfield Highway 41/SR 11 from CPUD, Commercial Planned Unit Development Limited to CG, Commercial General. <b>SECOND READING &amp; PUBLIC HEARING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1136</p> <p><b>Dept. of Origin:</b> Planning</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Sean Pfalzer</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1136  
 Planning Commission March 2026 Review of High Density Properties

**SUMMARY STATEMENT:**

An ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Springfield Highway 41/SR 11 from CPUD, Commercial Planned Unit Development Limited to CG, Commercial General.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Recommended by the Planning Commission.

**ORDINANCE NO. 26-1136**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY CHANGING THE ZONING OF A PROPERTY ON SPRINGFIELD HIGHWAY 41/SR 11 FROM CPUD, COMMERCIAL PLANNED UNIT DEVELOPMENT AND CPUDL, COMMERCIAL PLANNED UNIT DEVELOPMENT LIMITED TO CG, COMMERCIAL GENERAL**

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of commercial buildings, structures; and,

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business, commercial within the city, and to promote the orderly and beneficial development of such areas; and,

**WHEARAS**, the City’s Comprehensive Land Use Plan defines the area of Springfield Highway north of the Louisville Hwy 31W/SR 41 exchange as Commercial Corridor intended for CG, Commercial General zoning; and,

**WHEREAS**, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on March 2, 2026 to recommend its passage to the Board of Commissioners based on the proposal being consistent with the City’s Comprehensive Land Use Plan,

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSE, AS FOLLOWS:**

**SECTION 1.** That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the property classification to CG, Commercial General for the referenced property attached as “EXHIBIT A” and described as follows:

**THE 7.4 ACRE PROPERTY AT SPRINGFIELD HIGHWAY 41/SR 41 REFERENCED AS MAP/PARCEL 141 00801 000 SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.**

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

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

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

**APPROVED AS TO LEGALITY AND FORM:**

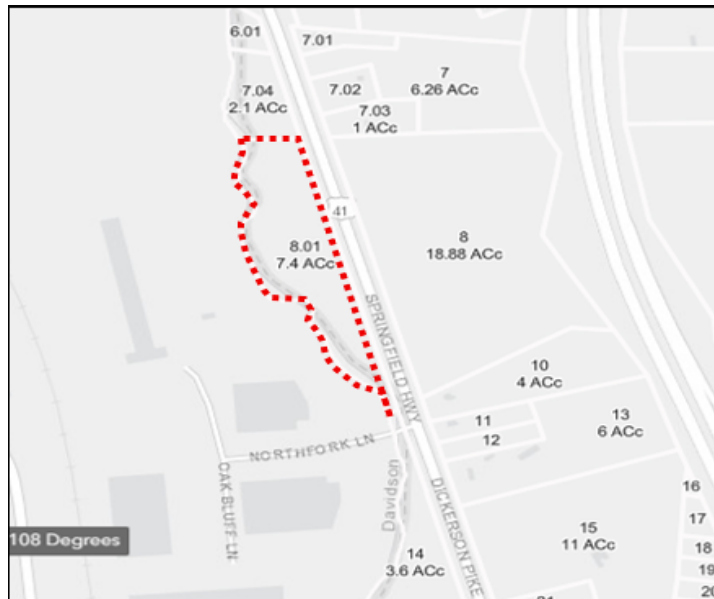
\_\_\_\_\_  
**CITY ATTORNEY**

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

ORDINANCE 26-1136  
"EXHIBIT A"

**SUBJECT PROPERTY**  
**SPRINGFIELD HIGHWAY 41/SR 11**  
**SUMNER COUNTY TAX MAP/PARCEL# 141 00801 000**



**Property#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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property#2**

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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property# 3**

5.9 -Acres- O Dry Creek Road

Property Owner: Warren B Properties, 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

-R25, Low Density Residential (Draper Drive)

Surrounding Uses: Apartments, Houses, Townhouses

Active Vested Rights: No

Project Master Plan: Original Rivergate Acres master plan

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property#4**

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

**Planning Commission Recommendation: Rezoning to CPUD, Commercial Planned Unit Development**

**Property#5**

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

**Planning Commission Recommendation: Rezoning to MDRPUD, Medium Density Residential Planned Unit Development and Preliminary Master Plan Amendment to detached one family dwelling units only**

**Property#6**

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

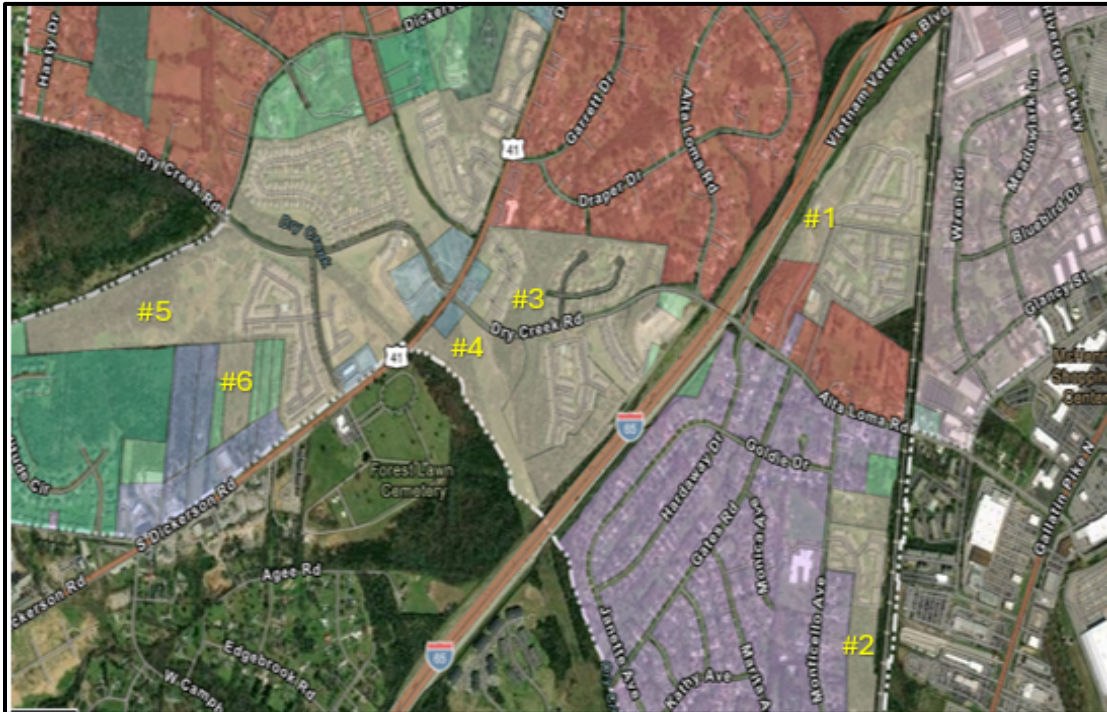
Active Vested Rights: No (Recently Expired in July 2025)

Project Master Plan: Seventy-five (75) Unit Apartment and Dickerson Road Frontage Area

Zoned CS, Commercial Services

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

## 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:</u> Ordinance 26-1137</b>  An ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Dry Creek Road from HDRPUD, High Density Residential Planned Unit Development to CPUD, Commercial Planned Unit Development. <b>SECOND READING &amp; PUBLIC HEARING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1137</p> <p><b>Dept. of Origin:</b> Planning</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Sean Pfalzer</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1137  
Planning Commission March 2026 Review of High Density Properties

**SUMMARY STATEMENT:**

An ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Dry Creek Road from HDRPUD, High Density Residential Planned Unit Development to CPUD, Commercial Planned Unit Development.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Recommended by the Planning Commission.

**ORDINANCE NO. 26-1137**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY CHANGING THE ZONING OF A PROPERTY ON DRY CREEK ROAD FROM HDRPUD, HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT TO CPUD, COMMERCIAL PLANNED UNIT DEVELOPMENT**

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, and use of commercial buildings, structures; and,

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business, commercial within the city, and to promote the orderly and beneficial development of such areas; and,

**WHEREAS**, the City’s Comprehensive Land Use Plan defines the area of the property on Dry Creek Road as Residential Neighborhood Preservation and the adjacent property is currently zoned CPUD, Commercial Planned Unit Development; and,

**WHEREAS**, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on March 2, 2026 to recommend its passage to the Board of Commissioners due to the adjacent property at the intersection of Dickerson Road Hwy 41/SR 11 being zoned CPUD, Commercial Planned Unit Development; and,

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

**SECTION 1.** That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the property classification to CPUD, Commercial Planned Unit Development Commercial for the referenced property attached as “EXHIBIT A” and described as follows:

**THE 2.54 ACRE PROPERTY AT DRY CREEK ROAD REFERENCED AS MAP/PARCEL 03300020400 IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.**

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

\_\_\_\_\_  
**MAYOR**

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

**APPROVED AS TO LEGALITY AND FORM:**

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

ORDINANCE 26-1137  
“EXHIBIT A”

**SUBJECT PROPERTY**  
**DRY CREEK ROAD**  
**DAVIDSON COUNTY TAX MAP/PARCEL# 03300020400**



**Property#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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property#2**

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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property# 3**

5.9 -Acres- O Dry Creek Road

Property Owner: Warren B Properties, 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

-R25, Low Density Residential (Draper Drive)

Surrounding Uses: Apartments, Houses, Townhouses

Active Vested Rights: No

Project Master Plan: Original Rivergate Acres master plan

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property#4**

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

**Planning Commission Recommendation: Rezoning to CPUD, Commercial Planned Unit Development**

**Property#5**

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

**Planning Commission Recommendation: Rezoning to MDRPUD, Medium Density Residential Planned Unit Development and Preliminary Master Plan Amendment to detached one family dwelling units only**

**Property#6**

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Property Owners: Goodlettsville Partners, LLC

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Surrounding Zoning Districts:

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-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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

## 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:</u> Ordinance 26-1138</b>  An ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Dry Creek Road and Old Dickerson Road from HDRPUD, High Density Residential Planned Unit Development and Dry Creek Farms Master Plan amendment. <b>SECOND READING &amp; PUBLIC HEARING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1138</p> <p><b>Dept. of Origin:</b> Planning</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Sean Pfalzer</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1138  
Planning Commission March 2026 Review of High Density Properties

**SUMMARY STATEMENT:**

An ordinance to amend the official Zoning Map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property on Dry Creek Road and Old Dickerson Road from HDRPUD, High Density Residential Planned Unit Development and Dry Creek Farms Master Plan amendment.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Recommended by the Planning Commission.

**ORDINANCE NO. 26-1138**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY CHANGING THE ZONING OF A PROPERTY ON DRY CREEK ROAD AND OLD DICKERSON ROAD FROM HDRPUD, HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT TO MDRPUD, MEDIUM DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND DRY CREEK FARMS MASTER PLAN AMENDMENT**

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to permitting development of land, which by reason of topography or floodable land contains some areas unsuitable for development and to permit the clustering of lots in order to leave the unsuitable land as permanent open space. The preservation of land in open space for amenity value, recreation, wildlife habitat or forest protection is also a suitable purpose for planned unit development zoning; and,

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of residential areas within the city, and to promote the orderly and beneficial development of such area; and,

**WHEREAS**, the City’s Comprehensive Land Use Plan defines the area of the property on Dry Creek Road and Old Dickerson Road as Residential Neighborhood Preservation with adjacent low and high density residential zonings and developments including apartments, townhouses, and one family detached dwelling units (houses); and,

**WHEREAS**, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on March 2, 2026 to recommend its passage to the Board of Commissioners due to the adjacent property uses and zoning designations and intention for one family detached dwelling unit developments.

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSE, AS FOLLOWS:**

**SECTION 1.** That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the property classification to MDRPUD, Medium Density Residential Planned Unit Development for the referenced property attached as “EXHIBIT A” and described as follows and amendment of the Dry Creek Farms master plan to change the defined property area from seventy-two (72) multi-family units and six (6) one family detached dwelling units to one family detached dwelling units only per the MDRPUD, Medium Density Residential Planned Unit Development Zoning Ordinance provisions.

