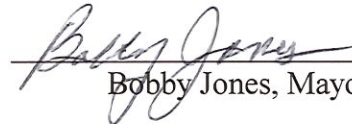


proposal by Braun Construction Company subject to the following: 1. Braun is required to submit plans and specifications delineating the details of the project, stamped by a licensed engineer, and that those plans be of such detail that we know what the City is getting, and that the Commission and staff be allowed to study, review and sign off, and if we do not agree the plan stops, but if the plans and specifications are approved then Braun will proceed. 2. We ask TML to let the City pay \$50,000 to them and package the additions with their overall deal with Braun. If they refuse to allow the City to do that, the City will enter into a \$50,000 separate deal with Braun. The motion was seconded by Commissioner Manning and passed unanimously 4-0.

Mayor Jones declared the meeting adjourned at 8:35 a.m. on a motion by Vice Mayor Garrett.


Claudia Davis, City Recorder


Bobby Jones, Mayor

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: June 22, 2006

Time: 6:30 PM

Place: City Hall

Present: Bobby Jones Jerry Garrett, Jeff Cordell, Gary Manning, John Finch

Also Present: Jim Thomas, Joe Haynes, Claudia Davis, Tim Ellis, Julie High, Jack Tompkins, Jane Birdwell, Rick Gregory, Billy Butler, John Cannon, Susan Rotkiewicz, Maxine Rotkiewicz, Bill Evilcizer, Charlie Lowe, Phillip Uldrich, Glen Garrett, Suzanne Manning, Richard Pope, Linda and Mike Moss, Bennie Lane, David Wilson

The meeting was called to order by Mayor Jones. Prayer was offered by Bill Evilcizer.

Consider approval of the minutes of the May 25, 2006 regular city commission meeting. Regarding questions raised concerning the vote for Resolution 06-313, Mayor Jones read a statement that he voted in favor of that resolution to suspend the pay for commissioners for ninety days. A motion was made by Vice Mayor Garrett to approve the minutes of the May 25, 2006 commission meeting as written. The motion was seconded by Commissioner Cordell. Commissioner Manning reiterated his prior position that according to the recorded tape and several folks in the audience, the Mayor did not vote. He expressed that this is election year politics to get someone to vote for or against something at the whim of the city. Commissioner Manning further stated that the Mayor had publicly stated that he is not in favor of this resolution, which Mayor Jones denied, and by not voting that he had spoke his mind. Commissioner Manning stated the vote was unanimous but it should show the vote was 3-0. Roll call votes were: Commissioner Finch abstained, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning nay. Mayor Jones declared the minutes adopted. Commissioner Finch explained that he abstained from voting on these minutes because he did not attend the May 25th meeting, and he added that he favors having a roll call vote on all issues.

Consider approval of the June 8, 2006 regular city commission meeting and the June 15, 2006 special called commission meeting. A motion was made by Vice Mayor Garrett to approve the minutes of these two meetings as written. The motion was seconded by Commissioner Cordell. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared the minutes adopted.

City Manager Thomas stated that at a joint meeting of the Planning Board and the Commission on June 5, 2006 the staff was instructed to arrange to make an identification of the right of way on Old

Brick Church Pike and Bell Street. The City's consulting engineer was tasked with that the following day and an interim report has been received which indicates that the deed and subdivision plat research has been completed. There are surveying crews who will complete the field surveying work on June 23rd with the goal of presenting a deliverable map of the area with right of way and property lines on June 30th which will be available for discussion on the July 6 Planning Board meeting.

City Manager Thomas reported he has met with Mr. William Carter who lives on New Brick Church Pike and also owns other property in the Old and New Brick Church Pike areas. They began discussion on his possible interest in selling his property on Old Brick Church Pike which the City might consider to develop as a neighborhood park. Mr. Carter does have an interest in selling the property for that purpose and they agreed to establish a market value. An appraiser has been engaged and his report should be available next week.

City Manager Thomas stated Parsons Brinckerhoff has delivered their scope of services proposal for Phase II of the Long Hollow Pike Corridor Study. Final completion should be in mid-November and the cost is approximately \$78,000. He asked for guidance on whether the Commission wants to go forward with Phase II and if so, when they would like the firm to proceed.

