

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: March 12, 2009

Time: 6:30 PM

Place: City Hall

Present: John Finch, Gary Manning, Jerry Garrett, Dan Bloodworth

Absent: John Coombs

Also Present: Jim Thomas, Joe Haynes, Claudia Davis, Tim Ellis, Julie High, Tom Tucker, Phillip Gibson, Mike Bauer, Rick Gregory, Harry Bell, Denver Schimming, Joyce Washington, Danny Okert, Walter Williams, Lanny McGeehee, Scott Greene, Don Hosea, Jim Hysen, and others.

The meeting was called to order by Mayor Finch. Vice Mayor Manning offered prayer.

The City Recorder called the roll: Mayor Finch present, Vice Mayor Manning present, Commissioner Garrett present, Commissioner Coombs absent, and Commissioner Bloodworth present.

Consider approval of the minutes of the February 12, 2009 regular commission meeting. A motion was made by Commissioner Bloodworth to approve the minutes as submitted. The motion was seconded by Commissioner Garrett and passed unanimously 4-0.

Denver Schimming, 943 Old Dickerson Pike, asked the City to study the intersection at Old Dickerson Pike and Dry Creek Road extension into the Dry Creek Farms Subdivision. He noted that there is limited sight coming out of the Dry Creek Road extension and he is concerned about the danger. He also commended the developer for Dry Creek Farms for installing a retaining wall around the cemetery there. Mayor Finch asked City Manager Thomas and staff to look into this request and determine how to make the area safer.

Finance Director Julie High gave a summary of the financial status of the City through February 28, 2009. Revenues are \$8,150,000, which is \$154,000 less than the projected amount. Expenditures are \$7,432,000, which is \$831,000 less than the projected amount, resulting in a difference of \$677,000 better than the projected balance. Revenues in February are historically high due to property tax revenue. With the final calculation of the ending surplus for the fiscal year ending June 30, 2008 being \$450,000 better than projected, she stated the projected ending surplus for this fiscal year should be up by \$130,000. January sales taxes revenue from Sumner County is up by 6%, and Davidson County revenue is down by \$27,000 from the same period last year. For the seven month period, total sales tax revenue is down by \$133,000, about 4.5% from this point last year.

Mayor John Finch stated at the February 12, 2009 meeting, regarding consideration of rezoning a phase of Copper Creek, he asked the question if the effect of denying the request to defer from the developer precludes the developer from resubmitting his request to the City. He was told that it does not keep the developer from resubmitting, which was the basis of his vote to deny the request. He learned after that meeting that there is a time limit of one year before a plan can be resubmitted. Excerpts from the City's ordinance allow three exceptions where this stipulation could be waived. He asked the City Attorney to research this issue and determine if a member of the Commission or the Planning Board can initiate a request to have an item reconsidered in less than one year.

City Manager Jim Thomas stated the City receives infrequently and irregularly, a request from property owners as they develop their property, to tap onto sewer systems that are not under the control of the City. Typically, this request is based on cost issues. They can gain access to another sewer system at a lower cost than they can gain access to the City's system. It has been the practice of the City to deny such requests on the basis of lost revenue for sewer tap fees, monthly sewer service fees, etc. He requested that the Commission establish a policy to address such requests.

Mayor Finch stated establishing such a policy is complex and should be looked at on a global basis as to how it would affect the City and development in the future. He asked for individual thoughts from the Commissioners to give staff guidance to study this matter and bring their thoughts back to the Commission.

Commissioner Bloodworth agreed there are a lot of issues involved in this issue and offered a couple of questions to include in the study. If all our sewers are metered into Metro's system, could an individual connect to Metro's line and be metered at that point, and if not, what are the reasons, such as is it too far up stream, etc.? If a developer puts in a pump station and then turns it over to the City, can the developer charge others to tap on to his lines and would he be limited in the number who could tap on and how would the rates be determined? He agreed that sewer service revenue is beneficial to the City, but there may be situations where the lack of sewers is preventing property owners from developing their property which would produce sales tax and property tax for the City.

Commissioner Garrett asked if there is any way to measure how many sites in the City that may have the potential to connect to another system than the City's. He stated there has been a provision in our agreement with Metro that we cannot charge less for sewer fees than Metro customers are charged. There is now a possibility that our rate may be higher than Metro customers going forward. If that is the case, there is a natural tendency for others to want to connect to the Metro system.

Vice Mayor Manning stated if a property within the City is allowed to connect to Metro's system and their rate is less than the City's rate, they should be made to make up the difference to the City. He recommended any connection to Metro's system should be limited to commercial properties only. He also suggested that a developer be required to present reliable estimates of costs to either hook up to Metro's system or the City's. There should be some limitations based on the potential volume of a particular user.

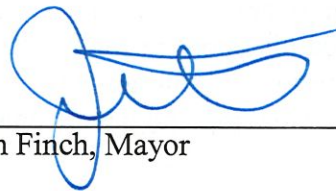
Mayor Finch reviewed the comments indicating that we should have a policy that would allow a property owner to tap onto another sewer system with certain conditions to be defined, with exceptions and flexibility for discretion by the Commission. Commissioner Garrett expressed concern that there are a lot of major sewer issues facing the City at much larger costs. We must protect our sewer revenue stream and any new policy should take that into consideration.

Mayor Finch noted as the City is taking a more proactive position about new development, he believes the City will be asked some time in the future to make capital improvements. Development follows water and sewer lines and there are a lot of things to consider in how we ultimately grow development. Commissioner Garrett noted it would be good if this report included some idea of the trunk lines need to fully serve the City with sewers, along with some estimate of the cost to do so.

City Manager Thomas was directed to present a report on staff's findings and suggestions sometime within the next six months.

The meeting was adjourned at 7:07 p.m.


 Claudia Davis, City Recorder


 John Finch, Mayor