**THE 31.05 ACRE PROPERTY AT 188 DRY CREEK ROAD REFERENCED AS  
MAP/PARCEL 03300002100 IN THE RECORDS OF THE ASSESSOR OF PROPERTY  
OF DAVIDSON COUNTY, TENNESSEE.**

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

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

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

**APPROVED AS TO LEGALITY AND FORM:**

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

Passed First Reading: \_\_\_\_\_

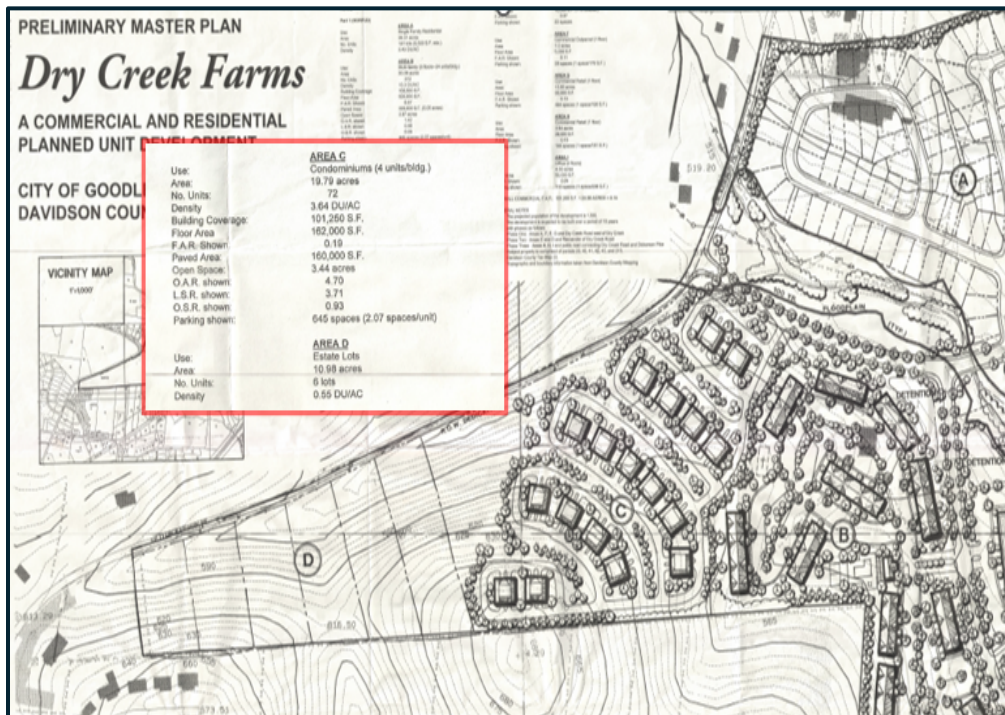
Passed Second Reading: \_\_\_\_\_

ORDINANCE 26-1138  
“EXHIBIT A”

**SUBJECT PROPERTY**  
**188 DRY CREEK ROAD/ OLD DICKERSON ROAD**  
**DAVIDSON COUNTY TAX MAP/PARCEL# 03300002100**



**Dry Creek Farms Master Plan Amendment**  
**Areas C and D revise to permit one family detached dwellings units only per the MDRPUD, Medium Density Residential Planned Unit Development provisions of the Zoning Ordinance**



**Property#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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property#2**

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

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property# 3**

5.9 -Acres- O Dry Creek Road

Property Owner: Warren B Properties, 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

-R25, Low Density Residential (Draper Drive)

Surrounding Uses: Apartments, Houses, Townhouses

Active Vested Rights: No

Project Master Plan: Original Rivergate Acres master plan

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

**Property#4**

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

**Planning Commission Recommendation: Rezoning to CPUD, Commercial Planned Unit Development**

**Property#5**

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

**Planning Commission Recommendation: Rezoning to MDRPUD, Medium Density Residential Planned Unit Development and Preliminary Master Plan Amendment to detached one family dwelling units only**

**Property#6**

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

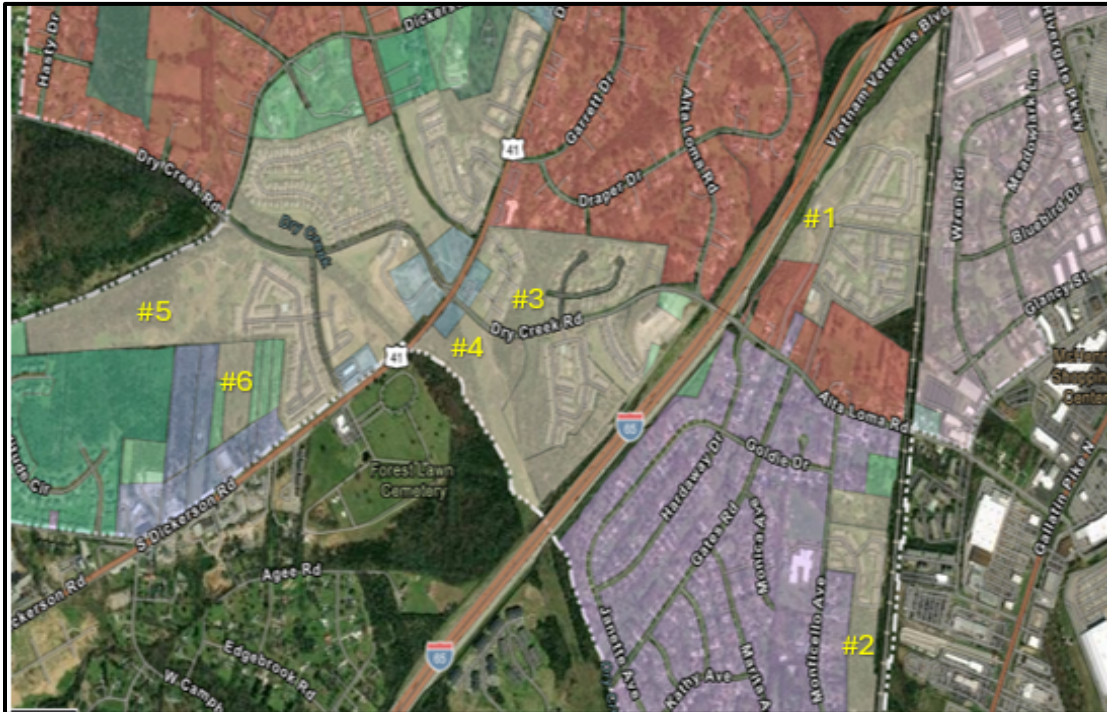
Active Vested Rights: No (Recently Expired in July 2025)

Project Master Plan: Seventy-five (75) Unit Apartment and Dickerson Road Frontage Area

Zoned CS, Commercial Services

**Planning Commission Recommendation: Maintain HDRPUD, High Density Residential Planned Unit Development**

## 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:</u></b> Ordinance 26-1140</p> <p>An ordinance of the City of Goodlettsville Board of Commissioners to amend the City of Goodlettsville Municipal Code Title 7, Chapter 2, Section 201 as it related to the Fire Code. <b>SECOND READING &amp; PUBLIC HEARING</b></p> <p><b><u>PRESENTED BY:</u></b></p> <p>Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1140</p> <p><b>Dept. of Origin:</b> Fire / Community Development</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Mike Bauer</p> <p><b>Cost of Item:</b> NONE</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1140

**SUMMARY STATEMENT:**

This ordinance updates the Goodlettsville Municipal Code, to adopt the 2024 Editions of both the International Fire Code and NFPA Life Safety Code and the amendments there in.

Appendices are not enforceable unless individually adopted.

**FINANCIAL SUMMARY:**

N/A

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1140.

**ORDINANCE NO. 26-1140**

**AN ORDINANCE OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS TO AMEND THE CITY OF GOODLETTSVILLE MUNICIPAL CODE TITLE 7, CHAPTER 2, SECTION 201 AS IT RELATES TO THE FIRE CODE.**

**WHEREAS**, certain amendments to the Goodlettsville Municipal Code have been deemed in the best interest of the city to ensure the continued safety and welfare of its residents; and

**WHEREAS**, the aforementioned amendments are necessary to update the municipal fire standards to the most recent national and international benchmarks;

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

**SECTION 1. Adoption of Updated Fire Code**

Title 7, Chapter 2, Section 201 of the Goodlettsville Municipal Code is hereby amended by deleting the phrase “International Fire Code 2018 Edition” and substituting in lieu thereof:

**“International Fire Code 2024 Edition”**

**The following Appendices from the 2018 Edition are hereby removed and replaced by the corresponding standards in the 2024 Edition:**

International Fire Code 2018 Edition.

- Appendix B – Fire-Flow Requirements for Buildings
- Appendix C – Fire Hydrant Locations and Distribution
- Appendix D – Fire Apparatus Access Road
- Appendix L – Requirements for Fire Fighter Air Replenishment Systems. (The following items will trigger this requirement).
  - a. Mid and high-rise buildings of 75 feet in height above lowest level of fire dept access.
  - b. Any building with 2 or more floors below grade.
  - c. Horizontal structures of 500,000 square feet or more.
  - d. Transportation tunnels constructed in accordance with NFPA 130 or 502 that exceed 300 feet in length.
  - e. Existing buildings as noted above, that undergo renovation of 50% or more of the building or change occupancy classification.

Appendices: Provisions in the following Appendices of the 2024 International Fire Code are hereby adopted: B, C, D, E, F, H, I, J, L, N, O.

**2024 Fire Code Amendments:**

**102.9 Matters Not provided for is hereby amended by deleting and substituting in lieu thereof:**

102.9 Matters not provided for.

For any provisions in existing buildings not explicitly addressed in this code shall be addressed in NFPA101.

**Add Section 104.2.3.8 Compliance with subsequent edition of this code and referenced publications.**

Add Section 104.2.3.8 Compliance with subsequent edition of this code and referenced publications. The fire code official is authorized to accept subsequent edition of this code and referenced publications as evidence of compliance with the specified edition.

**Delete section 105.5.10: Covered and open mall buildings. Section 1005.5.10 is hereby amended by deleting and substituting in lieu thereof:**

Section 105.5.10: Knox Box. An operational permit is required to verify that items required for access into a building or facility, as well as any required contact information, kept in a building or facility's Knox Box is in proper working order and accurate.

**Section 110.3 Recordkeeping is hereby amended by adding:**

**110.3 Recordkeeping.**

Amended by deleting and substituting in lieu thereof:

A record of periodic inspections, tests, servicing, and other operations and maintenance shall be maintained on the premises or other *approved* location for not less than 3 years, or a different period of time, where specified in this code or referenced standards. Records shall be made available for inspection by the *fire code official*, and a copy of the records shall be provided to the *fire code official* on request.

The *fire code official* is authorized to prescribe the form and format of such recordkeeping. The *fire code official* is authorized to require that certain required records be filed with the *fire code official*, including via any third-party reporting partner.

**Section 202 General Definitions: Amend by adding:**

**Crowd Manager.** A person responsible for defining and implementing an establishments or event emergency action plan, ensuring employees understand their roles in crowd management, and assisting in directing the crowd in an orderly manner for evacuation.

**Section 202 General Definitions: Amend by deleting the current definition of “Mobile Food Preparation Vehicles” and substituting in lieu thereof:**

**MOBILE FOOD PREPARATION VEHICLE.** A vehicle that is equipped with appliances that produce smoke or grease-laden vapors, or that utilize LP-gas or CNG systems, for the purpose of preparing and serving food to the public. Vehicles intended for private recreation are not considered mobile food preparation vehicles. Mobile or temporary cooking can include self-propelled trucks, and vehicles, trailered units, push carts, tents etc. or other structures for which a building permit has not been added.

**Subsection 308.1.1 is amended by deleting and substituting in lieu thereof:**

**Section 308.1.1.1 Open Flames prohibited.** The AHJ shall have the authority to prohibit any or all open flames, candles, and open recreational, and cooking fires or other sources of ignition, or establish special regulations on the use of any form of fire or smoking material where circumstances make such conditions hazardous, such as taking or utilizing an open flame or light in a structure, vessel, boat or other place where highly flammable, combustible or explosive material is utilized or stored.

**Section 316 Hazards to Firefighters: Amend by adding:**

**Section 316.7 Building Information Sign.** All buildings shall be equipped with the approved fire fighter safety building marking system sign per Appendix J.

**Section 403.11.3 Crowd managers: is amended by deleting and substituting in lieu thereof:**

**403.11.3 Crowd managers.**

Where facilities or events involve a gathering of more than 250 people, crowd managers shall be provided in accordance with [Sections 403.11.3.1](#) through [403.11.3.3](#) .

**Section 403.11.3.1 Number of Crowd managers: is amended by deleting and substituting in lieu thereof:**

**403.11.3.1 Number of Crowd managers.** No less than one trained crowd manager or crowd manager supervisor for each 250 persons (changed from 500) or portion thereof, shall be provided for the gathering.

Exceptions:

1. Outdoor events with fewer than 1,000 persons in attendance shall not require crowd managers.
2. Assembly occupancies used exclusively for religious worship with an occupant load not exceeding 1,000 shall not require crowd managers.
3. The number of crowd manager shall be reduced where, in the opinion of the fire code official, the fire protection provided by the facility and the nature of the event warrant a reduction.

**Section 501 Fire Service Features General: Amend by adding new section:**

**Section 501.5 Fire apparatus Access Plan:** A fire apparatus access plan shall be provided with construction documents for any new building, commercial or residential development, additions to an existing building or where requested by the fire code official.

**Section 503.1.1 Buildings and facilities: Is amended in Exception 1 and substituting in lieu of:**

**503.1.1 Buildings and facilities.**

*Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

**Exceptions:**

1. The *fire code official* is authorized to increase the dimension of 250 Feet (changed from 150 feet) (45 720 mm) where any of the following conditions occur:

- 1.1 The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#).
  - 1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.
  - 1.3 There are not more than two Group R-3 or Group U occupancies.
2. Where *approved* by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

**Add new subsection to Section 503, Fire Apparatus Access Roads.**

**503.1.4 Buildings courtyards.** Buildings having an interior courtyard that do not meet the requirements of 503.1.1 for fire department access shall provide two points of access from the fire lane to the interior courtyard. Each of the two points of access shall be a minimum of 10 feet wide, each having a minimum of a 2-hour fire rating in accordance with the IBC.

**Add new subsection to Section 503, Fire Apparatus Access Roads.**

**503.2.1.1 Single Lane roads.** The width of 503.2.1, shall be permitted to be reduced to 13 feet in cases of a single lane road. Single lane roads shall comply with the following:

1. The road shall be one way, or a one-way lane channel of a divided two-way road.
2. Shall not exceed 500 feet in length.
3. Shall not terminate in a dead end.
4. Parking shall be prohibited along the single lane section.
5. Road width at curves shall be increased where necessary to accommodate swept path of all emergency vehicles.
6. The AHJ is authorized to require installation of additional fire protection equipment.