City Manager Thomas asked for guidance regarding the Resolution 06-313 whereby each Commissioner suspended their pay for ninety days and how that money was to be used.

Commissioner Finch raised questions about the Long Hollow Pike Corridor study. It was confirmed that the original task force has not met to consider the Phase II proposal. Commissioner Finch recommended that they should. The area included in the proposal is much broader and includes a global view of the City. The locations for the proposed conservative amount of 400,000 to 500,000 square feet of new retail space will be determined in Phase II. Commissioner Finch encouraged the Commission to authorize the City Manager to proceed with this proposal. Vice Mayor Garrett recommended that the issue be considered, if there is unanimous consent to do so, at the end of the published agenda items.

Commissioner Finch stated he is pleased the Commission decided to suspend their pay. He encouraged the Commission to rethink paying for tornado damages to personal vehicles on city property. He fears setting a precedent that may be dangerous in the future and he feels that individuals know that they are responsible for maintaining their personal insurance to protect their personal property. He stated he is in favor of compensating salaried employees who did not get paid for all the extensive hours that they worked during the tornado. Commissioner Manning stated in retail business, the property owner is liable for losses incurred on that property. Vice Mayor Garrett inquired if the employees have been led to believe they are going to receive any money. City Engineer Jack Tompkins stated there is some hope with the Public Works Department that some of their losses would be recovered. Commissioner Manning stated he included those individuals in the first part of his statement when he proposed the resolution, and the second part was to repay the exempt employees for their overtime. Commissioner Cordell stated he has no problem with reimbursing the employees since the funds are coming from the Commissioners and not from the regular budget. City Attorney Joe Haynes stated this action would not be binding on this commission. This set of facts is highly unusual and he does not agree that it would be setting a precedent.

Vice Mayor Garrett encouraged everyone to attend the third annual community dinner to support the Goodlettsville Help Center on June 24th at First Baptist Church in the Family Life Center from 5:00 to 7:00 p.m.

Commissioner Finch inquired on the status of the insurance and rebuilding of the Public Works complex as discussed in the special called meeting on June 15, 2006. City Manager Thomas reported that with further research by staff and the City Attorney, this project will follow a two prong specifications preparation and bidding process for the completion of the complex.

92 Consider Resolution No. 06-310, a resolution adopting a plan of service for annexation of the area described in Ordinance No. 06-675 by the City of Goodlettsville. Rick Gregory reviewed and stated the Planning Board has approved the proposed plan and recommends approval. Mayor Jones declared the public hearing open. No one spoke for or against the resolution. Mayor Jones declared the public hearing closed. A motion was made by Commissioner Cordell to approve Resolution No. 06-310. The motion was seconded by Commissioner Manning. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared Resolution No. 06-310 adopted.

Consider Ordinance No. 06-675, an ordinance to annex certain property in the Goodlettsville Urban Growth Boundary recently designated as the Goodlettsville Planning Region, into the City of Goodlettsville, Tennessee, such property is located south of Allen Road and east of Long Hollow Pike, Sumner County Tax Map 143, Parcel 37 containing approximately 100 acres as shown in the records of the Assessor of Property of Sumner County, Tennessee. Rick Gregory reviewed this extension of Copper Creek and stated the Planning Board has approved this annexation and recommends approval by the Commission. City Manager Thomas stated City Attorney Joe Haynes has recommended that the description of the property shown in the caption should also be included in Section 2. A motion was made by Commissioner Finch to amend the ordinance so that the description of the property shall be included in Section 2 of the ordinance. The motion was seconded by Commissioner Cordell. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared the amendment adopted. Mayor Jones declared the public hearing open. No one spoke for or against the ordinance. Mayor Jones declared the public hearing closed. A motion was made by Commissioner Finch to approve Ordinance No. 06-675 on second reading. The motion was seconded by Commissioner Cordell. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared Ordinance No. 06-675 adopted.

Consider Ordinance No. 06-676 on second reading, an ordinance to amend Title 14, the official zoning map of the Goodlettsville Municipal Code Ordinance No. 89-413, as amended by zoning property known as Cooper Creek, Phase II, Sumner County Tax Map 143, Parcel 37 recently annexed into the City of Goodlettsville by No. 06-675 to Low Density Residential Planned Unit Development (LDRPUD). Planning Director Rick Gregory stated this ordinance has been reviewed by the Planning Commission and that they recommend approval. Mayor Jones declared the public hearing open. No one spoke for or against the ordinance. Mayor Jones declared the public hearing closed. A motion was made by Commissioner Manning to approve Ordinance No. 06-676 on second reading. The motion was seconded by Vice Mayor Garrett. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared Ordinance No. 06-676 adopted on second reading.

Consider Ordinance No. 06-681 on second reading, an ordinance to amend Title 14, the official zoning map of the Goodlettsville Municipal Code, Ordinance No. 89-413, as amended, by changing the zoning classification of property known as Gentry-Russell Property, Willis Branch Road, Sumner County Tax Map 143, Parcels 49.01 and 50.01 from R-40 to LDRPUD. Planning Director Rick Gregory stated this involves 3.88 acres as an extension of the Vineyards of Twelve Stones which has been reviewed by the Planning Board. Mayor Jones declared the public hearing open. No one spoke for or against this ordinance. Mayor Jones declared the public hearing closed. A motion was made by Commissioner Finch to approve Ordinance No. 06-681 on second reading. The motion was seconded by Vice Mayor Garrett. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared Ordinance No. 06-681 adopted on second reading.

Consider Ordinance No. 06-674 on second reading, an ordinance to replace Ordinance No. 89-413 (as amended), the Zoning Ordinance of Goodlettsville, and the Zoning Map of Goodlettsville, by

changing, adding and deleting various provisions. Planning Director noted previously this reading was deferred to allow the ordinance to include recently submitted new flood maps so that they could be reviewed and incorporated into this new zoning ordinance. Mayor Jones declared the public hearing open. No one spoke for or against the ordinance. Mayor Jones declared the public hearing closed. A motion was made by Commissioner Cordell to approve Ordinance 06-674 on second reading. The motion was seconded by Commissioner Finch. City Manager Thomas expressed that this has been a work in progress for over two years. A lot of work has gone into this by the Planning Board members, the public and the city staff. He commended both the quality and the quantity of the work that has gone into ordinance. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared Ordinance No. 06-674 adopted on second reading.

Consider Ordinance No. 06-683 on second reading, an ordinance to set the pre-appointment qualifications of and compensation of the city judge of the City of Goodlettsville, Tennessee. City Manager Thomas stated the ordinance has been revised to incorporate the amendment that the Commission passed at the June 8th meeting. City Manager Thomas responded to Commissioner Finch's inquiry that the \$10,000 maximum salary is more than the amount the city has currently been paying the city judge. He explained that this allow the City some flexibility in the search for a new judge and allows the City to recognize service without having to change the ordinance. The actual compensation amount is the responsibility of the commission. A motion was made by Vice Mayor Garrett to approve Ordinance No. 06-683 on second reading. The motion was seconded by Commissioner Manning. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared Ordinance No. 06-683 adopted on second reading.