**Subsection 503.2.3 is amended by deleting and substituting in lieu thereof:**

**503.2.3 Surface.**

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced with an approved material to provide all-weather driving capabilities.

**Subsection 503.2.4 is amended by deleting and substituting in lieu thereof:**

**503.2.4 Turning Radius.**

The required turning radius of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.

**Subsection 503.2.7 is amended by deleting and substituting in lieu thereof:**

**503.2.7 Grade.**

The grade of the fire apparatus access road shall be within the limits established by the *fire code official* based on the fire department's apparatus.

The grade of the fire apparatus access road shall not exceed 12% without written approval from the *fire code official*.

**Subsection 503.2.8 is amended by deleting and substituting in lieu thereof:**

**503.2.8 Vehicle Angle of approach and departure.**

The angles of approach and departure for fire apparatus access roads shall not exceed a 1 ft drop in 20 feet (0.3 m drop in 6 m), or the design limitations of the fire apparatus utilized by the fire department and shall be subject to approval by the AHJ.

**Add new subsection - Section 503.2.8.1 Curbs.**

**503.2.8.1 Curbs.**

Where fire department access roads connect with roadways, the following shall be provided:

1. Curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire department access road.

**Subsection 503.3.6 Security Gates is amended by deleting and substituting in lieu thereof:**

**503.3.6 Security Gates.**

The installation of security gates across a fire apparatus access road shall be *approved* by the *fire code official*. Where security gates are installed, they shall have an *approved* means of emergency operation. The security gates, and their emergency operation, shall be maintained operational at all times. Electric gate operators, where provided, shall be *listed* in accordance with [UL 325](#) and equipped with RF operated "Click-2-Enter" emergency operating system. Electric gate operators shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

**Add new subsection to Section 503.6.1 Gate Permit Required.**

**503.6.1 Permit required.**

A permit shall be required to install access control or security gates across a fire department access road.

**Add new subsection to Section 503.6.2 Manual Gates.**

**503.6.2 Manual gates.**

Manual gates shall be equipped with a Knox key box or a Knox padlock as approved by the AHJ.

**Add new subsection to Section 503.6.3 Gate installation Plans.**

### **503.6.3 Plans.**

Plans shall be submitted for review and approval prior to installation of access control or security gates across fire department access roads.

### **Add new subsection to Section 503.7 Outdoor assembly access.**

#### **503.7 Outdoor assembly event fire department access roads.**

##### **503.7.1 Fire department Access Roads.**

Outdoor assembly events shall provide fire department access roads in accordance with section 503.2.1

##### **503.7.1.1 Plans.**

Fire department access plans shall be submitted for review and approval by the fire code official.

### **Add new subsection to Section 503.7.2 Hostile vehicle mitigation.**

#### **503.7.2 Hostile vehicle mitigation.**

Hostile vehicle mitigation barriers required by law enforcement placed across fire lanes and emergency access paths, shall require a minimum 14 ft wide access point between barriers.

### **Add new subsection to Section 503.7.3 Barriers.**

#### **503.7.3 Barriers.**

Any barrier or gate placed across a fire lane or emergency access path shall be approved by the fire code official.

### **Subsection 505.1 is amended by deleting and substituting in lieu thereof:**

#### **505.1 Address Identification.**

All buildings and structures shall have approved address numbers posted in accordance with the following:

1. Address identification shall be legible and visible from the street or road fronting the property.
2. Characters shall contrast with their background.
3. Address numbers shall be Arabic numbers or alphabetical letters, and numbers shall not be spelled out.
4. Numbers posted on the outside of residences shall be a minimum of three (3) inches in height with a minimum stroke width of 0.5 inches (12.7 mm). The numbers may be attached to the residence, or the mailbox of the mailbox is next to the street.
5. Numbers posted on the outside of non-residential buildings shall be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inches (12.7 mm). Numbers posted on interior doors or spaces (such as lease spaces) shall be a minimum of three inches in height.
6. Numbers and/or letters posted on the outside of multifamily buildings shall be a minimum of six (6) inches in height with a minimum stroke width of 0.5 inches (12.7 mm). Identifying numbers or letters

for individual dwelling units shall be a minimum of three (3) inches in height and posted on top at the door of individual dwelling units.

**Subsection 506.1 is amended by deleting and substituting in lieu thereof:**

**506.1 Where required (Knox entry).**

Knox rapid entry key box(es) shall be installed at all commercial occupancies, tenant spaces, and other locations containing a fire or life safety system, fenced or gated access, hazardous materials, or as determined by the fire code official. Multiple key boxes may be required based on the size or layout of the building as determined by the fire code official.

**Add new subsection to Section 507.3.1 Fire flow capacity.**

**507.3.1 Fire flow capacity.**

The aggregate fire flow capacity of all fire hydrants within 100 ft of the building, when measured by an approved route of travel, shall not be less than the required fire flow.

**Subsection 507.4 is amended by deleting and substituting in lieu thereof:**

**507.4 Water supply test.**

Water supply tests shall be witnessed by the *fire code official*, or *approved* documentation of the test shall be provided to the *fire code official* prior to final approval of the water supply system.

**Subsection 507.5.1 is amended by deleting and substituting in lieu thereof.**

**507.5.1 Where required. (Fire hydrant systems).**

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

**Exceptions:**

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. One and two-family dwellings on lots of 5 acres and larger.

**Subsection 508.1.3 (Fire Command Center) is amended by deleting and substituting in lieu thereof:**

**508.1.3 Size.**

The fire command center shall not be less than 200 square feet in area with a minimum dimension of 10 feet.

**Subsection 510.1 is amended by deleting and substituting in lieu thereof:**

**510.1 Emergency responder communications enhancement systems in new buildings.**

*Approved* in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided in all new buildings. In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the *fire code official* and the *frequency license holder(s)*. This section shall not require improvement of the existing public safety communications systems.

Exceptions:

1. Group R-3 occupancies, one- and two-family dwellings and townhomes.
2. Open parking garages with no below-grade areas.
3. Buildings three stories or less, with a floor area not exceeding 12,000 square feet per floor with no below grade areas.

**Add new subsection to Section 510.2:**

**510.2.1 Previously required two-way wired communications systems.**

Buildings shall comply with Section 510.1, should a previously required two-way wired fire department communication system be removed or become inoperative.

**Add new subsection -Section 603.10 Electric vehicle charging stations.**

**603.10 Electric vehicle charging stations.**

Electric vehicle charging stations shall be installed in accordance with NFPA 70 and this code.

**Add new subsection - Section 603.10.1 Emergency Shutoff.**

**603.10.1 Emergency Shutoff.**

For fixed in place equipment supplying dc power to a vehicle, one or more clearly identified emergency shutoff devices or electrical disconnects shall be provided and meet all of the following:

1. Be installed in a readily accessible location in sight from the equipment.
2. Disconnect power to all electric vehicle power transfer system equipment on the premises.
3. Be marked "ELECTRIC VEHICLE EMERGENCY DISCONNECT".
4. Require manual intervention to reset from an emergency shutoff condition.
5. Disconnect all ungrounded conductors of the circuits simultaneously from the source of supply.

**Subsection 604.6 Elevator Keys is amended by adding new section thereof:**

**604.6.2.5 Firefighter elevator key box.**

A Knox Firefighter Elevator Key box shall be installed in the vicinity of the elevator or bank of elevators in a location that is visible and readily accessible to emergency responders.

**Subsection 605.4.2.8 is amended by deleting and substituting in lieu thereof:**

**Section 605.4.2.8 Tanks in basements.**

Tanks in basements shall be located not more than one story below the lowest level of fire department apparatus access.

**Subsection 606.3.3.3 is amended by deleting and substituting in lieu thereof:**

**606.3.3.3 Records.**

Records for inspections shall state the individual and company performing the inspection, a description of the inspection and when the inspection took place. Records for cleanings shall state the individual and company performing the cleaning and when the cleaning took place. Such records shall be completed after each inspection or cleaning and maintained. A copy of the record shall also be filed with any third-party reporting partner.

**Subsection 705.2.7 is amended by deleting and substituting in lieu thereof:**

**705.2.7 Periodic inspection and testing of rolling steel fire doors.**

Rolling steel fire doors shall be inspected and tested annually by a trained rolling steel fire door systems technician in accordance with the applicable provisions of NFPA 80. Records of inspections and testing shall be maintained. A copy of the record shall also be filed with any third-party reporting partner.

**Subsection 901.2.1 is amended by deleting and substituting in lieu thereof:**

**901.2.1 Plans required.**

Construction documents for the fire protection and life safety systems below shall be submitted for review and approval in accordance with department policies prior to system installation or modification:

1. Water-based fire protection systems.
2. Clean agent and special hazard extinguishing systems.
3. Fire alarm systems.
4. Firefighter air replenishment systems.
5. Underground fire service mains.
6. Private fire hydrants.
7. Emergency responder communication enhancement systems.

**Section 901.2.1 “Statement of Compliance” is now designated as “901.2.2 Statement of Compliance”.**

**901.2.2 Statement of compliance.**

Before requesting final approval of the installation, where required by the *fire code official*, the installing contractor shall furnish a written statement to the *fire code official* that the subject *fire protection* or *life safety*

*system* has been installed in accordance with *approved* plans and has been tested in accordance with the manufacturer's specifications and the appropriate installation standard. Any deviations from the design standards shall be noted, and copies of the approvals for such deviations shall be attached to the written statement.

**Subsection 901.6.3 is amended by deleting and substituting in lieu thereof:**

**901.6.3 Records.**

Installation, testing and maintenance of fire protection and life safety systems shall be performed by properly licensed and qualified persons. Records of all system inspections, tests and maintenance shall be maintained in accordance with Section 110.3. A copy of the inspection, testing and maintenance record shall be filed with any third-party reporting partners as required by the AHJ.

**Subsection 903.2 Sprinkler Systems where required is amended by adding new section thereof:**

**903.2.1.2.1: Existing Group A-2.**

The following existing Group A-2 occupancies shall be protected throughout by an approved, electrically supervised automatic sprinkler system in accordance with NFPA 13, when the occupant load exceeds 200:

1. Bars with live entertainment.
2. Dance halls
3. Discotheques
4. Nightclubs
5. Assembly occupancy with festival seating.

Regardless of occupant load, any of the occupancies listed above that have been cited for the following, shall be subject to automatic sprinkler system requirements as ordered by the fire code official.

1. Overcrowding
2. Locked or blocked fire exits.
3. Unpermitted pyrotechnic
4. The use of props or displays not meeting applicable flame spread requirements.

For the purposes of this section, "live entertainment" shall include any live performance such as live music, dancing, stage acts, disc jockey, or other entertainment that, in the opinion of the fire code official, could cause a distraction to the audience in the case of a fire or emergency in such a manner as to delay normal exiting from the facility. A mere occasional or infrequent live performance scheduled or unscheduled, that is incidental or not part of the regular venue of the occupancy shall not be considered live entertainment. In all cases, the fire code official has the authority to determine the circumstances that constitute "live entertainment".

**Subsection 903.2.2 is amended by deleting and substituting in lieu thereof:**

**903.2.2 Group B.**

An Automatic sprinkler system shall be provided for Group B occupancies where one following

of the conditions exist.

1. Building is three or more Stories above grade plane.
2. The fire area exceeds 12,000 square feet.
3. The combined fire area exceeds 24,000 square feet.

**Subsection 903.2.2.1 is amended by deleting and substituting in lieu thereof:**

**903.2.2.1 Ambulatory care facilities.**

An *automatic sprinkler system* shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the *level of exit discharge* serving such a facility.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, the *level of exit discharge*, and all floors below the *level of exit discharge* .

**Subsection 903.2.10 is amended by deleting and substituting in lieu thereof:**

**903.2.10 Group S-2 parking garages.**

An *automatic sprinkler system* shall be provided throughout buildings classified as parking garages.

**Exception:** Enclosed parking garages located beneath Group R-3 occupancies.

**Subsection 903.3.1 is amended by deleting and substituting in lieu thereof:**

**903.3.1 Standards.**

Automatic sprinkler systems shall be designed and installed in accordance with [Section 903.3.1.1](#), unless otherwise permitted by [Sections 903.3.1.2](#) and [903.3.1.3](#) and other chapters of this code, as applicable. All installations of automatic sprinkler systems and their water supplies shall be performed by a sprinkler contractor licensed by the State of Tennessee.

**Subsection 903.4.2.1 Systems not currently monitored: is amended by adding new section thereof:**

**903.4.2.1 Systems not currently monitored.** Systems not currently monitored by an approved supervising station or method shall comply with Section 903.4.2.

**Subsection 905.3.1 (Standpipe height) is amended by deleting and substituting in lieu thereof:**

**905.3.1 Height.**

Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

1. Four or more stories are above or below *grade plane*.

2. The floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access.
3. The floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access.

**Exceptions:** In determining the lowest level of fire department vehicle access, it shall not be required to consider either of the following:

- 6.1. Recessed loading docks for four vehicles or less.
- 6.2. Conditions where topography makes access from the fire department vehicle to the building impractical or impossible.