Consider Ordinance No. 06-684 on second reading, an ordinance to adopt a budget and to set the property tax rate for the fiscal year July 1, 2006 through June 30, 2007. City Manager Thomas explained that the first draft in the hands of the Commissioners is the ordinance as it was passed on first reading which includes the change in donations from \$2,000 to \$10,000 to the Goodlettsville Help Center. The second page draft of the ordinance includes sewer additions. City Engineer Jack Tompkins explained that recently they have had problems with the telemetry system from the Manskers Creek Pumping Station back to the Public Works complex. That is a radio and data transmission system that sends data between the two locations by a computer. It also signals alarms and notifies employees when there is a problem. Attempts to get the system repaired have revealed that the components are no longer available because the system is out of date. The process has been started to obtain a replacement telemetry system for \$50,000 from the sewer funds, which is included in the draft ordinance before the Commission for second reading. City Manager Thomas clarified that the reconstruction and restoration of the Public Works facilities expense is not in the budget. Commissioner Finch suggested an amendment to the budget could be made when that amount is determined. City Manager Thomas explained that the budget before them does not include a property tax increase. The tax equalization board has not yet determined the certified tax rate. He recommended that the budget be passed and if the certified tax rate is different, another public hearing and ordinance to amend this ordinance would be heard. Mayor Jones declared the public hearing open. No one spoke for or against the ordinance. Mayor Jones declared the public hearing closed. Commissioner Manning made a motion to approve Ordinance No. 06-684 on second reading. The motion was seconded by Vice Mayor Garrett. Finance Director High reiterated that this budget would meet the qualifications for the certified rate. Commissioner Finch clarified that this will adopt a budget that may require an amendment for the public works reconstruction and an economic development employee after the second phase of the Long Hollow Pike Corridor Study is completed. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, Commissioner Manning aye. Mayor Jones declared Ordinance No. 06-684 adopted on second reading.

Consider expenditure of money from the FY06 capital projects account to replace entry signage at

Historic Mansker's Station. Parks Director Ellis explained that one of the signs at the center was taken down for routine maintenance and it was rotten from the inside out. Unused funds remaining in the capital improvements budget can be used for this \$2,800 expenditure. A motion was made by Commissioner Cordell to approve this expenditure. The motion was seconded by Commissioner Finch. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, Commissioner Manning aye. Mayor Jones declared the request adopted.

Consider Resolution No. 06-315, a resolution to establish employee eligibility to participate in the City's deferred compensation plan and to establish a defined contribution plan (IRC 401(a)) as a depository for the City's employer matching contribution to the employee deferred compensation plan. City Manager Thomas reviewed the history for the city's deferred compensation plan. This resolution would make it advantageous in tax savings for the employee and the city by depositing funds into this new type of account. A motion was made by Commissioner Finch to approve Resolution No. 06-315. The motion was seconded by Commissioner Cordell. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, Commissioner Manning aye. Mayor Jones declared Resolution No. 06-315 adopted.

Consider Resolution No. 06-316, a resolution to amend the City's policy concerning paid holidays for employees. City Manager Thomas explained this resolution reinstates a paid holiday. Rather than a specific holiday date, this resolution provides for a floating holiday. A motion was made by Commissioner Finch to approve Resolution No. 06-316. The motion was seconded by Vice Mayor Garrett. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, Commissioner Manning aye. Mayor Jones declared Resolution No. 06-316 adopted.

Commissioner Finch suggested the commission consider approval of Phase II of the Long Hollow Pike Study. The Commissioners unanimously agreed to hear this consideration as a non-agenda item. A motion was made by Commissioner Finch to approve and authorize the consultant to proceed with the Phase II of the Long Hollow Pike Corridor Study at a cost of \$77,750.79. The motion was seconded by Vice Mayor Garrett. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, Commissioner Manning aye. Mayor Jones declared this request approved.

Richard Pope, as an employee, thanked the Commission for the budget they have passed, particularly for the matching funds for the deferred compensation plan.

John Cannon, 118 Paige Park Lane, pointed out that the Commission has approved the Long Hollow Pike study but they are going to wait six months to hire the economic development personnel. He disagreed with that logic and emphasized that there is going to be a ramp up time when that personnel will need to become familiar with this city and time for a learning curve and be ready to start getting people into the new retail space being built before next years budget process. Tax increase is the possible outcome in the failure to act on that position now. He asked the Commission to be more proactive. Secondly, he stated he is proud of the Commission for wanting to help the tornado victims by relinquishing their salaries. However, in 2003 Commissioner Cordell made a motion to defer payment to the Commissioners and was supported by Commissioner Driver, to ease the triple property tax increase that was hitting every citizen of Goodlettsville and the loss of employee benefits. At that time, Vice Mayor Garrett, Mayor Jones and Commissioner Long voted down that proposition. He contended the difference in making that sacrifice now versus then is a matter of election year politics. He stated they voted to spend extra money to have a separate election and now they are trying to come back and say they gave it back, which is just bad politics.