For Information:

### **STANDPIPE SYSTEM, CLASSES OF.**

Standpipe system classes are as follows:

#### **Class I system.**

A system providing 2 1/2-inch (64 mm) hose connections to supply water for use by fire departments and those trained in handling heavy fire streams.

#### **Class II system.**

A system providing 1 1/2-inch (38 mm) hose stations to supply water for use primarily by the building occupants or by the fire department during initial response.

#### **Class III system.**

A system providing 1 1/2-inch (38 mm) hose stations to supply water for use by building occupants and 2 1/2-inch (64 mm) hose connections to supply a larger volume of water for use by fire departments and those trained in handling heavy fire streams.

**Subsection 907.1.2 is amended by deleting and substituting in lieu thereof:**

#### **907.1.2 Fire alarm shop drawings.**

Shop drawings for *fire alarm systems* shall be prepared in accordance with [NFPA 72](#) and submitted for review and approval prior to system installation where:

1. A new system is to be installed.
2. Fifty percent of the system notification or initiating devices are replaced.
3. Twenty or more devices have been added or replaced on an existing system.
4. Fire alarm control panel is replaced.

**Subsection 907.2.11.2 is amended by deleting and substituting in lieu thereof:**

#### **907.2.11.2 Groups R-2, R-3, R-4 and I-1.**

Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of *occupant load* at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including basements, garages and cellars but not including crawl spaces and uninhabitable attics. In *dwellings* or *dwelling units* with split levels and without an intervening

door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Exception: Heat detectors may be substituted for smoke detectors installed in cellars and attached garages.

**Subsection 907.2.11.2.1 is created by adding new section thereof:**

**907.2.11.2.1 Additions, alterations or repairs to Group R Occupancies.** Where an addition, alteration or repair to an individual dwelling unit or guestroom in Group R requires a permit, smoke alarms shall be install within that individual dwelling unit or guestroom in accordance with this section. Where one or more sleeping rooms are added or created in an existing Group R, smoke alarms shall be installed in accordance with this section.

**Subsection 907.4.2.1 (fire alarm boxes) is amended by deleting and substituting in lieu thereof:**

**907.4.2.1 Location.**

Manual fire alarm boxes shall be located not more than 5 feet (1524 mm) from the entrance to each *exit*. In buildings not protected by an *automatic sprinkler system* in accordance with [Section 903.3.1.1](#) or [903.3.1.2](#), additional manual fire alarm boxes shall be located so that the distance of travel to the nearest box does not exceed 200 feet (60 960 mm). Manual fire alarm boxes shall be mounted on both sides of grouped openings over 40 feet in width and within 60 inches of each side of the opening.

**Subsection 907.6.6 (Monitoring) is amended by deleting and substituting in lieu thereof:**

**907.6.6. Monitoring.**

Fire alarm systems required by this chapter or by the international Building Code shall be monitored by an approved central station listed in accordance with the most recent editions of NFPA 72. Any local ordinances enforced by the authority having jurisdiction shall apply.

**Section 913.4.2 is amended by adding new section thereof:**

**Section 913.4.2 Backflow Prevention Devices.**

Backflow prevention devices on automatic fire extinguishment systems shall be serviced by an approved sprinkler contractor licensed by the State of Tennessee.

**Table 1004.5 (Occupant Load) is amended by deleting and substituting in lieu thereof:**

**Table 1004.5 (Assembly without fixed seats)**

Standing space	7 net
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**Section 1004.10 is created by adding new section thereof: Section 1004.10 Building Evacuation.**

**Section 1004.10.1: Evacuation Drills.**

Persons shall not fail to leave a building when notified to do so or when directed by the AHJ as a result of a known or perceived emergency.

**Section 1004.10.2: Overcrowding.**

Persons shall not fail to leave any overcrowded occupancy when ordered to do by the AHJ.

**Section 1004.10.3: Fire Alarm notification.**

Persons shall not fail to leave a building when a fire alarm system is activated or when required by a fire drill, unless otherwise provided for in an approved building fire evacuation plan or during routine system testing or maintenance.

**Section 1004.10.4: Non-mass notification signal.**

For non-fire incidents, persons shall not fail to comply with actions required by an emergency action plan when mass notification or other emergency notification signal is activated.

**Section 1010.2.7 (Locking arrangements in educational occupancies) is amended by adding new section thereof:**

**1010.2.7 Locking arrangements in educational occupancies.**

In Group E occupancies, Group B educational occupancies and Group I-4 occupancies, egress doors from classrooms, offices and other occupied rooms with locking arrangements designed to keep intruders from entering the room shall comply with all of the following conditions, or meet the requirements of NFPA101 Section 15.2.2.2.4.1:

1. The door shall be capable of being unlocked from outside the room with a key or other *approved* means.
2. The door shall be openable from within the room in accordance with [Section 1010.2](#) .
3. Modifications shall not be made to *listed* panic hardware, fire door hardware or door closers.
4. Modifications to fire door assemblies shall be in accordance with [NFPA 80](#).  
Remote locking or unlocking of doors from an *approved* location shall be permitted in addition to the unlocking operation in Item 1.

**Section 1025.1 (Luminous egress marking) is amended by adding new section thereof:**

**[BE] 1025.1 General.**

*Approved* luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Group A, B, E, I-1, M or R-1 occupancies in accordance with this section.

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**Exception:** Luminous egress path markings shall not be required:

1. On the *level of exit discharge* in lobbies that serve as part of the exit path in accordance with [Section 1028.2](#), Exception 1.
2. Luminous egress path markings shall not be required where illumination level under emergency power is provided in accordance with Section 1008.3.2 and the power supply to the means of egress illumination within the interior exit enclosures, interior exit ramps, and exit passageways is powered by all of the following:
  - a. Premises' electrical supply.
  - b. Generator electrical supply and
  - c. Emergency storage battery units at each fixture to provide duration of not less than 90 minutes.

**Section 1103.5.1 (Group A-2) is amended by deleting and substituting in lieu thereof:**

**1103.5.1 Group A-2.**

In a Group A-2 occupancy having an *occupant load* of 200 or more, the *fire area* containing the Group A-2 occupancy shall be equipped with an *automatic sprinkler system* in accordance with [Section 903.3.1.1](#).

**Section 1103.5.3 (Group I-2, Condition 2) is amended by adding new section thereof:**

**1103.5.3 Group I-2, Condition 2.**

In addition to the requirements of [Section 1103.5.2](#), existing buildings of Group I-2, Condition 2 occupancy shall be equipped throughout with an *approved automatic sprinkler system* in accordance with [Section 903.3.1.1](#). The *automatic sprinkler system* shall be installed by January 1<sup>st</sup>, 2027.

**Section 1103.11 (Monitoring of fire alarm and sprinkler systems) is amended by adding new section thereof:**

1103.11 Monitoring of fire alarm and sprinkler systems.

Existing fire alarm and sprinkler systems not electronically monitored by a listed monitoring service shall comply with Section 903.4.2 and 907.6.6.

**Section 2303.2 (Emergency disconnect switches) is amended by adding new section thereof:**

**2303.2 Emergency disconnect switches.**

An *approved* emergency disconnect switch shall be provided at an *approved* location to stop the transfer of fuel to the fuel dispensers in the event of a fuel spill or other emergency. The emergency disconnect switch for exterior fuel dispensers shall be provided with *ready access* and shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from, the fuel dispensers. For interior fuel-dispensing operations, the emergency disconnect switch shall be provided with *ready access* and be installed at an *approved* location. Such devices shall be distinctly *labeled* as: “EMERGENCY FUEL SHUTOFF.” Signs shall be provided in *approved* locations. All emergency disconnect switches shall comply with NFPA 30A.

**Section 2305.2.1 (Motor Fuel-Dispensing Facilities and Repair Garages) is amended by adding new section thereof:**

**2305.2.1 Inspections.**

*Flammable* and *combustible liquid* fuel-dispensing and containment equipment shall be periodically inspected where required by the *fire code official* in accordance with Section 6.3.6 of NFPA 30A to verify that the equipment is in proper working order and not subject to leakage. Records of inspections shall be maintained.

**Section 2408.5.1 (Smoking) is amended by adding new section thereof:**

**2408.5 .1 Smoking.**

Smoking shall be prohibited in areas where *organic peroxides* are stored, mixed or applied and NO SMOKING signs shall be prominently displayed in these areas.

**Section 3307.1.2 (Group A-2) is amended by deleting and substituting in lieu thereof:**

**3307.1.2 Stairways required.**

In all buildings over one story in height, at least one stairway shall be provided that is in usable condition at all times and that meets the requirements of section 1011. This stairway shall be extended upward as each floor is installed in new construction and maintained for each floor still remaining during demolition. The stairway shall be lighted. During construction, the stairway shall be enclosed where the building’s exterior walls are in place. All exit stairs shall be provided with stair identification signs to include the floor level, stair designation, and exit path direction as required to provide for safer egress.

**Section 3408 (Tire Rebuilding and Tire Storage) is amended by adding new section thereof:**

**Section 3408.3 Manual Firefighting equipment.**

At a minimum, the following items shall be maintained on site and in working order:

1. One 2-A: 10-B-C fire extinguisher.
2. One 2.5-gal (10L) water extinguisher.
3. One 10 ft (3m) long pike pole.

4. One rigid rake.
5. One round point shovel.
6. One square point shovel.
7. The AHJ shall be permitted to require tools and equipment for the fire control and protection of life and property. This can include but is not limited to the availability of earth-moving equipment or other approved means of controlling a fire.

**Section 4104.2 (Open flame cooking devices) is amended by deleting and substituting in lieu thereof:**

**4104.2 Open flame cooking devices.**

For other than one and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating or other purposes shall be used, kindled, or stored on any balcony, under any overhang portion, or within 10 feet (3m) of any structure.

**Section 4106.2 (Mobile food preparation vehicle inspections) is amended by deleting and substituting in lieu thereof:**

**Section 4106 Mobile Food Preparation Vehicles**

**4106.2 Permit Required.**

Permits shall be required as set forth in section 105.2

Exception: Mobile food preparation vehicles with a valid permit and inspection from the Tennessee State Fire Marshal's Office.

**Section 4106.6 is amended by adding new section thereof:**

**Mobile food preparation location:** Mobile food preparation vehicles shall not be operated within ten (10) feet of any building, means of egress or other food preparation vehicle as defined by this code.

**Appendix D Amendments:**

**Section D102.1 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D102.1 Access and loading.**

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 87,000 pounds (39,463 kg).

**Section D103.1 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D103.1 Access Road width with a hydrant.**

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 24 feet (7316 mm), exclusive of shoulders.

**Section D103.2 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D103.2 Grade.**

Fire apparatus access roads shall not exceed 12 percent in grade.

Exception: Grades steeper than 12 percent as *approved* by the *official fire code*.

**Section D103.4 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D103.4 Dead Ends.**

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with [Table D103.4](#).

Exception: The fire code official is authorized to accept alternate dimensions where it is demonstrated that the department's largest apparatus can complete the turnaround with one backing maneuver.

**Table D103.4 of Appendix D is amended by deleting and substituting in lieu thereof:**

Table D103.4 of Appendix D is amended by adjusting the width to be 24 feet for lengths 501 through 750.

**Section D104.1 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D104.1 Buildings exceeding three stories or 30 feet in height.**

Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure, with at least one fire department access road meeting the requirements of D105.

**Section D104.2 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D104.2 Buildings exceeding 62,000 square feet in area.**

Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads in accordance with at least one of the following.

1. Two separate and approved fire apparatus access roads.
2. A divided entrance with a minimum of 24 feet per side connected to a minimum 30 feet wide fire apparatus access road of no greater than 500 feet in length.

**Exception:** Projects having a gross *building area* of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

**Appendix D is amended by adding the following subsection:**

**D104.3 Remoteness feasibility.**

The fire code official is authorized to modify the requirements in D104.3 where topography, waterways, easements or other property restrictions make compliance impractical or technically infeasible.

**Section D105.1 of Appendix D is amended by adding exception 2:**

**D105.1 Where required.**

Where the vertical distance between the *grade plane* and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the *exterior wall*, or the top of parapet walls, whichever is greater.

**Exception:**

1. Where *approved* by the *fire code official*, buildings of Type IA, Type IB or Type IIA construction equipped throughout with an *automatic sprinkler system* in accordance with [Section 903.3.1.1](#) and having firefighter access through an enclosed *stairway* with a Class I standpipe from the lowest level of fire department vehicle access to all roof surfaces.
2. For determining the need for aerial access, the height of one and two-family dwellings and townhouses not exceeding three stories, shall be measured to the eave of a pitched roof, the intersection of the roof to the exterior wall, the top of parapet walls, or the highest window of the highest occupied story.

**Section D105.2 of Appendix D is amended by deleting and substituting in lieu thereof:**

**D105.2 Width.**

Aerial fire apparatus access roads shall have a minimum unobstructed width of 24 feet (7315 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

**Section L101.1 of Appendix L is amended by deleting and substituting in lieu thereof:**

**L101.1 Scope.**

Firefighter air replenishment systems (FARS) shall be provided in accordance with this appendix and any related policies implemented by the AHJ.

**NFPA 101 (Life Safety Code) Amendments:**

**Section 7.3.1.2.1 of NFPA 101 is amended by deleting and substituting in lieu thereof:**

7.3.1.2.1 At the discretion of the fire code official, limits or restrictions may be imposed on occupant load calculations when hazardous conditions or a reduction in life safety features exist, including but not limited to existing infrastructure, building construction, limited fire department access, clear egress limits to the public way, and natural or man-made egress restrictions. Any potential limits or restrictions on occupant load calculations may be imposed on a temporary or permanent basis, pending any required documentation has been received and

reviewed by the authority having jurisdiction, and a determination can be made regarding the ability to mitigate the hazardous conditions or reduction in life safety features.

**Section 7.7.1 Exit Termination of NFPA 101 is amended by deleting and substituting in lieu thereof:**

**Section 7.7.1 Exit Termination**

Exits shall terminate directly, at a public way or at an exterior exit discharge acceptable to the AHJ, unless otherwise provided in 7.7.1.2 through 7.7.1.4.

**Section 13.3.5.1 of NFPA 101 is amended by deleting and substituting in lieu thereof:**

13.3.5.1. Where occupant load exceeds 200, the following assembly occupancies shall be protected throughout by an approved, electrically supervised automatic sprinkler system in accordance with 9.7.1.1 (1) and 9.7.2:

1. Dance Halls
2. Discotheques
3. Nightclubs
4. Assembly occupancies with festival seating.

**SECTION 2.** This ordinance shall take effect fifteen days after its final adoption, the welfare of the City of Goodlettsville requiring it.

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

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

APPROVED AS TO LEGALITY AND FORM:

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



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

<p><b><u>SUBJECT TITLE:</u> Ordinance 26-1141</b>  An ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 7, Chapter 5, by amending Section 503 and creating a new Section 504. <b>SECOND READING &amp; PUBLIC HEARING</b></p> <p><b><u>PRESENTED BY:</u> Tim Ellis, City Manager</b></p>	<p><b>Agenda Item:</b> Ordinance 26-1141</p> <p><b>Dept. of Origin:</b> Fire/Community Development</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Mike Bauer</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1141

**SUMMARY STATEMENT:**

An ordinance of the City of Goodlettsville Board of Commissioners amending the City of Goodlettsville Municipal Code Title 7, Chapter 5, by amending Section 503 and creating a new Section 504.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1141.

## ORDINANCE 26-1141

### AN ORDINANCE OF THE CITY OF GOODLETTSVILLE BOARD OF COMMISSIONERS AMENDING THE CITY OF GOODLETTSVILLE MUNICIPAL CODE TITLE 7, CHAPTER 5, BY AMENDING SECTION 503 AND CREATING A NEW SECTION 504.

WHEREAS, it has been determined that an amendment to the City of Goodlettsville Municipal Code is needed as it relates to open burning; and,

WHEREAS, the aforementioned amendment is as follows for consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, THAT THE CITY OF GOODLETTSVILLE MUNICIPAL CODE TITLE 7, CHAPTER 5, SECTION 503 BE AMENDED AND A NEW SECTION 504 BE CREATED AS FOLLOWS:**

#### **7-503 - Penalty**

Failure to obtain an open burn permit under this chapter is punishable by a penalty not to exceed **\$50.00** for each separate offense.

#### **7-504 – General Rules**

- Burn in small piles
- Do not burn if wind speeds are greater than 15 miles per hour
- A responsible person shall attend the fire at all times
- Provide a means to extinguish the fire and realistically control fire spread at all times
- Keep permit available for review should firefighters be asked to respond
- Permit is subject to suspension or revocation at the discretion of the highest-ranking fire officer for unsafe conditions
- Burning is permitted during daylight hours only. All fires must be extinguished at nightfall or if unattended.

It is NOT acceptable to burn the following:

##### On lots less than 2 acres

- Logs and limbs greater than 3 inches in diameter
- Building materials of any kind, construction debris including demolished buildings
- Tires and rubber, vinyl, plastic, foam, tar paper, roofing, petroleum-based products of any kind
- Paint, aerosols, asbestos, chemicals, paper products, coated wire, household trash

##### On lots 2 acres or greater

- Logs and limbs greater than 3 inches are permitted
- All other prohibitions listed above apply

Clearing property of trees for multi-lot commercial development does not meet the requirements stated above and burning is NOT permitted without an approved air curtain and pit. Grinding of materials is permitted.

**THIS ORDINANCE IS EFFECTIVE FIFTEEN DAYS AFTER FINAL PASSAGE, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE, TENNESSEE, REQUIRING IT.**

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

Passed first reading: \_\_\_\_\_  
(date)

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

Passed second reading: \_\_\_\_\_  
(date)

Approved as to form and legality

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



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

<p><b><u>SUBJECT TITLE:</u> ORDINANCE 26-1142</b>          An ordinance of the City of Goodlettsville, Tennessee amending the fiscal year 2025-2026 budget, passed by Ordinance 25-1112.  <b>FIRST READING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1142</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Julie High</p> <p><b>Cost of Item:</b> Outlined in Ordinance</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1142

**SUMMARY STATEMENT:**

An ordinance of the City of Goodlettsville, Tennessee amending the fiscal year 2025-2026 budget, passed by Ordinance 25-1112.

**FINANCIAL SUMMARY:**

Proposed budget amendment outlined in Ordinance below.

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1142.

**ORDINANCE NO. 26-1142**

**AN ORDINANCE OF THE CITY OF GOODLETTSVILLE, TENNESSEE AMENDING THE FISCAL YEAR 2025-2026 BUDGET, PASSED BY ORDINANCE #25-1112**

**WHEREAS**, the City of Goodlettsville adopted the fiscal year 2025-2026 budget by passage of Ordinance #25-1112 on June 12, 2025; and

**WHEREAS**, a federal disaster was declared for both Sumner and Davidson counties as a result of Winter Storm Fern; and

**WHEREAS**, the City incurred expenditures related to emergency response during the storm and debris clean-up and disposal after the storm;

**WHEREAS**, the City has applied for Public Assistance with FEMA and will receive funding for some of these expenditures in the future; and

**WHEREAS**, insurance proceeds have been received related to the replacement of playground equipment damaged in a subsequent wind storm; and

**WHEREAS**, pursuant to the Tennessee state constitution, Section 24 of Article II, no public money shall be expended except pursuant to appropriations made by law.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE THAT CHANGES BE MADE TO THE FISCAL YEAR 2025-2026 BUDGET AS FOLLOWS:**

Administration Payroll Expenditures (Increase)	\$ 6,000	
Police Payroll Expenditures (Increase)	\$ 18,000	
Police Communications Payroll Expenditures (Increase)	\$ 4,000	
Fire Payroll Expenditures (Increase)	\$ 12,000	
Public Works Payroll Expenditures (Increase)	\$ 25,000	
Parks and Rec Payroll Expenditures (Increase)	\$ 22,000	
Storm Related Supplies (Increase)	\$ 50,000	
Storm Debris Maintenance (Increase)	\$3,170,000	
General Fund Unassigned Fund Balance (Decrease)		(\$3,307,000)
Parks and Rec Capital Expenditures(Increase)	\$ 60,000	
Insurance Proceeds (Increase)		(\$ 49,000)
General Fund Unassigned Fund Balance (Decrease)		(\$ 11,000)

**THIS ORDINANCE SHALL TAKE EFFECT FIFTEEN DAYS AFTER ITS FINAL ADOPTION, THE WELFARE OF THE CITIZENS OF GOODLETTSVILLE REQUIRING IT.**

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

Passed first reading:\_\_\_\_\_

\_\_\_\_\_  
City Recorder  
Approved as to form and legality.

Passed second reading:\_\_\_\_\_

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



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

<p><b><u>SUBJECT TITLE:</u> Ordinance 26-1143</b> An ordinance to amend the Zoning Ordinance to define provisions for limited secondary residential dwelling units. <b>FIRST READING</b></p> <p><b><u>PRESENTED BY:</u> Tim Ellis, City Manager</b></p>	<p><b>Agenda Item:</b> Ordinance 26-1143</p> <p><b>Dept. of Origin:</b> Community Development</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Sean Pfalzer</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1143

**SUMMARY STATEMENT:**

An ordinance to amend the Zoning Ordinance to define provisions for limited secondary residential dwelling units.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1143.

**ORDINANCE NO. 26-1143**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO DEFINE PROVISIONS FOR LIMITED SECONDARY RESIDENTIAL DWELLING UNITS**

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes to promote and protect the public health, safety, and general welfare of the people; and,

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of residential areas within the city, and to promote the orderly and beneficial development of such area; and,

**WHEARAS**, the City’s Zoning Ordinance intent and purpose includes dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and for business, commercial, and other specified uses;

**WHEREAS**, the Goodlettsville Planning Commission at the April 6, 2026 meeting voted to recommend the amendment passage to the Board of Commissioners to permit secondary dwelling units on parcels that meets minimum lot area, frontage, and dimensional requirements of the underlying zoning district sufficient to allow subdivision into an additional conforming residential lot;

**NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSE, AS FOLLOWS:**

**SECTION 1.** That Ordinance No. O6-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended including a revision to Section 14-205 (3) (b), 14-213 (9) (h) (iv), and Appendix A, Table 1 to define provisions for limited secondary residential dwelling units as defined in “EXHIBIT A”

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

\_\_\_\_\_  
**MAYOR**

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

**APPROVED AS TO LEGALITY AND FORM:**

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

**ORDINANCE 26-1143**

**“EXHIBIT A”**

**ZONING ORDINANCE AMENDMENTS: SECONDARY DWELLING UNIT**

**14-205 (3)(b) Table 1**

(3) Use and Structure Provisions

(b) Conditional Uses. Conditional uses permitted for consideration of the Board of Zoning Appeals are listed in Table I.

<b>LAND USE ACTIVITY MATRIX</b>														
<b>ACTIVITY</b>	<b>ZONING DISTRICTS</b>													
								<b>PUD</b>						
	<b>A</b>	<b>R40</b>	<b>R25</b>	<b>R15</b>	<b>R10</b>	<b>R7</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>RC1</b>	<b>RC2</b>	<b>MHP*</b>	<b>RLSPUD</b>	
<b>PERMANENT RESIDENTIAL</b>														
Dwelling, attached	N	N	N	N	N	N	N	P	P	P	P	N	N	P
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	P	N	N	N	P
Dwelling, two-family detached	N	N	N	N	P	P	N	P	P	N	N	N	N	P
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P	N	N	N	N	P
Dwelling, multi-family	N	N	N	N	N	N	N	N	P	P	P	N	N	N
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	N	P	N
<b>Secondary Dwelling, one-family detached</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>N</b>	<b>N</b>	<b>C</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>	<b>N</b>

**14-213 (9)(h)(iv)**

(b) Conditional Uses. Conditional uses permitted for consideration of the Board of Zoning Appeals are listed in Table I.

(9) Conditional Use Permits

(h) Specific Standards for Residential Activities

(iv) Secondary Dwelling Unit

**Secondary One-Family Detached Residential Dwelling Unit:**

A secondary one-family detached dwelling unit provides complete and independent living facilities, including living, bedroom, bathroom, and food preparation kitchens on the same property as the primary one-family detached dwelling unit.

A secondary dwelling unit is an alternative to subdividing a property to create to an additional residential lot for an additional one-family detached dwelling unit. A secondary dwelling unit shall only be permitted on a parcel that meets minimum lot area, frontage, and dimensional requirements of the underlying zoning district sufficient to allow subdivision into an additional conforming residential lot.

The following items are standards that shall apply to all secondary dwelling units:

1. No more than one (1) secondary residential dwelling unit shall be permitted on a lot.
2. A secondary dwelling unit shall be a detached structure and shall not be attached to the primary dwelling.
3. The secondary unit shall be owned by the same person(s) as the primary dwelling unit and shall not be sold separately unless the lot is subdivided in accordance with all applicable regulations.

4. The combined lot coverage and floor area of all structures, including the primary dwelling, secondary dwelling units, and accessory structures, shall comply with the requirements of the underlying zoning district.
5. The secondary dwelling unit shall comply with the minimum building square footage dimensions and attached garage requirements for the underlying zoning district and Zoning Ordinance. The Board of Zoning and Sign Appeals may permit a reduction in the minimum square footage of the secondary dwelling unit to not less than one thousand (1,000) square feet when the secondary dwelling unit is located within thirty (30) feet of the primary dwelling unit, as measured between the closest exterior walls.
6. The secondary dwelling unit shall comply with the minimum building setbacks for the underlying zoning district and Zoning Ordinance. The Board of Zoning and Sign Appeals may permit a reduction in the minimum setbacks of the secondary dwelling unit when the secondary dwelling unit is located within thirty (30) feet of the primary dwelling unit, as measured between the closest exterior walls.
7. The property shall contain adequate off-street parking for both the primary and secondary residential dwelling units per the parking requirements of the Zoning Ordinance.
8. A secondary dwelling unit shall not be located within the required front yard, nor between the primary dwelling unit and the front lot line.
9. A secondary dwelling unit shall not be located on a property less than two (2) acres.

Applicants requesting a special exception shall submit a written request and plans of the property and building to the Board of Zoning and Sign Appeals. The plans shall include enough detail to certify that the requirements listed above will be met.

If the conditional use request is approved, the owner(s) shall submit, prior to building permit application, a copy of recorded restrictive covenants limiting subdivision of the property except to create a separate lot for the secondary dwelling unit per the Goodlettsville Zoning Ordinance requirements.