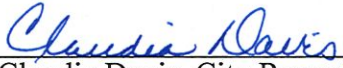
Herb Murphy, 112 Garrett Drive, stated he has lived there since 1959. He thanked Mrs. Birdwell for her article in The Ledger. He agreed that elected officials should do their job and attend scheduled meetings for their duration. He congratulated the City of Goodlettsville Police Department, Fire

Department and Public Works Department. He inquired if the workers who worked overtime got paid. City Manager Thomas answered that workers who were eligible for overtime were paid.

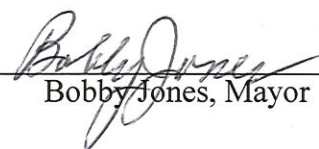
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Commissioner Finch offered an explanation of the justification for the decision on when to hire an economic development person. He stated there will most likely be some proactive rezoning in the City and zoning overlays in order to provide parcels that would be attractive to retail developers. He is not in favor of delaying, however he feels the process of allowing the study to be done and then the Planning Board taking the necessary actions does make sense. Regarding Mr. Murphy's comments, he apologized for the two recent meetings he has missed due to his being out of the country. Every Commissioner gives a tremendous amount of time more than what occurs at the Commission meetings.

A motion was made by Vice Mayor Garrett to adjourn. The motion was seconded by Commissioner Cordell. Roll call votes were: Commissioner Finch aye, Commissioner Cordell aye, Mayor Jones aye, Vice Mayor Garrett aye, Commissioner Manning aye. Mayor Jones declared the meeting adjourned at 7:40 p.m.



Claudia Davis, City Recorder



Bobby Jones, Mayor

REGULAR MEETING
GOODLETTSVILLE CITY COMMISSION

Date: July 27, 2006

Time: 6:30 PM

Place: City Hall

Present: Bobby Jones Jerry Garrett, Gary Manning, John Finch

Absent: Jeff Cordell

Also Present: Jim Thomas, Joe Haynes, Claudia Davis, Tim Ellis, Julie High, Jack Tompkins, Jane Birdwell, Rick Gregory, John Cannon, Susan Rotkiewicz, Maxine Rotkiewicz, Bennie Lane, David Wilson, Bill Vecchione, Rev. Alford Roby, Rev. Kelan Motton

The meeting was called to order by Mayor Jones. Prayer was offered by Rev. Alford Roby.

Consider approval of the minutes of the June 22, 2006 regular city commission meeting. A motion was made by Commissioner Manning to approve the minutes as written. The motion was seconded by Vice Mayor Garrett. Roll call votes were: Commissioner Finch aye, Mayor Jones aye, Vice Mayor Garrett aye, and Commissioner Manning aye. Mayor Jones declared the minutes adopted.

Purchasing Director Tommy DeLoach reported on the status of the reconstruction at the Public Works complex. The electricity has been turned on. The builder plans to open the garage area, gas pumps and the break area in two weeks. The expected completion date is now the end of August. Andy Donnelly, Barge Wagoner, has been hired to do the architect work for the other structures that are to be built. He is presenting a preliminary plan and a cost estimate for what was destroyed that will be paid for by insurance. Bids will be taken approximately in mid-September for the additional buildings. DeLoach expressed that he does not believe the complex will be finished before winter weather. He is looking for a temporary office for two employees and also heated space for trucks for the winter.

City Manager Jim Thomas announced that on Monday, August 7th at 6:30 p.m., following the Planning Board meeting, there will be a meeting conducted by the contractor who is working for the City on the Long Hollow Pike Corridor Study. They will review Phase I of the study and begin gathering public input for Phase II. A large mailing to property owners and various newspaper articles will be publicizing this meeting.

Commissioner Manning thanked the Police and Fire Departments for their generous and compassionate care at the time of his automobile accident.

Consider Ordinance No. 06-685 on first reading, an ordinance to amend Ordinance No. 06-684, by setting a revised equalized property tax rate for fiscal year 2007. City Manager Jim Thomas reviewed