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

<p><b><u>SUBJECT TITLE:</u> Ordinance 26-1144</b>  An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property at 7723 Old Springfield Highway from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited. <b>FIRST READING</b></p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1144</p> <p><b>Dept. of Origin:</b> Community Development</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Sean Pfalzer</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1144

**SUMMARY STATEMENT:**

An ordinance to amend the official zoning map of Goodlettsville adopted per Ordinance 15-851 by changing the zoning of a property at 7723 Old Springfield Highway from A, Agricultural to CPUDL, Commercial Planned Unit Development Limited.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1144.

**ORDINANCE NO. 26-1144**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 BY CHANGING THE ZONING OF A PROPERTY AT 7723 OLD SPRINGFIELD HIGHWAY FROM A, AGRICULTURAL TO CPUDL, COMMERCIAL PLANNED UNIT DEVELOPMENT LIMITED**

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to permitting development of land, which by reason of topography or floodable land contains some areas unsuitable for development and to permit the clustering of lots in order to leave the unsuitable land as permanent open space. The preservation of land in open space for amenity value, recreation, wildlife habitat or forest protection is also a suitable purpose for planned unit development zoning; and,

**WHEREAS**, the City’s Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of residential areas within the city, and to promote the orderly and beneficial development of such area; and,

**WHEREAS**, the City’s Comprehensive Land Use Plan defines the area of the property at 7723 Old Springfield Highway as Residential Neighborhood Preservation with adjacent low and medium density residential zonings and developments including one-family detached dwelling units (houses), a RV park campground, and a Metro-Nashville park; and,

**WHEREAS**, the Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on April 6, 2026 to recommend its passage to the Board of Commissioners with restricted uses to only allow Food & Beverage Services and General Retail Trade due to the adjacent property uses and zoning designations and intention for the preservation of the existing structure on the property for retail and possible food service commercial use.

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

**SECTION 1.** That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the property classification to CPUDL, Commercial Planned Unit Development Limited for the referenced property attached as “EXHIBIT A” and described as follows

**THE 4.54 ACRE PROPERTIES AT 7723 OLD SPRINGFIELD HIGHWAY REFERENCED AS MAP/PARCELS 01808001000 and 01808001100 IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF DAVIDSON COUNTY, TENNESSEE.**

**SECTION 2.** That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of

Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least twenty-one (21) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect twenty-one (21) days from the date of its final passage, the public welfare demanding it.

**SECTION 3.** If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

**SECTION 4.** In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

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

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

**APPROVED AS TO LEGALITY AND FORM:**

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

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

ORDINANCE 26-1144  
"EXHIBIT A"

**SUBJECT PROPERTY**  
**7723 OLD SPRINGFIELD HIGHWAY**  
**DAVIDSON COUNTY TAX MAP/PARCELS# 01808001000 and 01808001100**





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

<p><b><u>SUBJECT TITLE: ORDINANCE 26-1145</u></b>  An ordinance of the City of Goodlettsville, Tennessee adopting the annual budget for the fiscal year July 1, 2026 through June 30, 2027.</p> <p><b><u>FIRST READING</u></b></p> <p><b><u>PRESENTED BY:</u></b>                      Tim Ellis, City Manager                      Julie High, Assistant City Manager</p>	<p><b>Agenda Item:</b> Ordinance 26-1145</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Julie High</p> <p><b>Cost of Item:</b> See Attached Ordinance</p>
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**AGENDA ITEM ATTACHMENTS:**

Ordinance 26-1145

**SUMMARY STATEMENT:**

This Ordinance adopts the FY 2027 budget.

**FINANCIAL SUMMARY:**

See Attached Ordinance

**RECOMMENDED ACTION:**

Staff recommends approval of Ordinance 26-1145.

**ORDINANCE No. 26-1145**

**AN ORDINANCE OF THE  
CITY OF GOODLETTSVILLE, TENNESSEE  
ADOPTING THE ANNUAL BUDGET AND TAX RATE  
FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027**

WHEREAS, Tenn, Code Ann. § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Governing Body has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

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

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2027, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:



	<b>Budget FY 2025</b>	<b>Projected FY 2026</b>	<b>Requested Budget FY 2027</b>
<b>POLICE DRUG FUND</b>			
<b>Revenues</b>			
Fines And Forfeitures	10,000	10,000	10,000
Other	10,000	10,000	10,000
<b>Other Financing Sources</b>			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
<b>Total Revenues and Other Financing Sources</b>	20,000	20,000	20,000
<b>Appropriations</b>			
Drug Enforcement	20,000	20,000	32,000
Capital Expenditures	110,000		30,000
Debt Service	-	-	-
<b>Total Appropriations</b>	130,000	20,000	62,000
<b>Change in Fund Balance (Revenues - Appropriations)</b>	<b>(110,000)</b>	-	<b>(42,000)</b>
<b>Beginning Fund Balance July 1</b>	186,251	186,251	186,251
<b>Ending Fund Balance June 30</b>	<b>76,251</b>	<b>186,251</b>	<b>144,251</b>
<b>Ending Fund Balance as a % of Appropriations</b>	59%	931%	233%

	<b>Budget FY 2025</b>	<b>Projected FY 2026</b>	<b>Requested Budget FY 2027</b>
<b>ELECTRONIC CITATION FUND</b>			
<b>Revenues</b>			
Fines And Forfeitures	3,000	3,000	3,000
Other	-	-	-
<b>Other Financing Sources</b>			
Issuance of Debt / Debt Proceeds	-	-	-
Transfers In - from other funds	-	-	-
<b>Total Revenues and Other Financing Sources</b>	3,000	3,000	3,000
<b>Appropriations</b>			
Supplies-Ticket writer supplies	3,000		
Capital Expenditures	-	-	-
Debt Service	-	-	-
<b>Total Appropriations</b>	3,000	-	-
<b>Change in Fund Balance (Revenues - Appropriations)</b>	-	<b>3,000</b>	<b>3,000</b>
<b>Beginning Fund Balance July 1</b>	12,480	12,480	15,480
<b>Ending Fund Balance June 30</b>	<b>12,480</b>	<b>15,480</b>	<b>18,480</b>
<b>Ending Fund Balance as a % of Appropriations</b>			

<b>TOURISM FUND</b>		<b>Budget FY 2025</b>	<b>Projected FY 2026</b>	<b>Requested Budget FY 2027</b>
<b>Revenues</b>				
Hotel Occupancy Tax		1,100,000	1,100,000	1,100,000
Grants		-	50,000	
Other		91,500	116,500	131,500
<b>Other Financing Sources</b>				
Issuance of Debt / Debt Proceeds		-	-	-
Transfers In - from other funds		-	-	-
<b>Total Revenues and Other Financing Sources</b>		1,191,500	1,266,500	1,231,500
<b>Appropriations</b>				
Administration		846,624	1,112,120	1,156,422
Historic Sites		78,500	71,200	75,550
Economic Development		150,097	137,297	107,187
Tourism		94,150	178,450	120,850
Capital		45,750	40,000	125,000
<b>Total Appropriations</b>		1,215,121	1,539,067	1,585,009
<b>Change in Fund Balance (Revenues - Appropriations)</b>		<b>(23,621)</b>	<b>(272,567)</b>	<b>(353,509)</b>
<b>Beginning Fund Balance July 1</b>		1,200,886	1,200,886	928,319
<b>Ending Fund Balance June 30</b>		<b>1,177,265</b>	<b>928,319</b>	<b>574,811</b>
<b>Ending Fund Balance as a % of Appropriations</b>		97%	60%	36%

<b>CAPITAL PROJECTS FUND</b>		<b>Budget FY 2025</b>	<b>Projected FY 2026</b>	<b>Requested Budget FY 2027</b>
<b>Revenues</b>				
Grant Revenue		13,736,221	195,000	7,656,500
Other Revenue		-	-	-
Donations		664,304		
<b>Other Financing Sources</b>				
Loan Proceeds (Main St)		-	-	1,000,000
Transfers In - from other funds		1,465,500	-	
<b>Total Revenues and Other Financing Sources</b>		15,866,025	195,000	8,656,500
<b>Appropriations</b>				
Main Street Redevelopment		9,703,096	7,000	5,000,000
Conference Drive Enhancement		-		
CMAQ II		-		
CMAQ III(conference drive)		3,062,490	180,000	3,378,000
CMAQ IV		2,298,265		105,000
Sidewalk Tap Project		703,572		
LED Project		-		
Rachel's Garden		1,720,406	43,000	
MW Recirculation Project			30,000	587,000
Other		-		-
<b>Total Appropriations</b>		17,487,829	260,000	9,070,000
<b>Change in Fund Balance (Revenues - Appropriations)</b>		<b>(1,621,804)</b>	<b>(65,000)</b>	<b>(413,500)</b>
<b>Beginning Fund Balance July 1</b>		1,795,142	1,795,142	1,730,142
<b>Ending Fund Balance June 30</b>		<b>173,338</b>	<b>1,730,142</b>	<b>1,316,642</b>
<b>Ending Fund Balance as a % of Appropriations</b>		1%	665%	15%

		<b>Budget</b>	<b>Projected</b>	<b>Requested</b>
<b>Sanitation</b>		<b>FY 2025</b>	<b>FY 2026</b>	<b>Budget</b>
				<b>FY 2027</b>
<b>Revenues</b>				
User Fees		1,353,000	1,356,000	1,419,000
Miscellaneous Revenue		12,000	17,000	17,000
Grant Proceeds		-	-	-
Other Financing Sources		-	-	-
Transfers In - from other funds		-	-	-
<b>Other Financing Sources</b>		-	-	-
Issuance of Debt / Debt Proceeds		-	-	-
Transfers In - from other funds		-	-	-
<b>Total Revenues and Other Financing Sources</b>		<b>1,365,000</b>	<b>1,373,000</b>	<b>1,436,000</b>
<b>Appropriations</b>				
Sanitation Contract Fees		980,000	1,134,000	1,173,100
Other Operating Expenditures		387,331	323,457	405,559
Capital Expenditures		50,000	-	50,000
Debt Service		-	-	-
<b>Total Appropriations</b>		<b>1,417,331</b>	<b>1,457,457</b>	<b>1,628,659</b>
<b>Change in Fund Balance (Revenues - Appropriations)</b>		<b>(52,331)</b>	<b>(84,457)</b>	<b>(192,659)</b>
<b>Beginning Fund Balance July 1</b>		<b>546,926</b>	<b>546,926</b>	<b>462,469</b>
<b>Ending Fund Balance June 30</b>		<b>494,595</b>	<b>462,469</b>	<b>269,810</b>
<b>Ending Fund Balance as a % of Total Appropriations</b>		<b>35%</b>	<b>32%</b>	<b>17%</b>

		<b>Budget</b>	<b>Projected</b>	<b>Requested</b>
<b>Stormwater Fund</b>		<b>FY 2025</b>	<b>FY 2026</b>	<b>Budget</b>
				<b>FY 2027</b>
<b>Revenues</b>				
Utility Fees		974,500	1,163,750	1,154,500
Miscellaneous Revenues		48,000	56,000	50,000
Transfers In - from other funds		-	-	-
<b>Other Financing Sources</b>		-	-	-
Issuance of Debt / Debt Proceeds		-	-	-
Transfers In - from other funds		-	-	-
<b>Total Revenues and Other Financing Sources</b>		<b>1,022,500</b>	<b>1,219,750</b>	<b>1,204,500</b>
<b>Appropriations</b>				
Operating Expenditures		570,435	634,172	447,768
Other Expenditures				
Capital Expenditures		500,000	800,000	1,055,000
<b>Total Appropriations</b>		<b>1,070,435</b>	<b>1,434,172</b>	<b>1,502,768</b>
<b>Change in Fund Balance (Revenues - Appropriations)</b>		<b>(47,935)</b>	<b>(214,422)</b>	<b>(298,268)</b>
<b>Beginning Fund Balance July 1</b>		<b>1,554,742</b>	<b>1,554,742</b>	<b>1,340,320</b>
<b>Ending Fund Balance June 30</b>		<b>1,506,807</b>	<b>1,340,320</b>	<b>1,042,052</b>
<b>Ending Fund Balance as a % of Total Appropriations</b>		<b>141%</b>	<b>93%</b>	<b>69%</b>

<b>SEWER FUND</b>		<b>Actual</b>	<b>Projected</b>	<b>Requested</b>
		<b>FY 2025</b>	<b>FY 2026</b>	<b>Budget</b>
				<b>FY 2027</b>
<b>Operating Revenues</b>				
Sewer User Fees		6,352,890	6,217,500	6,253,000
Sewer Flow Charges		151,642	120,000	
Miscellaneous Other Fees		131,955		57,600
<b>Total Operating Revenues</b>		<b>6,636,487</b>	<b>6,337,500</b>	<b>6,310,600</b>
<b>Operating Expenses</b>				
Operating Expenses		4,588,404	4,901,046	5,164,393
Interest		115,802		
Depreciation		979,474	1,025,000	1,025,000
<b>Total Operating Expenses</b>		<b>5,683,680</b>	<b>5,926,046</b>	<b>6,189,393</b>
<b>Operating Income (Loss)</b>		<b>952,807</b>	<b>411,454</b>	<b>121,207</b>
<b>Nonoperating Revenues (Expenses)</b>				
Revenue: Investment Income		725,832	600,000	600,000
Tap Fees		144,000	87,500	75,000
Other Income				
Expense: Debt Service - Interest Expense		(115,802)	(118,806)	(102,756)
<b>Total Nonoperating Revenue (Expenses)</b>		<b>754,030</b>	<b>568,694</b>	<b>572,244</b>
<b>Income (Loss) Before Capital Contributions and Transfers</b>		<b>1,706,837</b>	<b>980,148</b>	<b>693,451</b>
<b>Capital Contributions and Transfers</b>				
Transfers In - from Other Funds				
Transfers Out - to Other Funds (PILOT)		(122,782)	(115,000)	(115,000)
<b>Total Capital Contributions and Transfers</b>		<b>(122,782)</b>	<b>(115,000)</b>	<b>(115,000)</b>
<b>Change in Net Position</b>		<b>1,584,055</b>	<b>865,148</b>	<b>578,451</b>
<b>Beginning Net Position July 1</b>		<b>38,107,097</b>	<b>39,691,152</b>	<b>40,556,300</b>
<b>Ending Net Position June 30</b>		<b>39,691,152</b>	<b>40,556,300</b>	<b>41,134,751</b>

SECTION 2: At the end of the fiscal year 2026, the governing body estimates fund balances or deficits:

<b>Fund</b>	<b>Estimated Fund Balance/Net Position at June 30, 2026</b>
General Fund	23,162,067
Sanitation	462,469
Drug Fund	186,251
E-Citation Fund	15,480
Tourism Fund	928,319
Capital Projects Fund	1,730,142
Stormwater Fund	1,340,320
Sewer Fund	40,556,300

SECTION 3: That the governing body herein certifies and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

CITY OF GOODLETTSVILLE								
SCHEDULE OF DEBT PAYMENTS								
FOR FISCAL YEAR 2026-2027								
Type	Loan Name	Authorized	Amount Outstanding 6/30/2026	Payment Fund	Principal	Interest	FY 26-27 Total Debt Service	Amount Outstanding 6/30/2027
<b>Bonds</b>								
	2012 Bond Issue for Street and Road improvements/lighting 20yr	\$ 2,970,000	\$ 1,195,000	General	\$ 160,000	\$ 30,305	\$ 190,305	\$ 1,035,000
	2020 Bond Issue LED lighting	960,000	745,000	General	50,000	12,868	62,868	695,000
	Other fees					2,000	2,000	
	<b>Total Notes</b>	<b>\$ 3,930,000</b>	<b>\$ 1,940,000</b>		<b>\$ 210,000</b>	<b>\$ 45,173</b>	<b>\$ 255,173</b>	<b>\$ 1,730,000</b>
<b>Loans</b>								
	GO Refunding public improvement series 2020	\$ 4,880,000	\$ 2,885,000	Sewer	\$ 435,000	\$ 43,980	\$ 478,980	\$ 2,450,000
	State Revolving Loan, 2018-419, Sewer Rehab	1,000,000	665,153	Sewer	41,844	13,056	54,900	623,309
	State Revolving Loan, 2018-420, Sewer Rehab	3,200,000	2,467,503	Sewer	134,040	45,720	179,760	2,333,463
	2016 LGLP Loan Main Street, Transportation bond	3,000,000	1,223,000	General	231,000	39,625	270,625	992,000
	<b>Total Loans</b>	<b>\$ 12,080,000</b>	<b>\$ 7,240,656</b>		<b>\$ 841,884</b>	<b>\$ 142,381</b>	<b>\$ 984,265</b>	<b>\$ 6,398,772</b>
	<b>Total of All Debt</b>	<b>\$ 16,010,000</b>	<b>\$ 9,180,656</b>		<b>\$ 1,051,884</b>	<b>\$ 187,554</b>	<b>\$ 1,239,438</b>	<b>\$ 8,128,772</b>
<b>By Fund</b>	<b>General</b>	\$ 6,930,000	\$ 3,163,000		\$ 441,000	\$ 82,798	\$ 525,798	\$ 2,722,000
	<b>Police Drug</b>							
	<b>Tourism</b>							
	<b>Stormwater</b>							
	<b>Sewer</b>	9,080,000	6,017,656		610,884	102,756	713,640	5,406,772
	<b>Total</b>	<b>\$ 16,010,000</b>	<b>\$ 9,180,656</b>		<b>\$ 1,051,884</b>	<b>\$ 185,554</b>	<b>\$ 1,239,438</b>	<b>\$ 8,128,772</b>

SECTION 4: During the coming fiscal year (2027) the governing body has pending and planned capital projects with proposed funding as follows:

<b>Pending Capital Projects</b>	<b>Pending Capital Projects - Total Expense</b>
Main Street Redevelopemnt	5,000,000
CMAQ III Conference Dr	3,378,000
CMAQ IV	105,000
MW Recirculation	587,000
<b>Pending Capital Projects</b>	<b>9,070,000</b>
<b>Proposed Future Capital Projects</b>	<b>Proposed Future Capital Projects - Total Expense</b>
Lease Parking Lot Main St	15,000
Facilities Roof	422,000
license plate readers	25,000
Motorola Radios - Mobiles	213,000
Vehicles	348,000
Metro Accountability System	93,000
Turn Out Gear	65,000
Street Aid And Paving	700,000
Sidewalks	30,000
Lightning Detection Equipment	14,000
Pickleball/Tennis Resurfacing	70,000
Shockwave Aerifier	25,000
Trideck Roller Mower	45,000
Building repairs at Pleasant Green	50,000
Diving Board Replacement	5,000
UTV for patrol	25,000
Trash Carts	50,000
Mansker's Fort Cabin Chinking Repair	30,000
Pole Banner Flags	20,000
Signs	60,000
Street Sign Identity Overlay	15,000
Asset Management Plan (GISmapping)	350,000
Base Station	200,000
F150 4x4 Pickup	55,000
Office & Equipment Storage Building	1,500,000
Rehab	550,000
Toughbook Tablets	12,000
Trunk Line Rehab	1,000,000
Streambank stabilization (Madison Creek & Patton Branch)	400,000
sweeper replacement	255,000
Williamson Road Flood Damage	300,000
Capital Proj Maint And Infrac	100,000
<b>Proposed Capital Projects</b>	<b>7,042,000</b>
<b>Total Capital Projects</b>	<b>16,112,000</b>

SECTION 5: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (Tenn. Code Ann. § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tenn. Code Ann. § 6-56-205.

SECTION 6: Funds may be transferred from one appropriation to another in the same fund by the City Manager, subject to such limitations and procedures as set by the Governing Body pursuant to Tenn. Code Ann. § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance.

SECTION 8: There is hereby levied a property tax of \$0.5068 per \$100 of assessed value in Goodlettsville-Sumner County and Goodlettsville- Davidson County on all real and personal property.

SECTION 9: This annual operating and capital budget ordinance and supporting documents shall be submitted to the Comptroller of the Treasury or Comptroller's Designee for approval pursuant to Title 9, Chapter 21 of the Tennessee Code Annotated within fifteen (15) days of its adoption. If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect July 1, 2026, the public welfare requiring it.

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

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

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

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

APPROVED AS TO LEGALITY AND FORM: \_\_\_\_\_

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



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

<p><b><u>SUBJECT TITLE:</u> Resolution 26-1331</b> A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, recognizing the month of May as Mental Health Awareness Month.</p> <p><b><u>PRESENTED BY:</u> Commissioner Jesse Walker</b></p>	<p><b>Agenda Item:</b> Resolution 26-1331</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Jesse Walker</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1331

**SUMMARY STATEMENT:**

A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, recognizing the month of May as Mental Health Awareness Month.

**FINANCIAL SUMMARY:**

N/A

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1331.

**RESOLUTION NO. 26-1331**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, RECOGNIZING THE MONTH OF MAY AS MENTAL HEALTH AWARENESS MONTH**

**WHEREAS**, mental health is essential to the overall well-being of individuals, families, and the community; and

**WHEREAS**, mental health conditions affect people of all ages, backgrounds, and walks of life, and early intervention and access to care can significantly improve outcomes; and

**WHEREAS**, raising awareness and reducing stigma surrounding mental health encourages individuals to seek help and supports a more compassionate and understanding community; and

**WHEREAS**, Mental Health Awareness Month has been observed each May since 1949 to increase awareness of the importance of mental health and wellness in the lives of all Americans; and

**WHEREAS**, the City of Goodlettsville recognizes the importance of promoting mental wellness, supporting those affected by mental health challenges, and encouraging open conversations about mental health; and

**WHEREAS**, the City of Goodlettsville encourages residents, businesses, and community organizations to work together to promote mental health awareness, education, and access to resources;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Goodlettsville, Tennessee, that the month of May is hereby recognized as Mental Health Awareness Month in the City of Goodlettsville; and

**BE IT FURTHER RESOLVED** that the Board of Commissioners encourages all citizens to take part in activities and efforts that promote mental health awareness, reduce stigma, and support those in need within our community.

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

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

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

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

APPROVED AS TO FORM AND LEGALITY

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



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

<p><b><u>SUBJECT TITLE:</u> RESOLUTION 26-1132</b> A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, adopting budget policies and procedures.</p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Resolution 26-1132</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Julie High</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1132

**SUMMARY STATEMENT:**

A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, adopting budget policies and procedures.

**FINANCIAL SUMMARY:**

None.

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1132.

**RESOLUTION NO. 26-1332**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, ADOPTING BUDGET POLICIES AND PROCEDURES**

**WHEREAS**, the Board of Commissioners of the City of Goodlettsville recognizes the importance of sound financial management and long-term fiscal planning; and

**WHEREAS**, the establishment and adoption of formal budget policies and procedures promote transparency, accountability, consistency, and efficiency in the preparation and administration of the City's annual budget; and

**WHEREAS**, such policies and procedures provide guidance to elected officials and staff in the development, review, adoption, and implementation of the City's budget; and

**WHEREAS**, the City desires to formally adopt a comprehensive set of Budget Policies and Procedures to guide its financial practices; and

**WHEREAS**, the Budget Policies and Procedures are attached hereto as Exhibit 1 and incorporated herein by reference;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Goodlettsville, Tennessee, as follows:

SECTION 1. That the Budget Policies and Procedures attached hereto as Exhibit 1 are hereby approved and adopted as the official budget policies and procedures of the City of Goodlettsville.

SECTION 2. That the City Manager, or his/her designee, is hereby authorized and directed to implement and administer the adopted Budget Policies and Procedures.

SECTION 3. That these policies may be amended from time to time by resolution of the Board of Commissioners as deemed necessary.

SECTION 4. That this Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

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

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

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

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

APPROVED AS TO FORM AND LEGALITY

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

# City of Goodlettsville

## Budgetary Policies and Procedures

### Exhibit I

#### Introduction

The budgetary policies of the City of Goodlettsville provide the basic foundation from which the rest of the budget is built. Goals, objectives, and programs are established and built upon this foundation, within the framework of the policy guidelines.

Each City must operate under an annual budget ordinance adopted and administered in accordance with TCA 6-56-203. The budget ordinance of the City shall cover one (1) fiscal year which runs from July 1 to June 30.

#### The Budget

1. A comprehensive annual budget will be prepared for all governmental and proprietary fund types and may be submitted annually to Government Finance Officers' Association for inclusion in the awards for excellence budgeting program.
2. The budget will be prepared in such a manner as to facilitate its understanding by citizens and elected officials. The budget document shall be proficient as a policy tool, an operations guide, a financial plan and a communications medium.
3. One public hearing will be scheduled on the budget in order to insure greater citizen participation. This hearing is to provide a forum for which citizens may participate in the decision making process.
4. Copies of the proposed budget will be made available to the citizens and elected officials prior to the public hearing.
5. The budget format and process will continue to focus on the Board's Action Plan and departmental goals and objectives for the future.
6. In preparing the budget, the City will consider its highest priority the maintenance of basic municipal services, facilities, and programs. It will provide all citizens with quality municipal services in a manner which is both efficient and effective.
7. Budgetary emphasis will focus on providing those basic municipal services which, at all times, provide the maximum level of services to the most citizens in the most cost effective manner with due consideration being given to all costs—economic, fiscal, and social.
8. Budgetary emphasis will continue to focus on improving productivity of City programs and personnel rather than increasing programs and personnel.

#### Revenue

1. In preparing the annual budget, the City will attempt to maintain existing tax rates and user charges for the citizens of Goodlettsville at their current levels.
2. Before increases in rates or charges are contemplated, all existing resources such as fund balance carryovers (the projected amount of year-end excess of assets except for management-designated reservations of assets for the retirement of long-term debt account group obligations and required contingencies over liabilities) will be utilized as required by ordinance. The use of these funds in this manner reduces the amount of revenue that must be generated from taxes and fees.

3. Before implementation of new user charges and taxes, the City will establish the purpose for the user charge or tax, investigate what other local governments are charging, and develop the cost of administering the charges or taxes.
4. The City will develop a diversified and stable revenue system to shelter it from short-term fluctuations in any one revenue source.
5. When possible, revenue sources will be designed to automatically increase, allowing collections to grow at a rate that will automatically keep pace with the cost of providing the service.
6. Fees charged for services delivered outside the City should be sufficient to recover the entire cost of providing the service plus a reasonable profit.
7. Sewer charges will be set at a rate sufficient to finance operating, capital, debt service and replacement costs for each component of the fund.
8. The City will pursue an aggressive policy of collecting revenues.
9. The City will continue to aggressively pursue opportunities that may exist for Federal and State grant funding.
10. The City will estimate its annual revenues in an objective, conservative manner.

### Expenditures

1. Current expenditures will be limited to levels which can be supported by current revenues and other existing resources.
2. The City will attempt to avoid budgetary practices that balance current expenditures at the expense of future year obligations. The City has found that deferred improvements to the City's infrastructure and routine maintenance will increase future operating costs.
3. The City will continue to provide performance indicators for expenditure programs included within the Budget.
4. Departmental expenditures, if possible, will be held to levels within the projected C.P.I.
5. An explanation and justification will be provided for any increases in operating expenditures that exceed the anticipated C.P.I. This explanation/justification will be provided at the departmental level.
6. The City will try to avoid balancing the Budget through layoffs. If possible, the City will reduce personnel levels through attrition.
7. If layoffs become necessary, they will be based on the needs of the City in accordance with the personnel policy.

### Capital Improvements

1. The City of Goodlettsville will continue to prepare a six year capital improvements program. The Capital Improvements Program (CIP) will be updated annually.
2. The City will make capital improvements in accordance with the six year capital improvements plan.
3. The updating of the six year capital improvements program will occur with the preparation of the Budget.
4. The City will identify the estimated cost and potential funding source for each major capital improvement. Projected operating revenues and operating costs associated with a proposed major capital improvement will be submitted to the Board of Commissioners.
5. Minor capital projects, or reoccurring capital projects which primarily benefit current residents will be financed from current revenues.

6. Major capital projects which benefit future as well as current residents will be financed with current revenues as well as other financing sources.
7. Major capital projects which benefit future residents, will be financed with other financing sources.
8. Major capital projects will be budgeted in the capital projects activity.
9. Major capital projects are those projects with an estimated useful life of more than 10 years whose unit costs exceed \$500,000.

### Debt

1. The City of Goodlettsville will limit long-term debt to those capital improvement projects which cannot be financed from current revenues.
2. When the City finances a capital project by issuing bonds or capital notes, the maturity date of the bond or notes will not exceed the estimated useful life of the project.
3. The City will adhere to a policy of full public disclosure with regard to the issuance of debt.
4. Long-term debt will not be used for current expenditures.
5. Borrowing must be related to some criteria of payback ability.
6. All anticipated debt will be submitted to the State Comptroller's Office for approval prior to issuance.

### Reserve

1. Due to possible swings in the local economy which may have a sudden and severe impact on the City's revenues, the City will annually reserve excess cash in a fund balance.
2. The City recognizes that prior year savings may be needed periodically to fund large one-time community projects such as fire trucks and parks improvements.
3. The General Fund is the City's primary operating fund and requires the most liquidity from year to year. The City will maintain at least fifteen percent (15%) of the annual operating appropriations in fund balance reserves.
4. The City will strive to only use prior year fund balances for large one-time capital expenditures such as buildings, land, and equipment. The City recognizes the long-term consequences associated with the use of savings to fund current operations.
5. Fund Balances will be used in times of financial crisis as a bridge to downsizing operating costs, or in times of natural disasters, when deemed appropriate by the Board of Commissioners.

### Cash and Investments

1. The City will make a cash flow analysis of all funds on a regular basis.
2. The City will invest excess cash at competitive interest rates.
3. All cash accounts and investments of the City which exceed federally insured limits, will be fully collateralized.
4. The City will pursue a conservative overall investment strategy, with the protection of principle the number one priority.

### Budget Amendments

1. The Board of Commissioners may amend the City budget after determining that revenues or expenditures are not meeting or are exceeding estimated amounts.



## **AGENDA SUMMARY SHEET**

**Board of Commissioners**

**City of Goodlettsville**

<p><b><u>SUBJECT TITLE:</u> Resolution 26-1333</b></p> <p>A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, authorizing the extension of a contract between the State of Tennessee Department of Transportation and the City of Goodlettsville related to the Main Street Redevelopment Project (PIN 120326.00).</p> <p><b><u>PRESENTED BY:</u> Tim Ellis, City Manager</b></p>	<p><b>Agenda Item:</b> Resolution 26-1333</p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> May 14, 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:**

Resolution 26-1333

### **SUMMARY STATEMENT:**

A resolution amending a contract between the City of Goodlettsville and the State of Tennessee Department of Transportation, by extending the expiration date of the contract as it relates to project number 120326.00 – Main Street Project.

### **FINANCIAL SUMMARY:**

N/A

### **RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1333.

**RESOLUTION NO. 26-1333**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AUTHORIZING THE EXTENSION OF A CONTRACT BETWEEN THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION AND THE CITY OF GOODLETTSVILLE RELATED TO THE MAIN STREET REDEVELOPMENT PROJECT (PIN 120326.00)**

**WHEREAS**, the City of Goodlettsville has previously entered into a contract with the Tennessee Department of Transportation (TDOT) for the Main Street Redevelopment Project, identified as PIN 120326.00; and

**WHEREAS**, the Main Street Redevelopment Project is an important infrastructure and community enhancement initiative intended to improve transportation, safety, accessibility, and economic vitality within the City; and

**WHEREAS**, the Tennessee Department of Transportation has requested, or the City has determined, that an extension of the existing contract is necessary to allow for the continued progress, completion, and administration of the project; and

**WHEREAS**, the extension of this contract is in the best interest of the City of Goodlettsville and its residents to ensure the successful completion of the Main Street Redevelopment Project;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the City of Goodlettsville, Tennessee, as follows:

SECTION 1. That the Board of Commissioners hereby authorizes the extension of the contract between the City of Goodlettsville and the Tennessee Department of Transportation (TDOT) related to the Main Street Redevelopment Project (PIN 120326.00).

SECTION 2. That the City Manager is hereby authorized to execute all necessary documents and agreements, and to take any further actions necessary to effectuate the extension of said contract on behalf of the City.

SECTION 3. That this Resolution shall take effect immediately upon its adoption, the public welfare requiring it.

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

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

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

APPROVED AS TO FORM AND LEGALITY

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



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

<p><b><u>SUBJECT TITLE: RESOLUTION 26-1334</u></b>  A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, approving an interlocal agreement between the City of Goodlettsville and the Goodlettsville Industrial Development Board for the provision of administrative and financial management services; and authorizing the mayor to execute the same.</p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item: Resolution 26-1334</b></p> <p><b>Dept. of Origin:</b> Administration</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Alex West</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1334

**SUMMARY STATEMENT:**

A resolution of the Board of Commissioners of the City of Goodlettsville, Tennessee, approving an interlocal agreement between the City of Goodlettsville and the Goodlettsville Industrial Development Board for the provision of administrative and financial management services; and authorizing the mayor to execute the same.

**FINANCIAL SUMMARY:**

N/A

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1334.

**RESOLUTION NO. 26-1334**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE AND THE GOODLETTSVILLE INDUSTRIAL DEVELOPMENT BOARD FOR THE PROVISION OF ADMINISTRATIVE AND FINANCIAL MANAGEMENT SERVICES; AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME.**

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

**WHEREAS**, the Goodlettsville Industrial Development Board (“Board”) is a public corporation created pursuant to Tennessee law for the purpose of promoting economic development within the City; and

**WHEREAS**, the City and the Board are authorized under the Interlocal Cooperation Act (Tenn. Code Ann. § 12-9-101 et seq.) to enter into interlocal agreements for the provision of governmental services; and

**WHEREAS**, the Board has requested that the City provide administrative and financial management services to support the Board’s operations; and

**WHEREAS**, the City has the personnel and expertise necessary to provide such services; and

**WHEREAS**, the Board of Commissioners finds that entering into an Interlocal Agreement for such services is in the best interest of the City and promotes efficiency, accountability, and economic development; and

**WHEREAS**, the proposed Interlocal Agreement between the City and the Board is attached hereto as **Exhibit I** and incorporated herein by reference.

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

**SECTION 1. APPROVAL OF AGREEMENT**

The Interlocal Agreement between the City of Goodlettsville and the Goodlettsville Industrial Development Board, attached hereto as **Exhibit I**, is hereby approved.

**SECTION 2. AUTHORIZATION**

The Mayor is hereby authorized to execute the Interlocal Agreement on behalf of the City of Goodlettsville, and the City Recorder and other appropriate officials are authorized to attest and implement the provisions of the Agreement.

**SECTION 3. EFFECTIVE DATE**

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

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

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

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

APPROVED AS TO FORM AND LEGALITY

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

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF GOODLETTSVILLE,  
TENNESSEE AND THE GOODLETTSVILLE INDUSTRIAL DEVELOPMENT BOARD**

This Interlocal Agreement (“Agreement”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2026, by and between the City of Goodlettsville, Tennessee (“City”), a municipal corporation organized and existing under the laws of the State of Tennessee, and the Goodlettsville Industrial Development Board (“Board”), a public corporation established pursuant to Tennessee law.

**RECITALS**

**WHEREAS**, the City and the Board are authorized under the laws of the State of Tennessee, including the Interlocal Cooperation Act (Tenn. Code Ann. § 12-9-101 et seq.), to enter into agreements for the joint or cooperative provision of services; and

**WHEREAS**, the Board desires to obtain administrative and financial management services to support its operations; and

**WHEREAS**, the City has the personnel, expertise, and capacity to provide such services; and

**WHEREAS**, both parties deem it to be in their mutual best interest to enter into this Agreement for the provision of such services.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

**1. PURPOSE**

The purpose of this Agreement is to establish the terms and conditions under which the City shall provide administrative and financial management services to the Board.

**2. SERVICES TO BE PROVIDED**

The City agrees to provide the following services to the Board:

- Administrative support, including recordkeeping, meeting coordination, and document preparation
- Financial management services, including budgeting assistance, accounting, financial reporting, and maintenance of financial records
- Assistance with compliance with applicable state and local laws, regulations, and reporting requirements
- Such additional related services as may be mutually agreed upon in writing by the parties
- Administrative support in facilitation and/or overseeing any Tax Increment Financing (TIF’s), Payment In Lieu of Taxes (PILOTS), Bonds, or any other grants or incentives approved by the board.

### **3. COMPENSATION**

Services shall be provided at no cost to the Board, but are to be reviewed annually to assure work responsibilities have not risen to a level necessitating the need for compensation. The City from time to time may charge to the Board a reasonable fee to be paid for services provided by the City pursuant to paragraph 2 herein.

### **4. TERM**

This Agreement shall become effective upon execution by both parties and shall remain in effect until terminated as provided herein.

### **5. TERMINATION**

Either party may terminate this Agreement, with or without cause, by providing thirty (30) days' written notice to the other party.

Upon termination, the City shall provide all records and materials belonging to the Board in an orderly manner, and any outstanding financial obligations between the parties shall be settled promptly.

### **6. INDEPENDENT ENTITIES**

The parties acknowledge that they are separate and independent entities. Nothing in this Agreement shall be construed to create a partnership, joint venture, or agency relationship beyond the scope of this Agreement.

### **7. LIABILITY AND INDEMNIFICATION**

Each party shall be responsible for its own acts and omissions and those of its officers, employees, and agents. Nothing herein shall be construed as a waiver of any governmental immunity afforded under Tennessee law.

### **8. COMPLIANCE WITH LAW**

Both parties agree to comply with all applicable federal, state, and local laws, regulations, and ordinances in the performance of this Agreement.

### **9. AMENDMENTS**

This Agreement may be amended only by a written document duly executed by both parties.

### **10. SEVERABILITY**

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

**11. GOVERNING LAW**

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

**12. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding between the parties concerning the subject matter herein and supersedes all prior agreements, whether written or oral.

**IN WITNESS WHEREOF**

The parties have executed this Agreement as of the date first written above.

**CITY OF GOODLETTSVILLE, TENNESSEE**

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

Name: Rusty Tinnin

Title: Mayor

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

**GOODLETTSVILLE INDUSTRIAL DEVELOPMENT BOARD**

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

Name: Josh Pierce

Title: Chairman

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



## **AGENDA SUMMARY SHEET**

**Board of Commissioners  
City of Goodlettsville**

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<p><b><u>SUBJECT TITLE:</u> RESOLUTION 26-1335</b> A resolution proclaiming May 17-23, 2026, as Public Works Week in the City of Goodlettsville.</p> <p><b><u>PRESENTED BY:</u></b> Tim Ellis, City Manager</p>	<p><b>Agenda Item:</b> Resolution 26-1335</p> <p><b>Dept. of Origin:</b> Public Services</p> <p><b>For Agenda of:</b> May 14, 2026</p> <p><b>Originator:</b> Sarah Jennings, Dir. of Public Services</p> <p><b>Cost of Item:</b> N/A</p>
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**AGENDA ITEM ATTACHMENTS:**

Resolution 26-1335

**SUMMARY STATEMENT:**

A resolution proclaiming May 17-23, 2026, as Public Works Week in the City of Goodlettsville.

**FINANCIAL SUMMARY:**

This resolution will have no fiscal impact on the City of Goodlettsville.

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution 26-1335.

## Resolution 26-1335

### A RESOLUTION PROCLAIMING MAY 17-23, 2026, AS PUBLIC WORKS WEEK IN THE CITY OF GOODLETTSVILLE.

**WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of Goodlettsville; and,

**WHEREAS**, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS**, it is in the public interest for the citizens, civic leaders, and children in **Goodlettsville** to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

**WHEREAS**, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association, be it now,

**RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, to hereby proclaim May 17-23, 2026, as PUBLIC WORKS WEEK**

in Goodlettsville, Tennessee, and urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Adopted: May 14, 2026

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

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

APPROVED AS TO FORM AND LEGALITY:

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